

## Notice of Meeting

# Northern Area Planning Committee

**Date:** Thursday, 23 August 2018

**Time:** 17:30

**Venue:** Conference Room 1, Beech Hurst, Weyhill Road, Andover,  
Hampshire, SP10 3AJ

**For further information or enquiries please contact:**

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**Legal and Democratic Service**

Test Valley Borough Council,  
Beech Hurst, Weyhill Road,  
Andover, Hampshire,  
SP10 3AJ

[www.testvalley.gov.uk](http://www.testvalley.gov.uk)

The recommendations contained in the Agenda are made by the Officers and these recommendations may or may not be accepted by the Committee.

### **PUBLIC PARTICIPATION SCHEME**

*If members of the public wish to address the meeting they should notify the Legal and Democratic Service at the Council's Beech Hurst office by noon on the working day before the meeting.*

## Membership of Northern Area Planning Committee

<b>MEMBER</b>		<b>WARD</b>
Councillor C Borg-Neal	Chairman	Harroway
Councillor T Preston	Vice-Chairman	Alamein
Councillor I Andersen		St Mary's
Councillor P Boulton		Broughton and Stockbridge
Councillor A Brook		Alamein
Councillor Z Brooks		Millway
Councillor J Budzynski		Winton
Councillor D Busk		Broughton and Stockbridge
Councillor I Carr		Charlton
Councillor J Cockaday		St Mary's
Councillor D Denny		St Mary's
Councillor D Drew		Harewood
Councillor B Few Brown		Amport
Councillor M Flood		Anna
Councillor P Giddings		Bourne Valley
Councillor K Hamilton		Harroway
Councillor S Hawke		Millway
Councillor A Hope		Over Wallop
Councillor P Lashbrook		Penton Bellinger
Councillor J Lovell		Winton
Councillor C Lynn		Winton
Councillor P Mutton		Penton Bellinger
Councillor J Neal		Millway
Councillor P North		Alamein
Councillor B Page		Harroway
Councillor G Stallard		Anna

# Northern Area Planning Committee

Thursday, 23 August 2018

## AGENDA

The order of these items may change as a result of members  
of the public wishing to speak

- 1 Apologies
- 2 Public Participation
- 3 Declarations of Interest
- 4 Urgent Items
- 5 Minutes of the meeting held on 12 July 2018
- 6 Information Notes
- 7 **18/01538/FULLN - 14.06.2018** **11 - 26**  
**(OFFICER RECOMMENDATION: REFUSE)**  
SITE: Willow Cottage, Ibthorpe Road, Hurstbourne Tarrant,  
SP11 0BD, **HURSTBOURNE TARRANT**  
CASE OFFICER: Miss Katherine Dowle
- 8 **18/01539/LBWN - 14.06.2018** **27 - 41**  
**(OFFICER RECOMMENDATION: REFUSE)**  
SITE: Willow Cottage, Ibthorpe Road, Hurstbourne Tarrant,  
SP11 0BD, **HURSTBOURNE TARRANT**  
CASE OFFICER: Miss Katherine Dowle
- 9 **18/01446/FULLN - 27.06.2018** **42 - 47**  
**(OFFICER RECOMMENDATION: PERMISSION)**  
SITE: 48 Valencia Way, Andover, Hampshire, SP10 1JH,  
**ANDOVER TOWN (ST MARYS)**  
CASE OFFICER: Miss Katherine Dowle

**(OFFICER RECOMMENDATION: PERMISSION)**

SITE: Minaki, Cattle Lane, Abbots Ann, SP11 7DT, **ABBOTTS  
ANN**

CASE OFFICER: Mrs Donna Dodd

## ITEM 6

**TEST VALLEY BOROUGH COUNCIL**  
**NORTHERN AREA PLANNING COMMITTEE**  
**INFORMATION NOTES**

### **Availability of Background Papers**

Background papers may be inspected up to five working days before the date of the Committee meeting and for four years thereafter. Requests to inspect the background papers, most of which will be on the application file, should be made to the case officer named in the report or to the Development Manager. Although there is no legal provision for inspection of the application file before the report is placed on the agenda for the meeting, an earlier inspection may be agreed on application to the Head of Planning and Building.

### **Reasons for Committee Consideration**

The majority of applications are determined by the Head of Planning and Building in accordance with the Council's Scheme of Delegation which is set out in the Council's Constitution. However, some applications are determined at the Area Planning Committees, or the Planning Control Committee instead, and this will happen if any of the following reasons apply:

- Applications which are contrary to the provisions of an approved or draft development plan or other statement of approved planning policy where adverse representations have been received and which is recommended for approval.
- Applications which the Head of Planning and Building Services considers are of significant local interest or impact.
- Applications (excluding notifications) where a Member requests in writing, with reasons, within the stipulated time span that they be submitted to Committee.
- Applications submitted by or on behalf of the Council, or any company in which the Council holds an interest for its own developments except for the approval of minor developments.
- Notifications on which material planning objection(s) has been received within the stipulated time span (the initial 21 day publicity period) and no agreement with the Chairman of the appropriate Committee after consultation with the appropriate Ward Member(s) has been reached.

- Determination of applications (excluding applications for advertisement consent, listed building consent, and applications resulting from the withdrawal by condition of domestic permitted development rights; Schedule 2, Part 1, Classes B, C, D, E, F, G, and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended) on which a material planning objection(s) has been received in the stipulated time span and which cannot be resolved by negotiation or through the imposition of conditions and where the officer's recommendation is for approval, following consultation with the Ward Members, the latter having the right to request that the application be reported to Committee for decision.

## **Public Speaking at the Meeting**

The Council has a public participation scheme, which invites members of the public, Parish Council representatives and applicants to address the Committee on applications. Full details of the scheme are available from Planning and Building Services or from the Committee Administrator at the Council Offices, Beech Hurst, Weyhill Road, Andover. Copies are usually sent to all those who have made representations. Anyone wishing to speak must book with the Committee Administrator within the stipulated time period otherwise they will not be allowed to address the Committee.

Speakers are limited to a total of three minutes per item for Councillors with prejudicial interests, three minutes for the Parish Council, three minutes for all objectors, three minutes for all supporters and three minutes for the applicant/agent. Where there are multiple supporters or multiple objectors wishing to speak the Chairman may limit individual speakers to less than three minutes with a view to accommodating multiple speakers within the three minute time limit. Speakers may be asked questions by the Members of the Committee, but are not permitted to ask questions of others or to join in the debate. Speakers are not permitted to circulate or display plans, photographs, illustrations or textual material during the Committee meeting as any such material should be sent to the Members *and* officers in advance of the meeting to allow them time to consider the content.

## **Content of Officer's Report**

It should be noted that the Officer's report will endeavour to include a summary of the relevant site characteristics, site history, policy issues, consultations carried out with both internal and external consultees and the public and then seek to make a professional judgement as to whether permission should be granted. However, the officer's report will usually summarise many of the issues, particularly consultations received from consultees and the public, and anyone wishing to see the full response must ask to consult the application file.

## **Status of Officer's Recommendations and Committee's Decisions**

The recommendations contained in this report are made by the officers at the time the report was prepared. A different recommendation may be made at the meeting should circumstances change and the officer's recommendations may not be accepted by the Committee.

In order to facilitate debate in relation to an application, the Chairman will move the officer's recommendations in the report, which will be seconded by the Vice Chairman. Motions are debated by the Committee in accordance with the Council's Rules of Procedure. A binding decision is made only when the Committee has formally considered and voted in favour of a motion in relation to the application and, pursuant to that resolution, the decision notice has subsequently been issued by the Council.

### **Conditions and Reasons for Refusal**

Suggested reasons for refusal and any conditions are set out in full in the officer's recommendation.

Officers or the Committee may add further reasons for refusal or conditions during the Committee meeting and Members may choose to refuse an application recommended for permission by the Officers or to permit an application recommended for refusal. In all cases, clear reasons will be given, by whoever is promoting the new condition or reason for refusal, to explain why the change is being made.

### **Decisions subject to Completion of a Planning Obligation**

For some applications, a resolution is passed to grant planning permission subject to the completion of an appropriate planning obligation (often referred to as a Section 106 agreement). The obligation can restrict development or the use of the land, require operations or activities to be carried out, require the land to be used in a specified way or require payments to be made to the authority.

New developments will usually be required to contribute towards the infrastructure required to serve a site and to cater for additional demand created by any new development and its future occupants. Typically, such requirements include contributions to community facilities, village halls, parks and play areas, playing fields and improvements to roads, footpaths, cycleways and public transport.

Upon completion of the obligation, the Head of Planning and Building is delegated to grant permission subject to the listed conditions. However, it should be noted that the obligation usually has to be completed sufficiently in advance of the planning application determination date to allow the application to be issued. If this does not happen, the application may be refused for not resolving the issues required within the timescale set to deal with the application.

### **Deferred Applications**

Applications may not be decided at the meeting for a number of reasons as follows:

- \* The applicant may choose to withdraw the application. No further action would be taken on that proposal and the file is closed.

- \* Officers may recommend deferral because the information requested or amended plans have not been approved or there is insufficient time for consultation on amendments.
- \* The Committee may resolve to seek additional information or amendments.
- \* The Committee may resolve to visit the site to assess the effect of the proposal on matters that are not clear from the plans or from the report. These site visits are not public meetings.
- \* Where the Committee has resolved to make a decision, which in the opinion of the Head of Planning and Building, has a possible conflict with policy, public interest or possible claims for costs against the Council, those applications shall be referred to the Planning Control Committee for determination.

### **Visual Display of Plans and Photographs**

Plans are included in the officers' reports in order to identify the site and its surroundings. The location plan will normally be the most up-to-date available from Ordnance Survey and to scale. The other plans are not a complete copy of the application plans and may not be to scale, particularly when they have been reduced from large size paper plans. If further information is needed or these plans are unclear please refer to the submitted application in the reception areas in Beech Hurst, Andover or the Former Magistrates Court office, Romsey. Plans displayed at the meeting to assist the Members may include material additional to the written reports.

Photographs are used to illustrate particular points on most of the items and the officers usually take these. Photographs submitted in advance by applicants or objectors may be used at the discretion of the officers.

### **Human Rights**

"The European Convention on Human Rights" ("ECHR") was brought into English Law, via the Human Rights Act 1998 ("HRA"), as from October 2000.

The HRA introduces an obligation on the Council to act consistently with the ECHR.

There are 2 Convention Rights likely to be most relevant to Planning Decisions:

- \* Article 1 of the 1st Protocol - The Right to the Enjoyment of Property.
- \* Article 8 - Right for Respect for Home, Privacy and Family Life.

It is important to note that these types of right are not unlimited - although in accordance with the EU concept of "proportionality", any interference with these rights must be sanctioned by Law (e.g. by the Town & Country Planning Acts) and must go no further than necessary.



Essentially, private interests must be weighed against the wider public interest and against competing private interests. Such a balancing exercise is already implicit in the decision making processes of the Committee. However, Members must specifically bear Human Rights issues in mind when reaching decisions on all planning applications and enforcement action.

### **Natural Environment and Rural Communities Act 2006 (NERC)**

The Council has a duty under the Natural Environment and Rural Communities Act 2006 as follows: "*every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*".

It is considered that this duty has been properly addressed within the process leading up to the formulation of the policies in the Revised Local Plan. Further regard is had in relation to specific planning applications through completion of the biodiversity checklists for validation, scoping and/or submission of Environmental Statements and any statutory consultations with relevant conservation bodies on biodiversity aspects of the proposals. Provided any recommendations arising from these processes are conditioned as part of any grant of planning permission (or included in reasons for refusal of any planning application) then the duty to ensure that biodiversity interest has been conserved, as far as practically possible, will be considered to have been met.

### **Other Legislation**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of applications be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Borough comprises the Test Valley Borough Revised Local Plan (2016). Material considerations are defined by Case Law and includes, amongst other things, draft Development Plan Documents (DPD), Supplementary Planning Document (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

On the 27th March 2012 the Government published the National Planning Policy Framework (NPPF). The NPPF does not change the statutory status of the development plan as a starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework sets out that where the development plan is absent, silent or relevant policies are out of date permission should be granted unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
- Specific policies in the Framework indicate development should be restricted.

However, account can also be taken of policies in emerging development plans, which are going through the statutory procedure towards adoption. Annex 1 of the NPPF sets out that greater weight can be attached to such policies depending upon

- The stage of plan preparation of the emerging plan;
- The extent to which there are unresolved objections to relevant policies; and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

The National Planning Policy Framework states that 'In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.'

## ITEM 7

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<b>APPLICATION NO.</b>	18/01538/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	14.06.2018
<b>APPLICANT</b>	Mr and Mrs MacLachlan
<b>SITE</b>	Willow Cottage, Ibthorpe Road, Hurstbourne Tarrant, SP11 0BD, <b>HURSTBOURNE TARRANT</b>
<b>PROPOSAL</b>	Single storey rear extension with internal alterations, and reinstatement of fireplace
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Miss Katherine Dowle

Background paper (Local Government Act 1972 Section 100D)

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### 1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee at the request of Councillor Giddings for the Committee to closely consider the heritage aspects of the proposed scheme.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Willow Cottage is a Grade II listed two storey, detached property located in the village of Hurstbourne Tarrant. The site lies within the Hurstbourne Tarrant and Ibthorpe Conservation Area. There is an existing single storey extension to the rear of the property which was granted planning permission and listed building consent in 2004. The gardens are predominantly laid to lawn with mature vegetation along the boundary while to the east and south of the property the garden is bordered by the River Swift.

### 3.0 PROPOSAL

- 3.1 A single storey extension is proposed to replace an existing smaller extension. The extension would be approximately 4.8m deep by 16m wide and in the south-east corner there would be a 1.5m by 1.5m recess adjacent to the rear elevation of the host property. It would have a modern appearance with a flat roof, horizontal timber cladding and large powder coated aluminium windows. The extension would have large windows to the north, east and south with a door onto the garden facing east. There would be a door located in the recess to the south of the extension which would open onto the patio and in the existing dwelling a doorway would be opened to access a boot room.
- 3.2 An existing fireplace is proposed to be opened up and an inglenook fireplace installed.
- 3.3 The current application is slightly different from the previously refused applications (18/00411/FULLN and 18/00412/LBWN). The current application is narrower than the previously refused scheme, it has a recess at the south elevation and includes the opening up of a door in the rear elevation.

4.0 **HISTORY**

4.1 18/00411/FULLN Application refused in May 2018 for a single storey rear extension and internal alterations.

Reason: **The proposed extension would, by virtue of its siting and form, harm the ability to appreciate the historic form and appearance of the listed cottage, which would harm its special interest. The level of harm to the building's special interest is judged to be less than substantial, however, no public benefit has been demonstrated to arise from the scheme which would weigh against this harm. It is therefore considered that the proposed scheme does not meet the requirements of Policies E1 and E9 of the Local Plan.**

4.2 18/00412/LBWN Application refused in May 2018 for a single storey rear extension and internal alterations

Reason: **The proposed extension would, by virtue of its siting and form, harm the ability to appreciate the historic form and appearance of the listed cottage, which would harm its special interest. The level of harm to the building's special interest is judged to be less than substantial, however, no public benefit has been demonstrated to arise from the scheme which would weigh against this harm. It is therefore considered that the proposed scheme does not meet the requirements of Policies E1 and E9 of the Local Plan.**

4.3 16/02724/FULLN Permission granted in 2016 for the use of land for equestrian purposes and the retention of a stable/store building, manure store and footbridge.

4.4 16/01015/FULLN Permission granted in 2016 for the demolition of lean-to, wood store and garage; erection of single storey rear extension to provide kitchen, dining and utility, new garage with ancillary accommodation.

4.5 16/01016/LBWN Consent granted in 2016 for the demolition of lean-to, wood store and garage; erection of single storey rear extension to provide kitchen, dining and utility, new garage with ancillary accommodation and internal layout alterations.

4.6 15/03169/LBWN Application withdrawn in 2015 for the Demolition of utility, kitchen, wood shed, and garage, erection of single storey rear extension to provide kitchen and family room, internal and external alterations including removal of partitions, bricking up existing and provision of new doorways and installation of window in drawing room flank elevation.

4.7 07/00041/FULLN Application refused in 2007 for the erection of double garage, garden room, garden store and sauna together with ancillary living accommodation over.

4.8 07/00038/CAWN Consent granted in 2007 for the demolition of the existing garage.

- 4.9 TVN.09109/2 Permission granted for the erection of stables.
- 4.10 TVN.09109/1 Permission granted for the erection of two-storey extension and single storey extensions to provide additional living accommodation, detached double garage/ log store with storage area over, erection of front porch and replacement porch, conservatory, shed/greenhouse and summerhouse, insertion of new chimney, and alterations to vehicular access.
- 4.11 TVN.LB.00838/1 Consent granted for the demolition of garage and outbuildings and erection of two storey side extension to provide lounge with bedroom over, single storey side and rear extensions to provide log store, conservatory, boot room and extended kitchen, erection of front porch and replacement porch, erection of new chimney and other internal alterations.

## 5.0 CONSULTATIONS

### 5.1 Design and Conservation: Objection

There is an objection to the proposed extension, which, for the reasons set out below would harm the appreciation of the history of the building.

There is no objection to the proposed removal of the internal wall at first floor, which is a modern stud partition, so there would be no loss of historic fabric and no harm to the plan form of the building.

In terms of the proposed works to the fireplace in the kitchen (proposed snug), there is insufficient information to show what is proposed and what the potential impact on historic fabric would be contrary to paragraph 7.75 of the Revised Local Plan. It is appreciated that some opening-up works to inform a final scheme would be needed, but there should be some indication of what the intended finished treatment would be, what is expected to be likely to be found, and a method statement for the opening up/investigative works, and the anticipated methodology for the full works. The application has, therefore failed to demonstrate there will be no harm to the significance of the building and there is currently an objection to the fireplace proposals.

There is also an objection to the currently proposed extension, as it would conceal evidence of previous alterations to the building, which would harm its special interest (see below).

The existing, in-situ, extension is not wholly successful, and there is no objection in principle to its being replaced. Planning permission and listed building consent have recently been granted for a replacement scheme (16/01015/FULLN & 16/01016/LBWN). It is noted, from the heritage statement, that the approved scheme (2004), and what is in situ at present, do not appear to be the same. The approved design appears to be a better response to the building than what is in place.

The existing extension does not cover as much of the historic part of the rear elevation of the building as the currently proposed extension would. The same is true of the more recently approved scheme.

As has been advised in Design and Conservation's responses to previous applications for this site, historically Willow Cottage was a row of terraced cottages, and this is considered an important part of its character and special interest. Though the substantial existing rear extension has caused some harm to the legibility of this, the original form can still be clearly read. Further, the archaeological evidence of past changes to the building evident in the rear elevation helps inform an understanding of the historic uses and phasing of the building. This includes a step in the wall with associated brick quoins which would suggest the building was extended at this point, an arch which the current heritage statement advises may have been a bread oven, and a window which has been infilled and turned into a window. (Fig. 5 of heritage statement). It is considered that it would be harmful to the significance of the listed building to conceal this evidence with a modern extension as is currently proposed.

There are some advantages of the proposed scheme over what is in situ, and the scheme most recently granted permission, and the proposed extension would be considered acceptable if it did not include the 'L' shaped projection housing the laundry room. The amendments to the roof design from the 2016 approved scheme – making it a flat roof which sits below the eaves of the main building – is considered to be an improvement, as it better reveals the form of the historic structure. However, it would be possible to amend the design in this way without needing to bring the extension further along the rear elevation. The amended design would already provide more accommodation as it is a deeper structure.

The way the proposed extension has been designed does mean some of the archaeological evidence (Fig. 5 heritage statement) in this part of the wall would not fall within the built envelope of the extension, though the lower, wider arch would still, and it seems a new section of wall could cut into this (plan ref. 17/662/P200). The heritage statement notes this could be evidence of a bread oven, which is quite a significant historic feature of the building, and provides evidence of the way the house was lived in by people in the past. This contributes evidential value towards part of the special interest of the listed building. However, this archaeological evidence would still be screened in most external views (e.g. from most points in the garden) by the return section of the new annexe. One would have to enter the void created in order to view the section of wall. As can be seen in the elevation drawings, from most angles the proposed extension would be seen as a single solid block, covering most of the rear wall of the house. Thus, even though the historic material would not be removed, by partially concealing it, and making it harder to see, there would be harm to the building's special interest.

It is not considered there is any significant advantage in terms of the reading of the building resulting from moving the extension further from the north-east corner of the host (the current scheme would terminate further along the rear wall of the main house at the north-east end than the existing extension). It would not be sufficiently far from the end of the gable end that it would not still be clearly perceptible, so there would be no great advantage to reading the historic plan form. Further, as that end of the building is itself a modern

extension, this limits the effectiveness of such an approach. It would also mean that modern fabric would be exposed at the north-east end of the building at the expense of historic fabric at the south-west end of the extension.

The harm to the building would be considered to be less-than-substantial for the purposes of the NPPF – therefore it should be weighed against any public benefits arising from the scheme.

6.0 **REPRESENTATIONS** Expired 13.07.2018

6.1 **Hurstbourne Tarrant Parish Council: No response received.**

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM2: Settlement Hierarchy

E1: High Quality Development in the Borough

E2: Protect, conserve and enhance the landscape character of the borough

E5: Biodiversity

E7: Water Management

E9: Heritage

LHW4: Amenity

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The principle of development;
- The impact on the character of the area and conservation area;
- The impact on the significance of the listed building;
- The impact on flooding
- The impact on ecology
- The impact on amenity

8.2 **The Principle of development**

Willow Cottage is within the settlement boundary of Hurstbourne Tarrant and Ibthorpe as shown on the Test Valley Borough Revised Local Plan Maps. The proposal would be acceptable in principle, with regard to policy COM2, subject to being appropriate to the other policies of the Revised Local Plan.

8.3 **The impact on the character of the area and conservation area**

The proposed rear extension would be situated to the rear of the listed building away from all public vantage points. It is considered that there would be no adverse or significant impact on the character of the wider conservation area, as set out in section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. As the proposal would not be visible from public viewpoints it would conserve the landscape and scenic beauty of the North Wessex Downs Area of Outstanding Natural Beauty. The proposal would not result in the loss of important local features and would comply with Policy E2.

**8.4 The impact on the significance of the listed building**

Paragraph 193 of the revised NPPF states that '*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*'.

**8.5 Rear extension**

Historically Willow Cottage was a row of terraced cottages and this is considered to be an important part of its character and special interest. A two storey side extension was constructed to the north of the original terrace row which extends the linear form of the cottages. There is an existing single storey rear extension with a gently sloping roof which has caused some harm to the appreciation of the original form of the cottages, however this can still be read in the unaffected southern portion of the rear elevation. The archaeological evidence of previous alterations to the building are evident in the rear elevation, especially in the south-east corner of the property; this helps to inform an understanding of the historic uses and phasing of the building. The archaeological evidence includes a step in the wall with associated brick quoins (which would suggest that the building was extended at this point), an arch indicating a former window and a door which has been infilled and turned into a window. It is considered that it would be harmful to the significance of the listed building to conceal this evidence with an extension. The proposal extends further to the south-east than the existing rear extension and, although now set away from the rear elevation with a small recess, views of the historical evidence would be screened and one's appreciation of the property would be disrupted.

8.6 The existing single storey rear extension does not successfully integrate with the character of the existing property and as such there is no objection to the removal of this existing structure.

8.7 It is acknowledged that there are some advantages of the proposed scheme compared to the existing extension and the previously approved scheme. Use of a flat roof set below the eaves would be an improvement compared to the existing extension and would enable the form of the historic roof structure to be revealed. Notwithstanding this benefit identified, these changes do not require an extension to the south-east of the rear elevation and the associated harm identified would not be outweighed by the benefits of the scheme.

8.8 It is therefore considered that the proposal would cause less than substantial harm to the significance of Willow Cottage. There is a requirement under the provisions of RLP Policy E9, to assess the harm identified against the public benefits of the proposal, including its optimum viable use. Given the status of the building as a private dwelling it is not considered that there are any public benefits which would arise from the scheme that would outweigh the harm that would be caused to the listed building.

**8.9 Fireplace alterations**

Paragraph 190 of the revised NPPF requires Local Planning Authorities to identify and assess the particular significance of any heritage asset, taking account of the available evidence and any necessary expertise. The application is not supported by an assessment of what is expected to be found



behind the fireplace, proposed finishes or a method statement for the re-opening of the fireplace. The lack of this information means that we are unable to assess the potential harm of the opening up works on the special interest of the property. As such, based on the information available, the Council's Conservation Officer has insufficient information to assess the impact of the proposal on the significance of the listed building.

- 8.10 In this instance, insufficient information has been provided to demonstrate that the proposed fireplace opening would not result in harm to the significance of the listed building. As such it is considered that a precautionary approach should be taken and that the proposed fireplace alterations cannot be considered to comply with Policy E9 of the RLP or the provisions of the revised NPPF. The fireplace alterations do not require planning permission but due to the lack of information it is not considered that any weight can be attributed to this in this application decision.
- 8.11 In summary, the design of the scheme is not considered to respect the host building, Consequently, the proposal does not meet the requirements of RLP policy E1. The proposed rear extension would not make a positive contribution to sustaining the significance of the listed building as set out in section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Therefore the proposal would cause less than substantial harm to the significance of the listed building. The proposed rear extension is contrary to RLP Policy E9 and the guidance contained in the revised NPPF.
- 8.12 **The impact on flooding**  
The proposal has been supported by a Flood Risk Assessment due to its location within Flood Zone 3. The assessment conclusions accord with the revised NPPF and national guidance and the relevant considerations and tests have been undertaken. The standing advice relating to flooding released by the Environment Agency states that floor levels should either be no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. The floor levels of the proposed extension would be at the same level as the existing floor levels. Therefore taking this and the proportionally small size of the area to be developed into consideration, the proposal would not have a detrimental impact on flood risk or on the safety of the residents of the property. As such the proposal would comply with Policy E7 and the revised NPPF.
- 8.13 **The impact on ecology**  
The application was supported by a bat survey which confirms that the property supports a bat roost. However the survey work and proposed mitigation measures are considered to avoid impact on the bats and so the proposal would comply with The Conservation of Habitats and Species Regulations 2010 and Policy E5.
- 8.14 **Impact on amenity**  
The proposed extension would lie to the rear of the property within the enclosed rear garden, and is set well back from any neighbouring residential properties. It is not considered that the proposal would have any significant impacts on any nearby properties, with regard to Policy LHW4.

9.0 **CONCLUSION**

9.1 The proposed rear extension would result in less than substantial harm to the Grade II listed building by virtue of the impact of the siting and size proposed. It is not considered that the scheme would have sufficient public benefits to outweigh this harm. The proposal is therefore contrary to Policies E1 and E9 of the RLP as well as guidance contained in the revised NPPF. The proposal would comply with Policies COM2, E2, E5, E7 and LHW4.

10.0 **RECOMMENDATION**

**REFUSE for the reason:**

1. **The proposed extension would, by virtue of its siting and form, harm the ability to appreciate the historic form and appearance of the listed cottage, which would harm its special interest. The level of harm to the building's special interest is judged to be less than substantial, however, no public benefit has been demonstrated to arise from the scheme which would weigh against this harm. It is therefore considered that the proposed scheme does not meet the requirements of Policies E1 and E9 of the Local Plan.**

**Note to applicant:**

1. **In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
-



Siteplan



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NO.	DETAIL	DATE	REVISION

**WILLOW COTTAGE  
EXISTING SITE LOCATION PLAN**

DATE	client
DEC 2017	Mr & Mrs W MacLachlan
SCALE	drawing
1:1250 @ A4	177/662 / E001
revision	

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DETAILS	DATE	REVISION

**WILLOW COTTAGE  
PROPOSED BLOCK PLAN**

DATE	JAN 2017	CLIENT	Mr & Mrs W MacLachlan
SCALE	1 : 200 @ A3	DRAWING NO.	17/ 662 / P050
		REVISION	-

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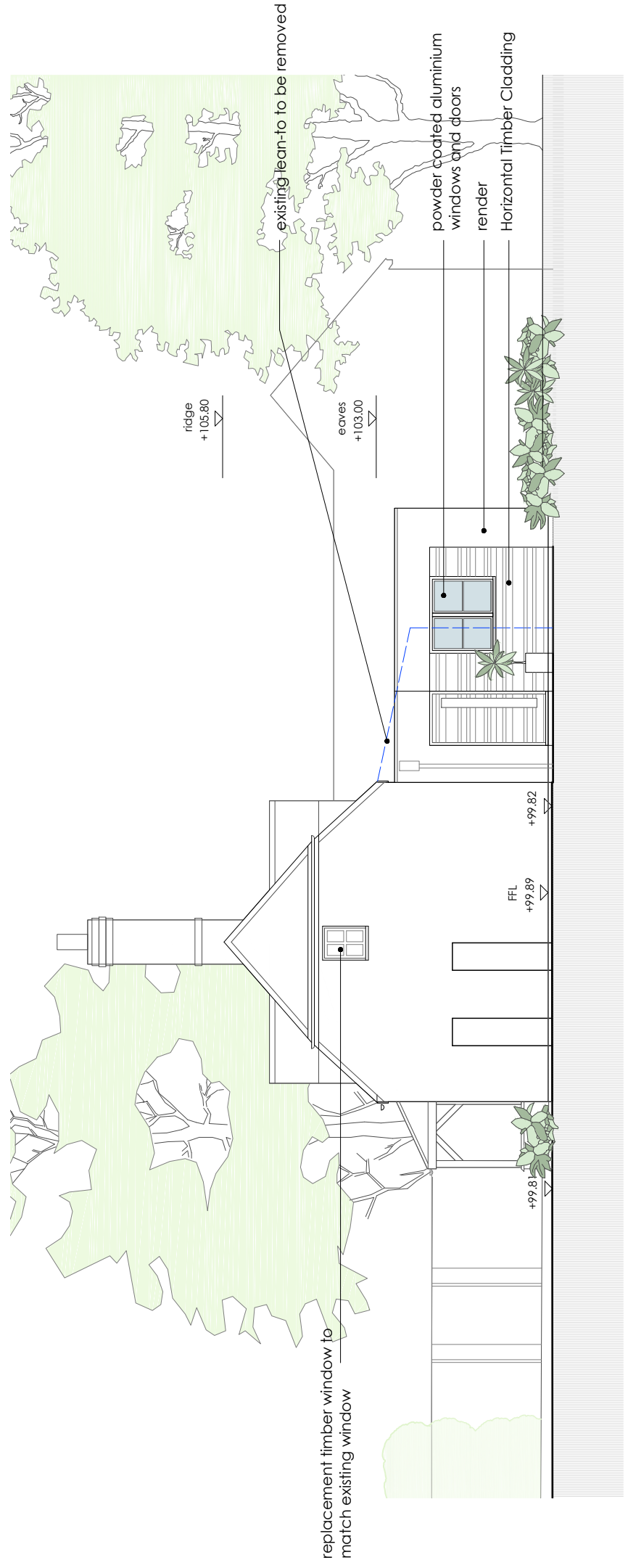
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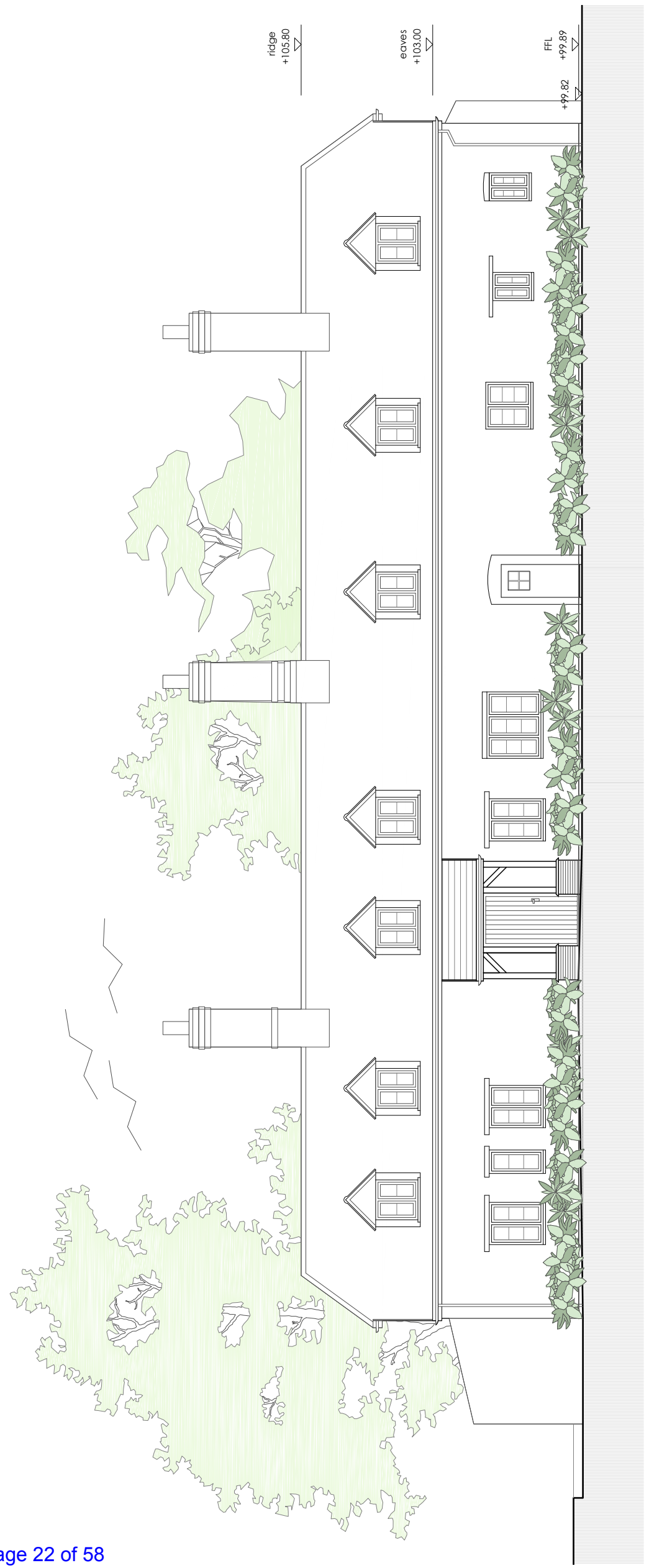
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2 PROPOSED SOUTH ELEVATION  
P210  
scale 1:100



1 PROPOSED WEST ELEVATION  
P210  
scale 1:100



DETAILS	DATE	REVISION

WILLOW COTTAGE  
PROPOSED WEST AND SOUTH ELEVATIONS

date	client
JAN 2017	Mr & Mrs W MacLachlan
scale	drawing no.
1 : 100 @ A3	17/662 / P210
	revision
	-

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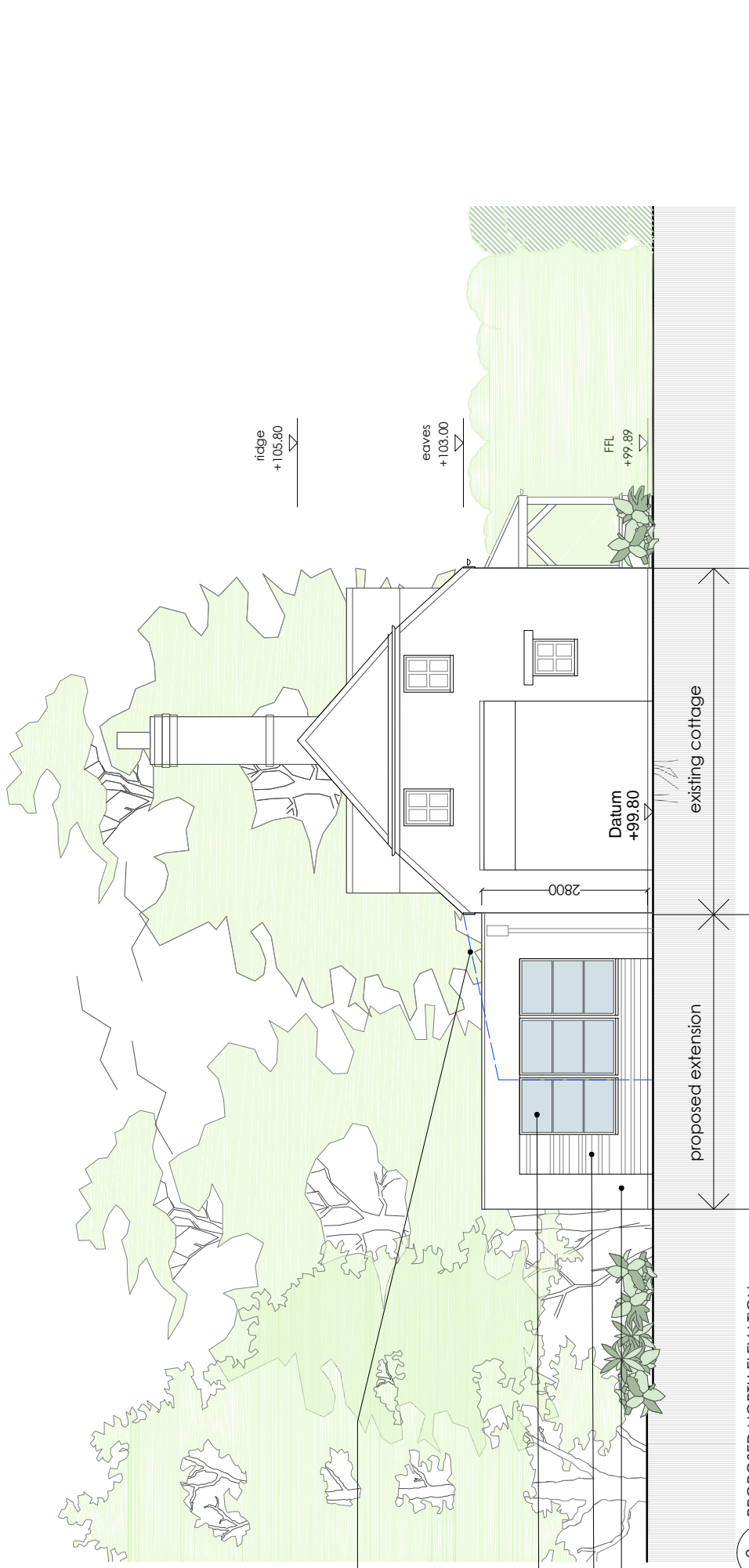
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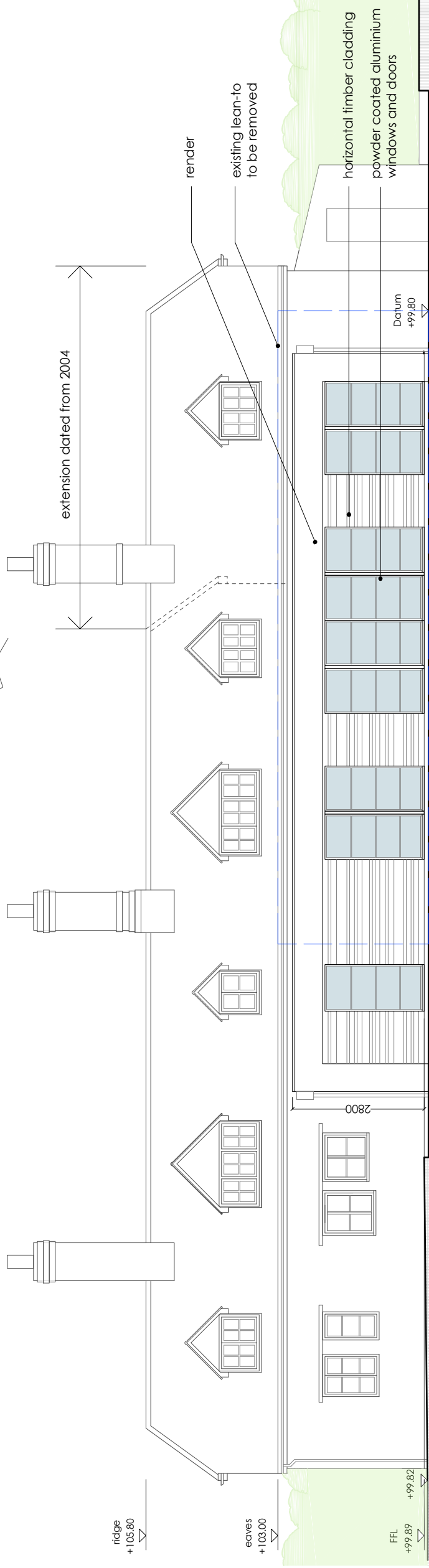
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2 PROPOSED NORTH ELEVATION  
P211



1 PROPOSED EAST ELEVATION  
P211



DATE	DATE	REVISION

WILLOW COTTAGE  
PROPOSED EAST AND NORTH ELEVATIONS

date	JAN 2017	client	Mr & Mrs W MacLachlan
scale	1 : 100 @ A3	drawing no.	177 / 662 / P211
		revision	

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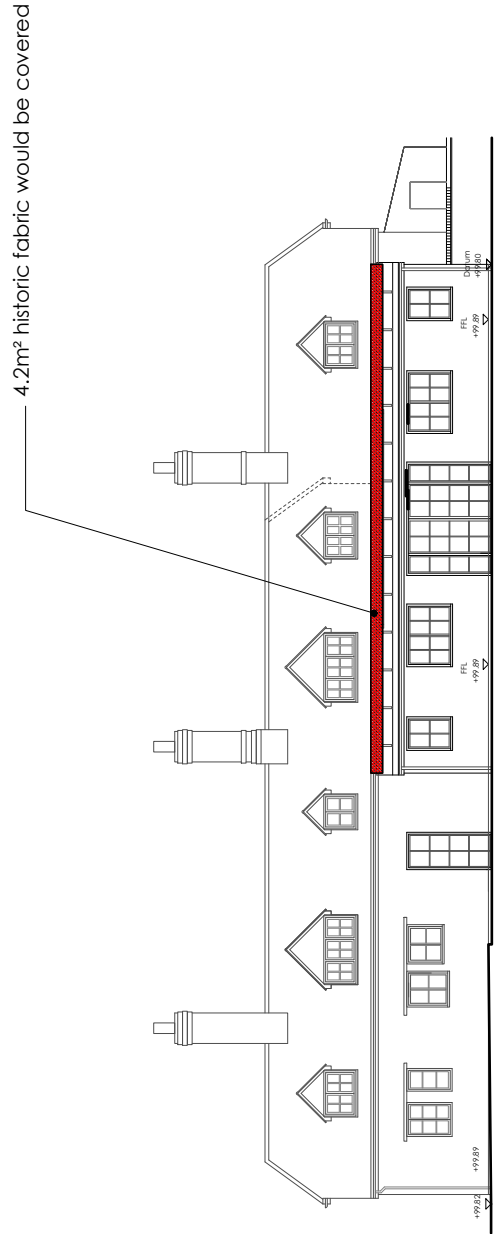
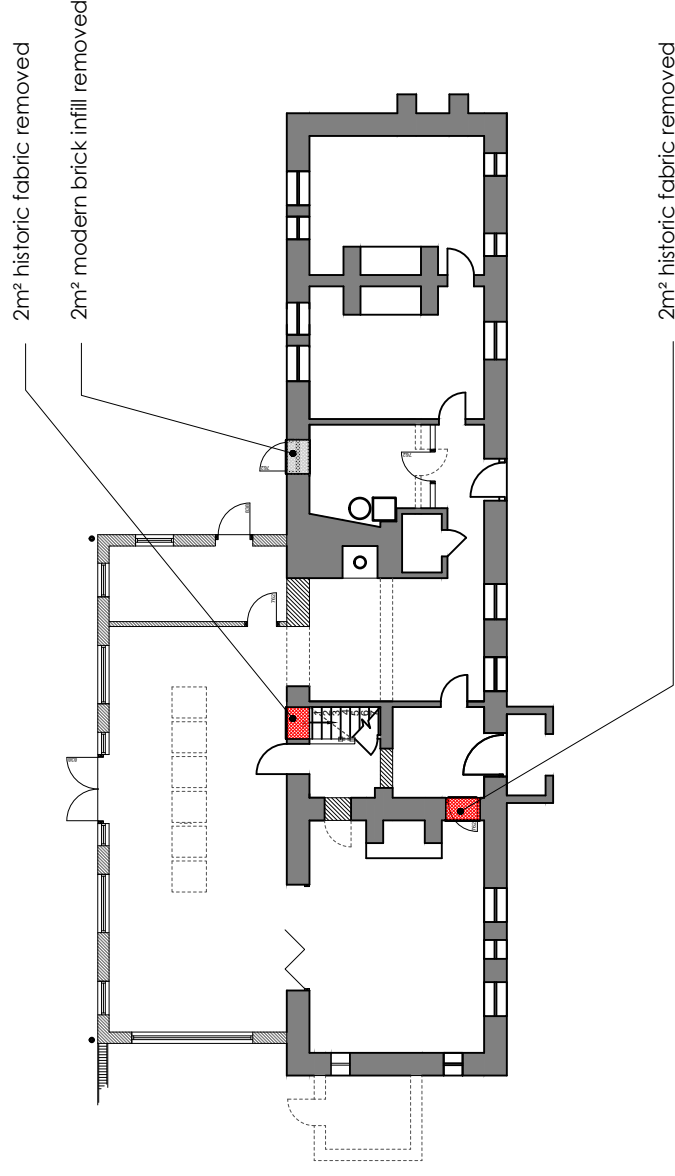
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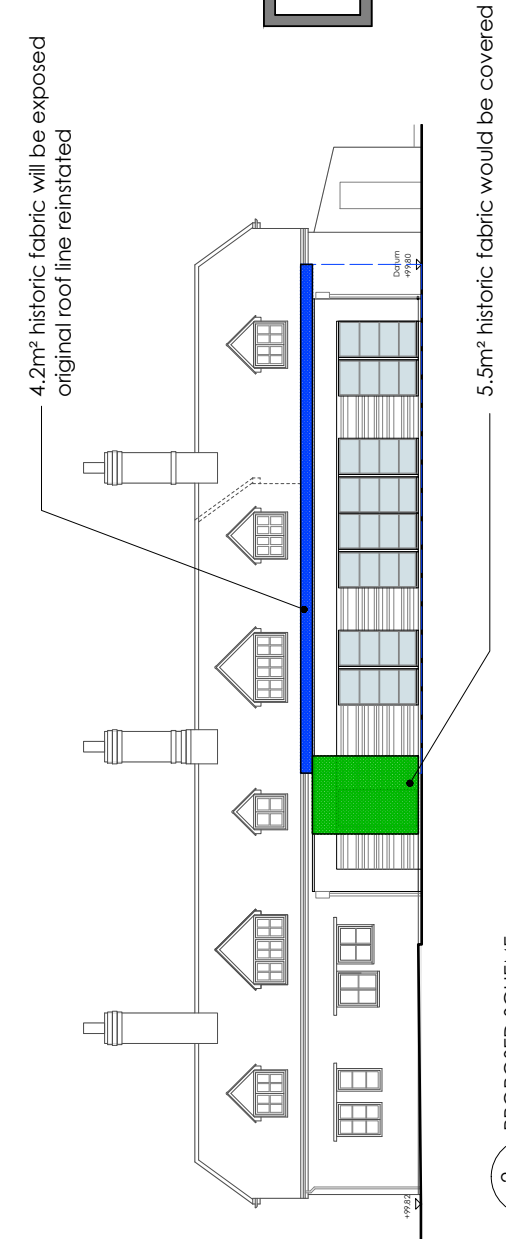
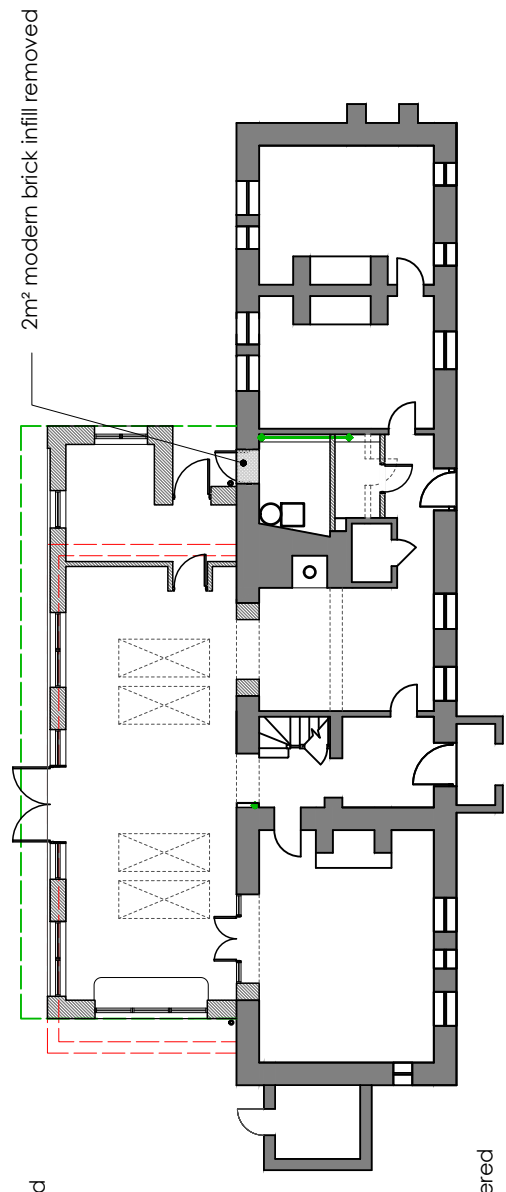
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1 16/01015/FULLN APPROVED SCHEME  
P213  
scale 1:200



2 PROPOSED SCHEME  
P213  
scale 1:200



DATE	DETAILS	DATE	REVISION

WILLOW COTTAGE  
APPROVED AND PROPOSED SCHEME  
HISTORIC FABRIC COMPARISON

DATE	CLIENT
JAN 2017	Mr & Mrs W MacLachlan
SCALE	DRAWING NO.
1 : 100 @ A3	17/662 / P213
	REVISION

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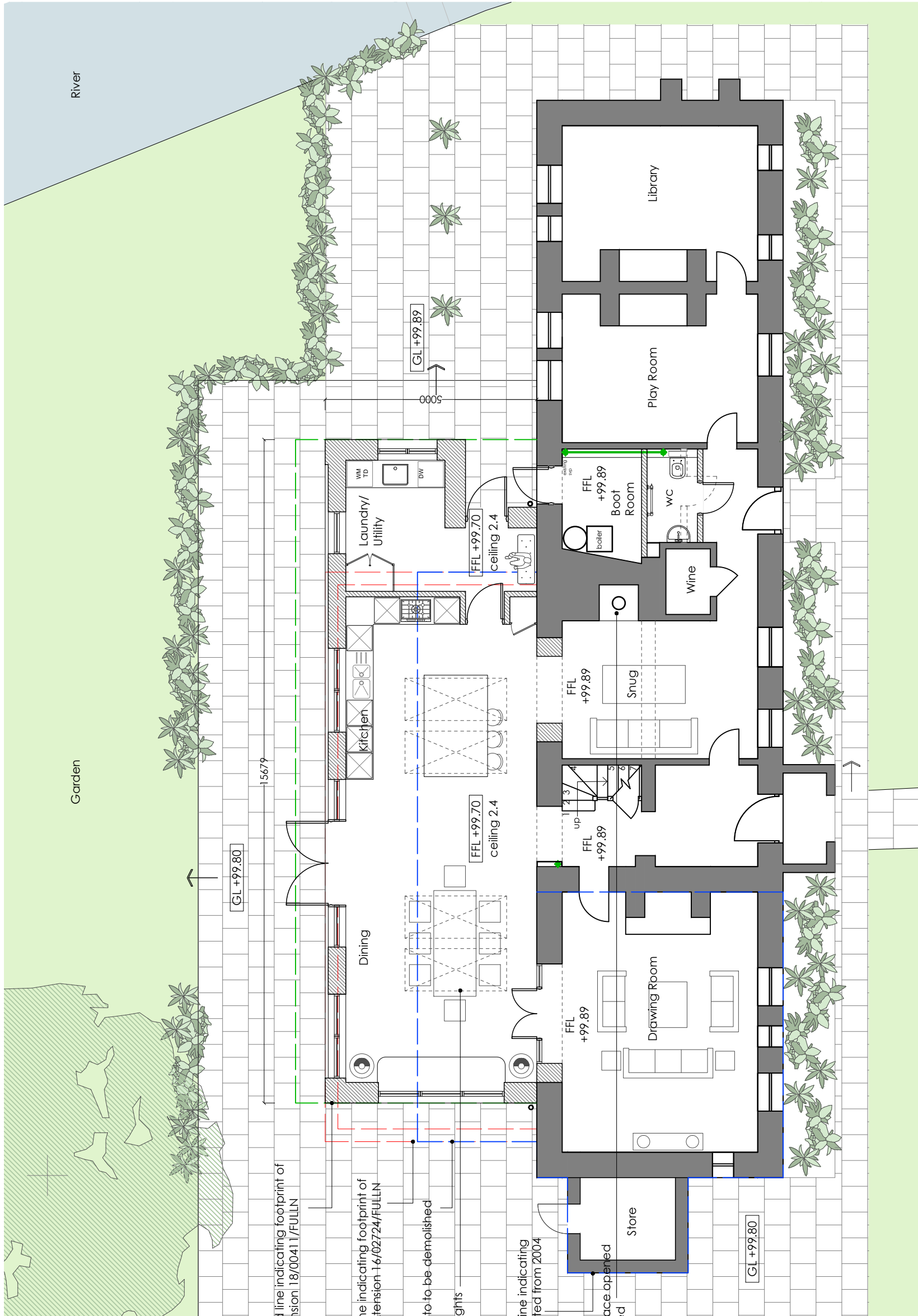
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green dotted line indicating footprint of refused extension 18/00411/FULLN

red dotted line indicating footprint of approved extension 16/02724/FULLN

existing flat to be demolished  
flat glass skylights

blue dotted line indicating extension dated from 2004

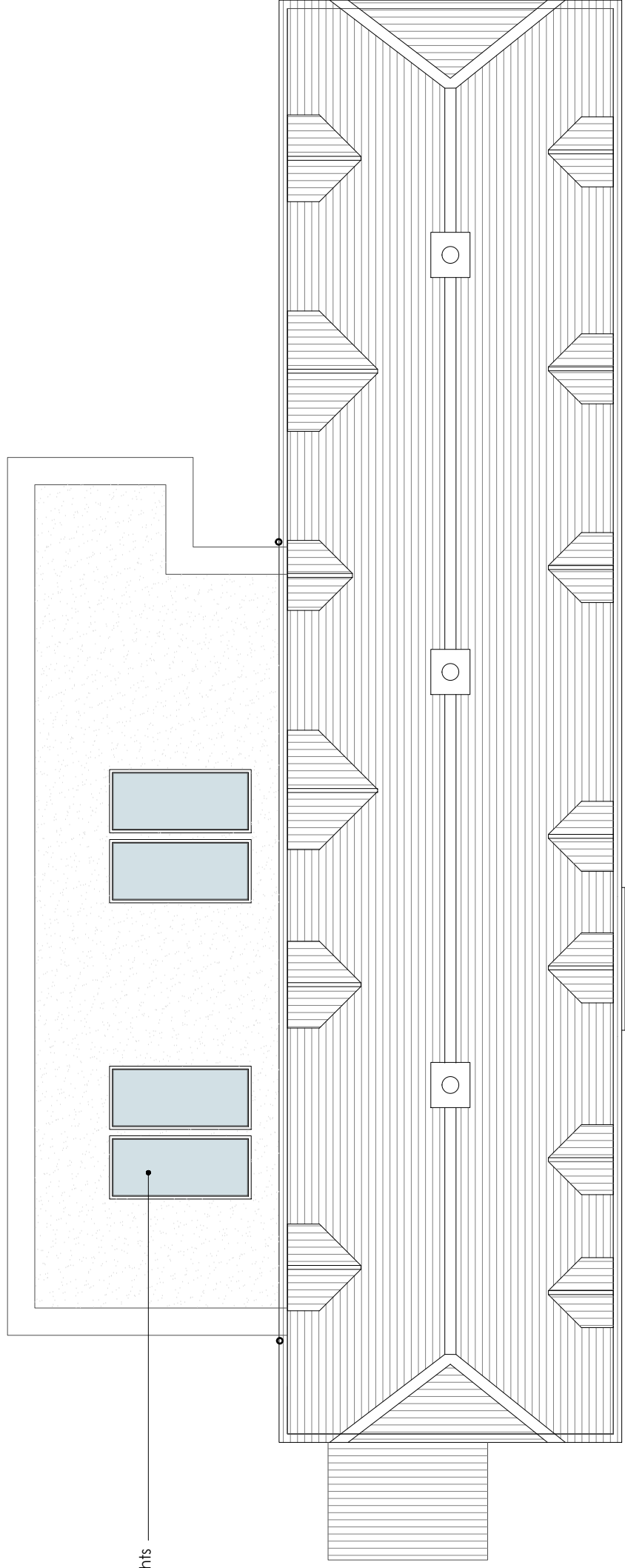
existing fireplace opened and reinstated

date	client
JAN 2017	Mr & Mrs W MacLachlan
scale	drawing no.
1 : 100 @ A3	177 662 / P200
	revision
	-

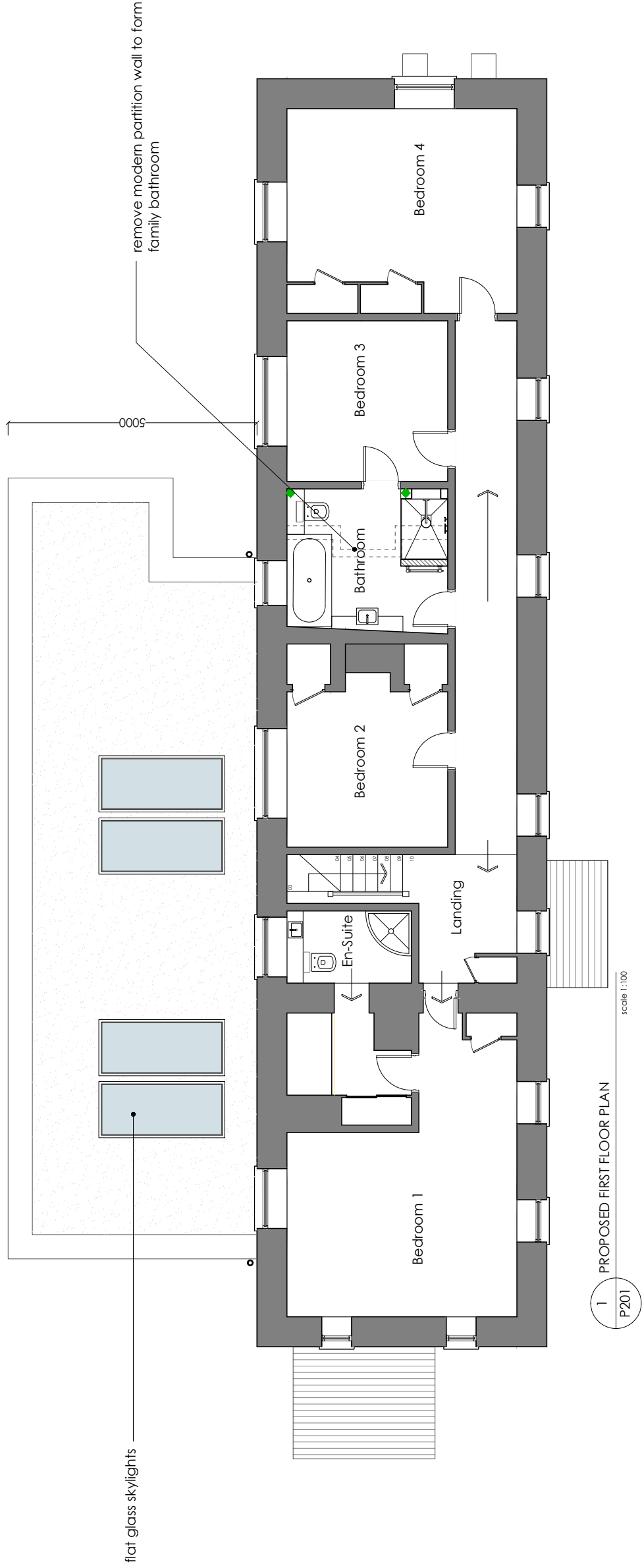
DETAILS	DATE	REVISION

WILLOW COTTAGE  
PROPOSED GROUND FLOOR PLAN

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2 PROPOSED ROOF PLAN  
P201  
scale 1:100



1 PROPOSED FIRST FLOOR PLAN  
P201  
scale 1:100

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DATE	CLIENT	DETAILS	DATE	REVISION
JAN 2017	Mr & Mrs W MacLachlan			

WILLOW COTTAGE  
PROPOSED FIRST FLOOR AND ROOF PLANS

DATE	CLIENT	DRAWING NO.	REVISION
JAN 2017	Mr & Mrs W MacLachlan	177/662 / P201	-
SCALE			
1 : 100 @ A3			

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## ITEM 8

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<b>APPLICATION NO.</b>	18/01539/LBWN
<b>APPLICATION TYPE</b>	LISTED BUILDING WORKS - NORTH
<b>REGISTERED</b>	14.06.2018
<b>APPLICANT</b>	Mr and Mrs MacLachlan
<b>SITE</b>	Willow Cottage, Ibthorpe Road, Hurstbourne Tarrant, SP11 0BD, <b>HURSTBOURNE TARRANT</b>
<b>PROPOSAL</b>	Single storey rear extension with internal alterations, and reinstatement of fireplace
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Miss Katherine Dowle

Background paper (Local Government Act 1972 Section 100D)

---

### 1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee at the request of Councillor Giddings for the Committee to closely consider the heritage aspects of the proposed scheme.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Willow Cottage is a Grade II listed property located in the village of Hurstbourne Tarrant. The site lies within the Hurstbourne Tarrant and Ibthorpe Conservation Area. There is an existing single storey extension to the rear of the property which dates from the early 2000s. The gardens are predominantly laid to lawn with mature vegetation at the boundary while to the east and south of the property the garden is bordered by the River Swift.

- 2.2 The property was listed on 27.09.1984 and the listing description for the building reads as follows;

*“Once 3 now 1 dwelling. Late C17 timber frame, with late C18 cladding. Brick and tile. Front (west) of 1 storey and attic, 5 windows. ½-hipped roof, 5 gabled dormers. Walls of painted brickwork, some flint panels at the south side, and altered features. Casements. Boarded door within a C20 wood gabled porch.”*

### 3.0 PROPOSAL

- 3.1 A single storey extension is proposed to replace an existing single storey rear extension. The extension would be approximately 4.8m deep by 16m wide and in the south-east corner there would be a 1.5m by 1.5m recess which would form a dog leg with the rear elevation of the host property. It would have a modern appearance with a flat roof, horizontal timber cladding and large powder coated aluminium windows. The extension would have large windows to the north, east and south with a door onto the garden facing east. There would be a door located in the recess to the south of the extension which would open onto the patio and in the main property, a doorway would be opened to access a boot room.

3.2 An existing fireplace is proposed to be opened up and an inglenook fireplace installed.

3.3 The current application is slightly different from the previously refused applications (18/00411/FULLN and 18/00412/LBWN). The current application is narrower than the previously refused scheme, it has a recess at the south elevation and includes the opening up of a door in the rear elevation.

#### 4.0 HISTORY

4.1 18/00411/FULLN Application refused in May 2018 for a single storey rear extension and internal alterations.

Reason: **The proposed extension would, by virtue of its siting and form, harm the ability to appreciate the historic form and appearance of the listed cottage, which would harm its special interest. The level of harm to the building's special interest is judged to be less than substantial, however, no public benefit has been demonstrated to arise from the scheme which would weigh against this harm. It is therefore considered that the proposed scheme does not meet the requirements of Policies E1 and E9 of the Local Plan.**

4.2 18/00412/LBWN Application refused in May 2018 for a single storey rear extension and internal alterations

Reason: **The proposed extension would, by virtue of its siting and form, harm the ability to appreciate the historic form and appearance of the listed cottage, which would harm its special interest. The level of harm to the building's special interest is judged to be less than substantial, however, no public benefit has been demonstrated to arise from the scheme which would weigh against this harm. It is therefore considered that the proposed scheme does not meet the requirements of Policies E1 and E9 of the Local Plan.**

4.3 16/02724/FULLN Permission granted in 2016 for the use of land for equestrian purposes and the retention of a stable/store building, manure store and footbridge.

4.4 16/01015/FULLN Permission granted in 2016 for the demolition of lean-to, wood store and garage; erection of single storey rear extension to provide kitchen, dining and utility, new garage with ancillary accommodation.

4.5 16/01016/LBWN Consent granted in 2016 for the demolition of lean-to, wood store and garage; erection of single storey rear extension to provide kitchen, dining and utility, new garage with ancillary accommodation and internal layout alterations.

4.6 15/03169/LBWN Application withdrawn in 2015 for the Demolition of utility, kitchen, wood shed, and garage, erection of single storey rear extension to provide kitchen and family room, internal and external alterations including removal of partitions, bricking up existing and provision of new doorways and installation of window in drawing room flank elevation.

- 4.7 07/00041/FULLN Application refused in 2007 for the erection of double garage, garden room, garden store and sauna together with ancillary living accommodation over.
- 4.8 07/00038/CAWN Consent granted in 2007 for the demolition of the existing garage.
- 4.9 TVN.09109/2 Permission granted for the erection of stables.
- 4.10 TVN.09109/1 Permission granted for the erection of two-storey extension and single storey extensions to provide additional living accommodation, detached double garage/ log store with storage area over, erection of front porch and replacement porch, conservatory, shed/greenhouse and summerhouse, insertion of new chimney, and alterations to vehicular access.
- 4.11 TVN.LB.00838/1 Consent granted for the demolition of garage and outbuildings and erection of two storey side extension to provide lounge with bedroom over, single storey side and rear extensions to provide log store, conservatory, boot room and extended kitchen, erection of front porch and replacement porch, erection of new chimney and other internal alterations.

## 5.0 **CONSULTATIONS**

### 5.1 **Design and Conservation: Objection**

There is an objection to the proposed extension, which, for the reasons set out below would harm the appreciation of the history of the building.

There is no objection to the proposed removal of the internal wall at first floor, which is a modern stud partition, so there would be no loss of historic fabric and no harm to the plan form of the building.

In terms of the proposed works to the fireplace in the kitchen (proposed snug), there is insufficient information to show what is proposed and what the potential impact on historic fabric would be (contrary to paragraph 7.75 of the Revised Local Plan). It is appreciated that some opening-up works to inform a final scheme would be needed, but there should be some indication of what the intended finished treatment would be, what is expected to be likely to be found, and a method statement for the opening up/investigative works, and the anticipated methodology for the full works. The application has, therefore failed to demonstrate there will be no harm to the significance of the building and there is currently an objection to the fireplace proposals.

There is also an objection to the currently proposed extension, as it would conceal evidence of previous alterations to the building, which would harm its special interest (see below).

The existing, in-situ, extension is not wholly successful, and there is no objection in principle to its being replaced.

Planning permission and listed building consent have recently been granted for a replacement scheme (16/01015/FULLN & 16/01016/LBWN). It is noted, from the heritage statement, that the approved scheme (2004), and what is in situ at present, do not appear to be the same. The approved design appears to be a better response to the building than what is in place.

The existing extension does not cover as much of the historic part of the rear elevation of the building as the currently proposed extension would. The same is true of the more recently approved scheme.

As has been advised in Design and Conservation's responses to previous applications for this site, historically Willow Cottage was a row of terraced cottages, and this is considered an important part of its character and special interest. Though the substantial existing rear extension has caused some harm to the legibility of this, the original form can still be clearly read. Further, the archaeological evidence of past changes to the building evident in the rear elevation, helps inform an understanding of the historic uses and phasing of the building. This includes a step in the wall with associated brick quoins which would suggest the building was extended at this point, an arch which the current heritage statement advises may have been a bread oven, and a window which has been infilled and turned into a window. (Fig. 5 of heritage statement). It is considered that it would be harmful to the significance of the listed building to conceal this evidence with a modern extension as is currently proposed.

There are some advantages of the proposed scheme over what is in situ, and the scheme most recently granted permission, and the proposed extension would be considered acceptable if it did not include the 'L' shaped projection housing the laundry room. The amendments to the roof design from the 2016 approved scheme – making it a flat roof which sits below the eaves of the main building – is considered to be an improvement, as it better reveals the form of the historic structure. However, it would be possible to amend the design in this way without needing to bring the extension further along the rear elevation. The amended design would already provide more accommodation as it is a deeper structure.

The way the proposed extension has been designed does mean some of the archaeological evidence (Fig. 5 heritage statement) in this part of the wall would not fall within the built envelope of the extension, though the lower, wider arch would still, and it seems a new section of wall could cut into this (plan ref. 17/662/P200). The heritage statement notes this could be evidence of a bread oven, which is quite a significant historic feature of the building, and provides evidence of the way the house was lived in by people in the past. This evidential value of part of the special interest of the listed building. However, this archaeological evidence would still be screened in most external views (e.g. from most points in the garden) by the return section of the new annexe. One would have to enter the void created in order to view the section of wall. As can be seen in the elevation drawings, from most angles the proposed extension would be seen as a single solid block, covering most of the rear wall of the house. Thus, even though the historic material would not be removed, by partially concealing it, and making it harder to see, there would be harm to the building's special interest.

It is not considered there is any significant advantage in terms of the reading of the building resulting from moving the extension further from the north-east corner of the host (the current scheme would terminate further along the rear wall of the main house at the north-east end than the existing extension). It would not be sufficiently far from the end of the gable end that it would not still

be clearly perceptible, so there would be no great advantage to reading the historic plan form. Further, as that end of the building is itself a modern extension, this limits the effectiveness of such an approach. It would also mean that modern fabric would be exposed at the north-east end of the building at the expense of historic fabric at the south-west end of the extension.

The harm to the building would be considered to be less-than-substantial for the purposes of the NPPF – therefore it should be weighed against any public benefits arising from the scheme.

6.0 **REPRESENTATIONS** Expired 13.07.2018

6.1 **Hurstbourne Tarrant Parish Council: No response received.**

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

E5: Biodiversity

E9: Heritage

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The impact on the significance of the listed building
- The impact on flooding

8.2 **The impact on the significance of the listed building**

Paragraph 193 of the revised NPPF states that

*‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.*

8.3 Rear extension

Historically Willow Cottage was a row of terraced cottages and this is considered to be an important part of its character and special interest. A two storey side extension was constructed to the north of the original terrace row which extends the linear form of the cottages. There is an existing single storey rear extension with a gently sloping roof which has caused some harm to the appreciation of the original form of the cottages, however their original form can still be read in the unaffected southern portion of the rear elevation. The archaeological evidence of previous alterations to the building are evident in the rear elevation, especially in the south-east corner of the property; this helps to inform an understanding of the historic uses and phasing of the building.

The archaeological evidence includes a step in the wall with associated brick quoins (which would suggest that the building was extended at this point), an arch indicating a former window and a door which has been infilled and turned into a window. It is considered that it would be harmful to the significance of the listed building to conceal this evidence with an extension. The proposal extends further to the south-east than the existing rear extension and, although now set away from the rear elevation with a small recess, views of the historical evidence would be screened and one's appreciation of the property would be disrupted.

- 8.4 The existing single storey rear extension does not successfully integrate with the character of the existing property and as such there is no objection to the removal of this existing structure.
- 8.5 It is acknowledged that there are some advantages of the proposed scheme compared to the existing extension and the previously approved scheme. Use of a flat roof set below the eaves would be an improvement compared to the existing extension and would enable the form of the historic roof structure to be revealed. Notwithstanding this benefit identified, these changes do not require an extension to the south-east of the rear elevation and the associated harm identified would not be outweighed by the benefits of the scheme.
- 8.6 It is therefore considered that the proposal would cause less than substantial harm to the significance of Willow Cottage. There is a requirement under the provisions of RLP Policy E9, to assess the harm identified against the public benefits of the proposal, including its optimum viable use. Given the status of the building as a private dwelling it is not considered that there are any public benefits which would arise from the scheme that would outweigh the harm that would be caused to the listed building.
- 8.7 Fireplace alterations  
Paragraph 190 of the revised NPPF requires LPA's to identify and assess the particular significance of any heritage asset, taking account of the available evidence and any necessary expertise. The application is not supported by an assessment of what is expected to be found behind the fireplace, proposed finishes or a method statement for the re-opening of the fireplace. The lack of this information means that we are unable to assess the potential harm of the opening up works on the special interest of the property. As such, based on the information available, the Council's Conservation Officer has insufficient information to assess the impact of the proposal on the significance of the listed building.
- 8.8 In this instance, insufficient information has been provided to demonstrate that the proposed fireplace opening would not result in harm to the significance of the listed building. As such it is considered that a precautionary approach should be taken and that the proposed fireplace alterations cannot be considered to comply with Policy E9 of the RLP or the provisions of the revised NPPF. There are no other material considerations that would warrant granting consent contrary to the development plan.



**8.9 The impact on ecology**

The application was supported by a bat survey which confirms that the property supports a bat roost. However the survey work and proposed mitigation measures are considered to avoid impact on the bats and so the proposal would comply with The Conservation of Habitats and Species Regulations 2010 and Policy E5.

**9.0 CONCLUSION**

**9.1** The proposed rear extension would result in less than substantial harm to the Grade II listed building by virtue of the impact of the siting and size proposed. It is not considered that the scheme would have sufficient public benefits to outweigh this harm. Insufficient information has been supplied to assess the impact of the proposed opening up of the fireplace on the significance of the listed building. Having regard to the legal duty set out in S66(1) of the LBCA Act 1990 and the provisions of the revised NPPF, the proposed fireplace is considered to be unjustified. The proposal is therefore contrary to Policies E1 and E9 of the RLP as well as guidance contained in the revised NPPF. The proposed mitigation measures would avoid impacting the bats and the proposal would comply with The Conservation of Habitats and Species Regulations 2010 and Policy E5.

**10.0 RECOMMENDATION**

**REFUSE for the reasons:**

- 1. The proposed extension would, by virtue of its siting and form, harm the ability to appreciate the historic form and appearance of the listed cottage, which would harm its special interest. The level of harm to the building's special interest is judged to be less than substantial, however, no public benefit has been demonstrated to arise from the scheme which would weigh against this harm. It is therefore considered that the proposed scheme does not meet the requirements of Policies E1 and E9 of the Local Plan.**
- 2. The application has not demonstrated that the proposed fireplace alterations would not harm the significance of the listed building. Having regard to the legal duty set out in S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Paragraph 193 of the National Planning Policy Framework, great weight should be given to the heritage asset's conservation. The information available is insufficient to conclude that the proposal would not result in harm to the significance of the listed building. As such the proposal would be contrary to Policy E9 of the Test Valley Borough Revised Local Plan 2016 and Chapter 16 of the National Planning Policy Framework.**

**Note to applicant:**

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**



**Siteplan**

**Test Valley**  
Borough Council

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ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS AND THE RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS.



NO.	DATE	REVISION

**WILLOW COTTAGE  
EXISTING SITE LOCATION PLAN**

DATE	client
DEC 2017	Mr & Mrs W MacLachlan
SCALE	drawing
1:1250 @ A4	177 662 / E001
revision	

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TEL: 01753 354 835  
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DETAILS	DATE	REVISION

**WILLOW COTTAGE  
PROPOSED BLOCK PLAN**

DATE	JAN 2017	CLIENT	Mr & Mrs W MacLachlan
SCALE	1:200 @ A3	DRAWING NO.	17/662 / P050
		REVISION	-

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 CASTLE CHAMBERS, 47 CASTLE STREET  
 SALISBURY SP1 3SP  
 TEL: 01722 324 835  
 www.richmondbellarchitects.com

Ibthorpe Road

1 PROPOSED SITE PLAN  
P050

scale 1:100

**NOTES**

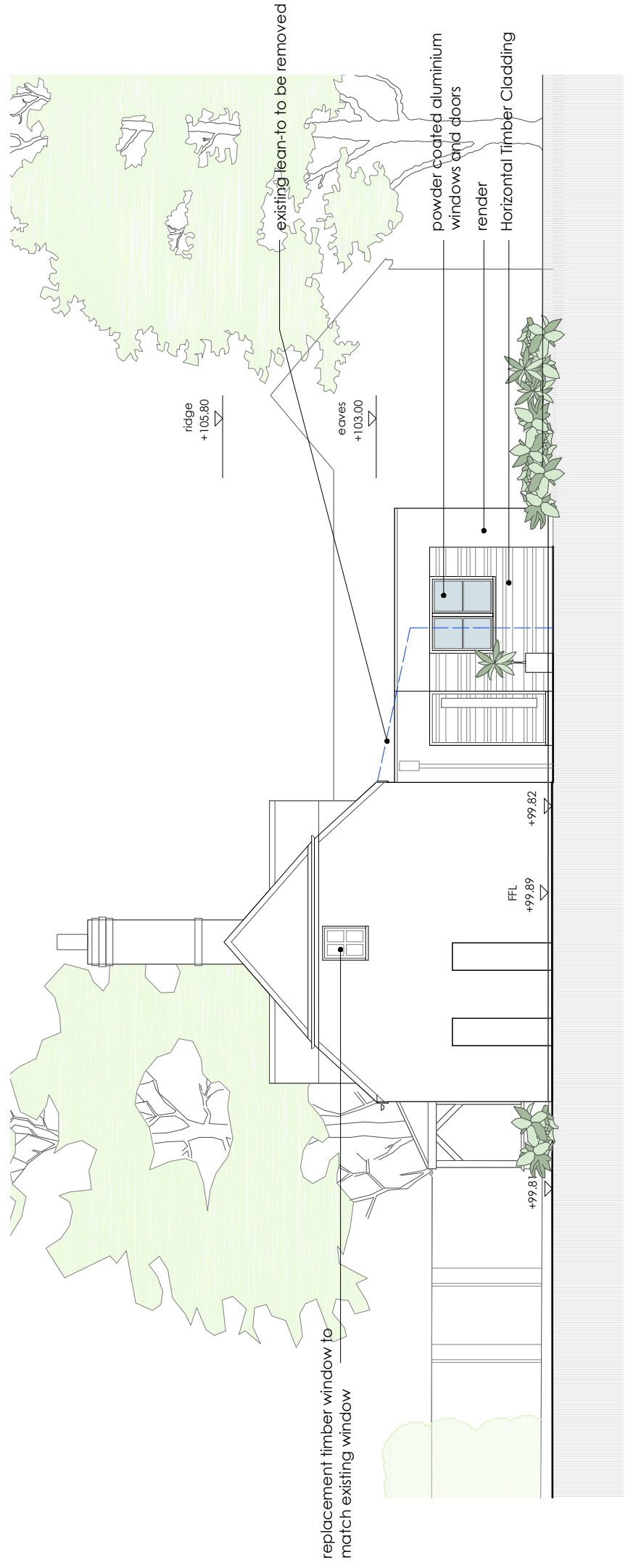
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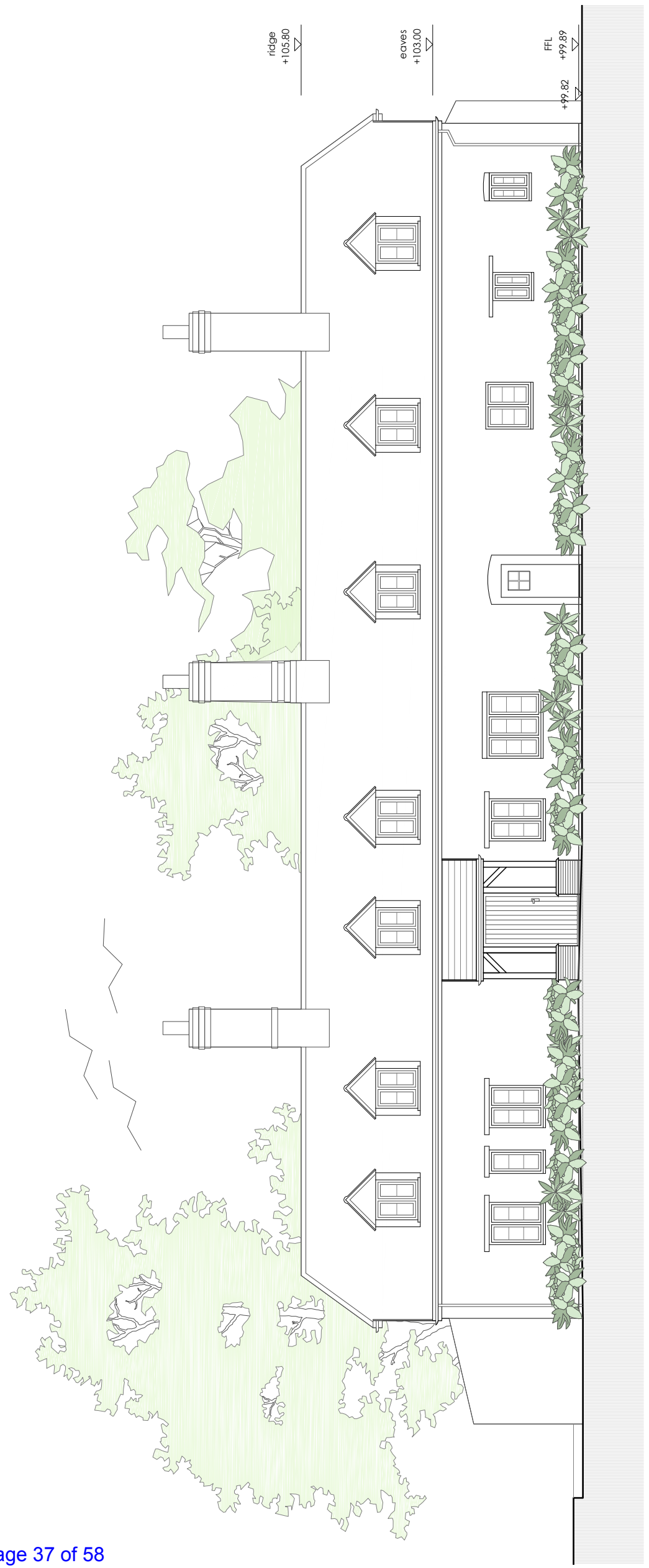
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2 PROPOSED SOUTH ELEVATION  
P210  
scale 1:100



1 PROPOSED WEST ELEVATION  
P210  
scale 1:100



DETAILS	DATE	REVISION

WILLOW COTTAGE  
PROPOSED WEST AND SOUTH ELEVATIONS

date	client
JAN 2017	Mr & Mrs W MacLachlan
scale	drawing no.
1 : 100 @ A3	17/662 / P210
	revision
	-

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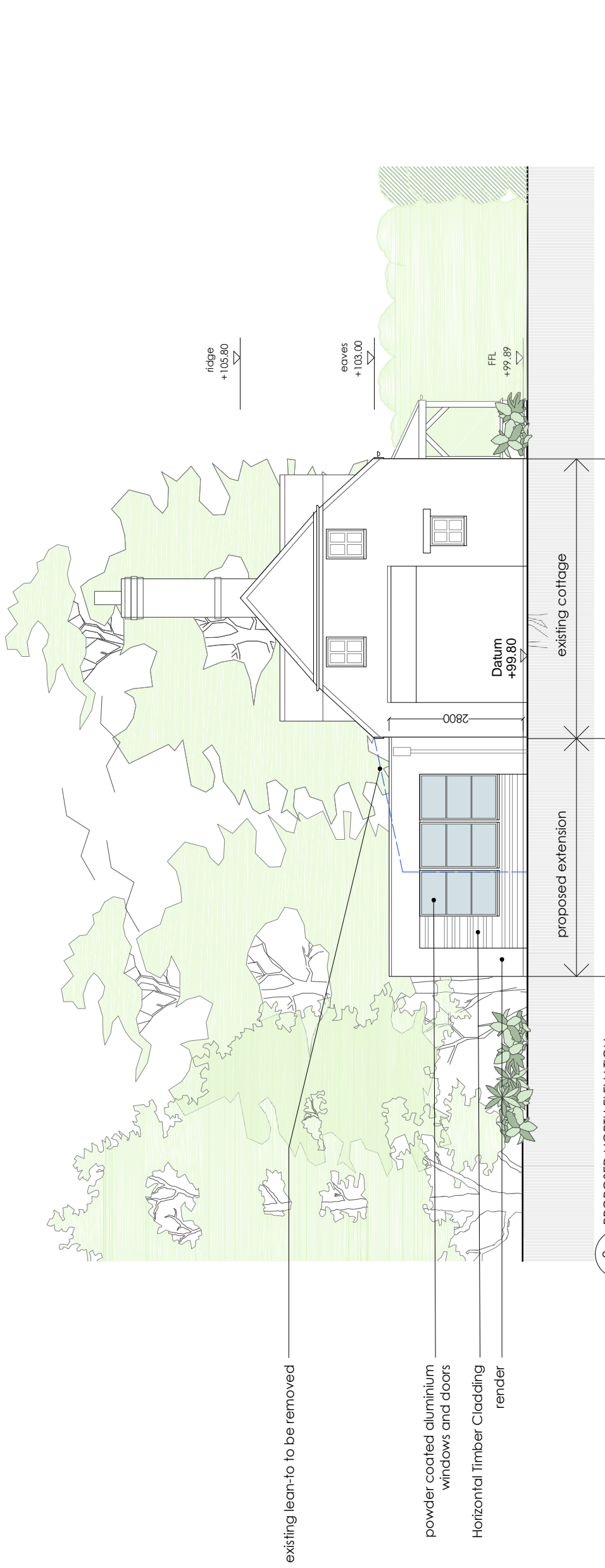
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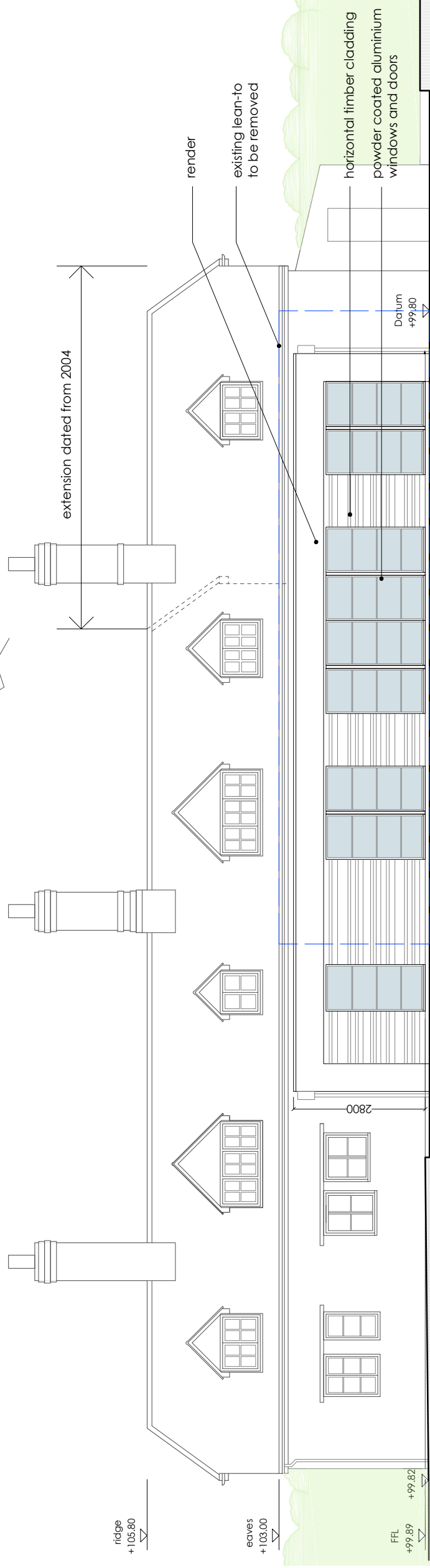
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2 PROPOSED NORTH ELEVATION  
P211  
scale 1:100



1 PROPOSED EAST ELEVATION  
P211  
scale 1:100



DATE	DETAILS	DATE	REVISION

WILLOW COTTAGE  
PROPOSED EAST AND NORTH ELEVATIONS

date	JAN 2017	client	Mr & Mrs W MacLachlan
scale	1 : 100 @ A3	drawing no.	177 / 662 / P211
		revision	-

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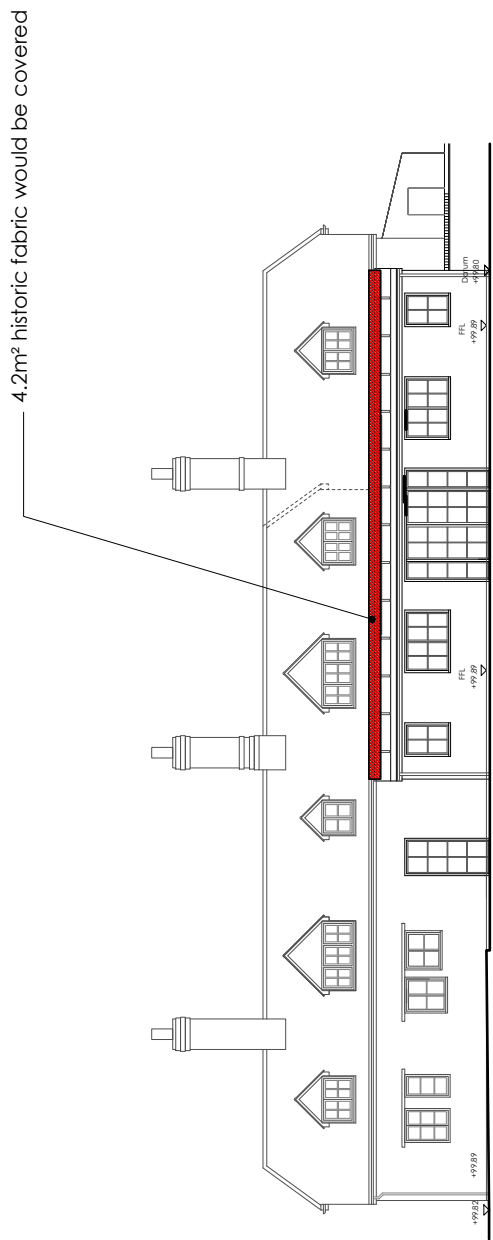
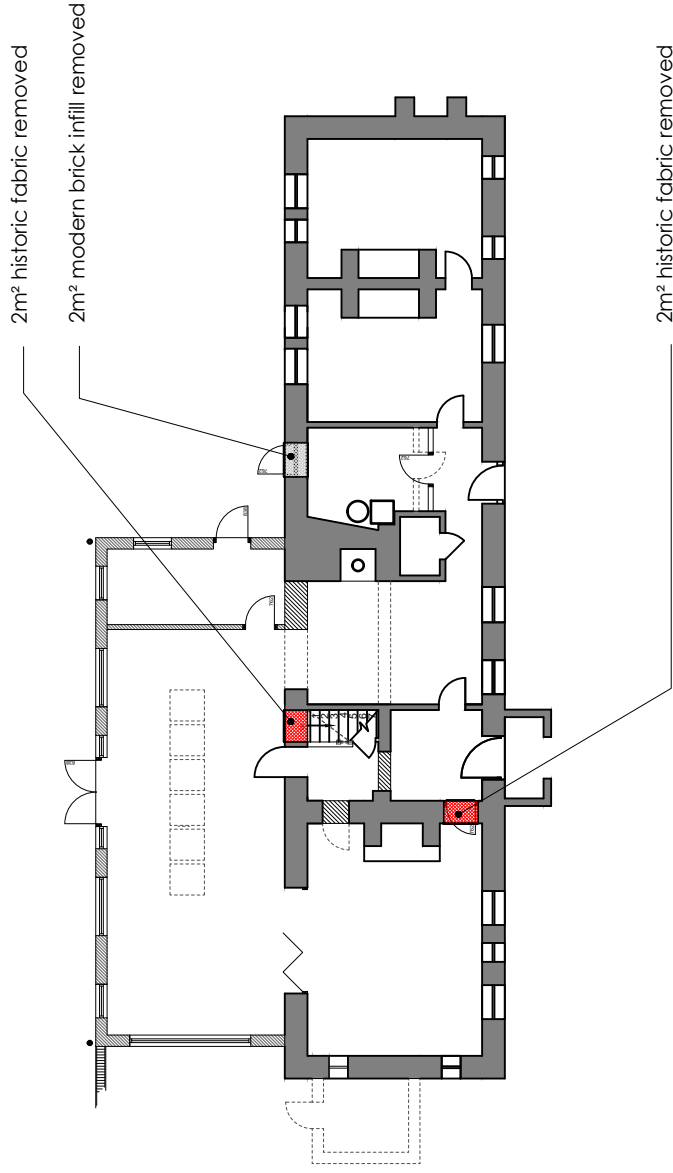
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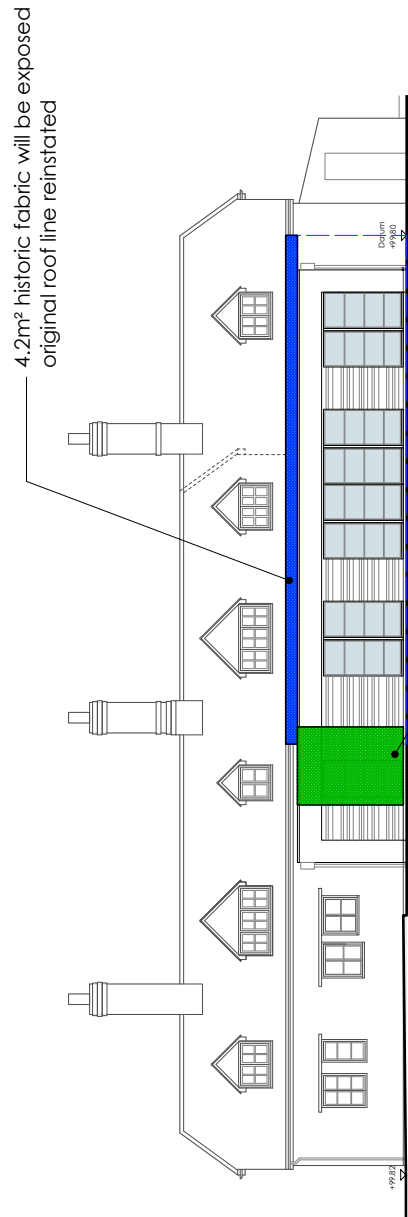
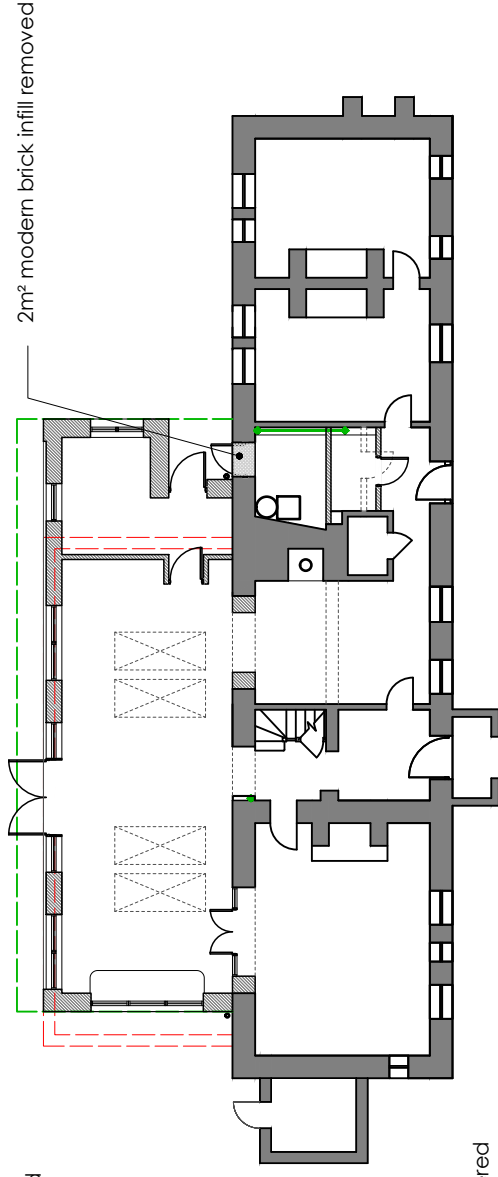
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1 16/01015/FULLN APPROVED SCHEME  
P213  
scale 1:200



2 PROPOSED SCHEME  
P213  
scale 1:200

APPROVED	
New door opening	2m <sup>2</sup>
New stair opening	2m <sup>2</sup>
External eaves removed	4.2m <sup>2</sup>
<b>Total historic fabric loss</b>	<b>8.2m<sup>2</sup></b>
PROPOSED	
External historic fabric covered	5.5m <sup>2</sup>
Total historic fabric loss	5.5m <sup>2</sup>
External eaves reinstated	4.2m <sup>2</sup>
<b>Net historic fabric loss</b>	<b>1.3m<sup>2</sup></b>



DETAILS	DATE	REVISION

WILLOW COTTAGE  
APPROVED AND PROPOSED SCHEME  
HISTORIC FABRIC COMPARISON

date	client
JAN 2017	Mr & Mrs W MacLachlan
scale	drawing no.
1 : 100 @ A3	17/662 / P213
	revision
	-

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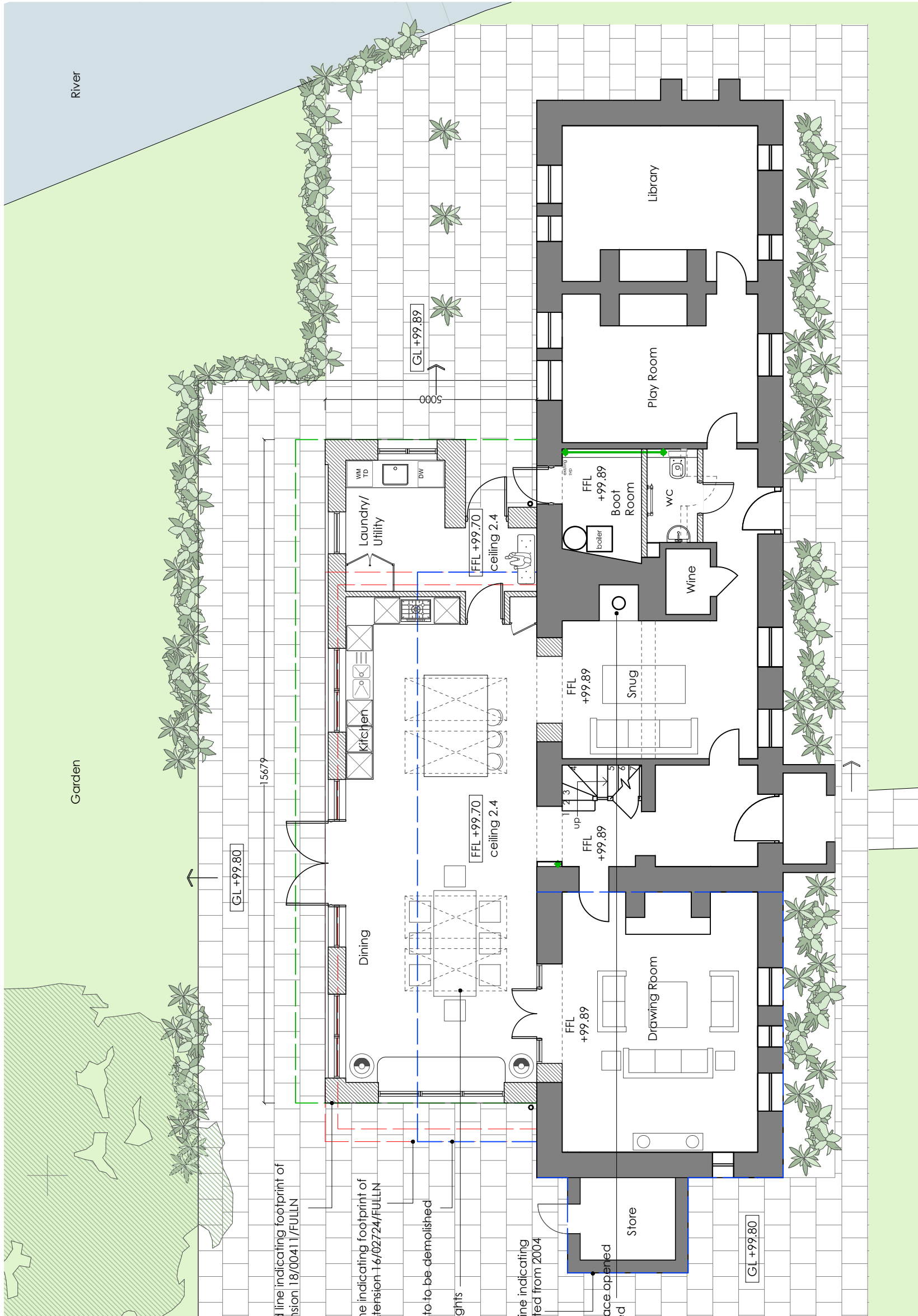
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green dotted line indicating footprint of refused extension 18/00411/FULLN

red dotted line indicating footprint of approved extension 16/02724/FULLN

existing lean-to to be demolished

flat glass skylights

blue dotted line indicating extension dated from 2004

existing fireplace opened and reinstated

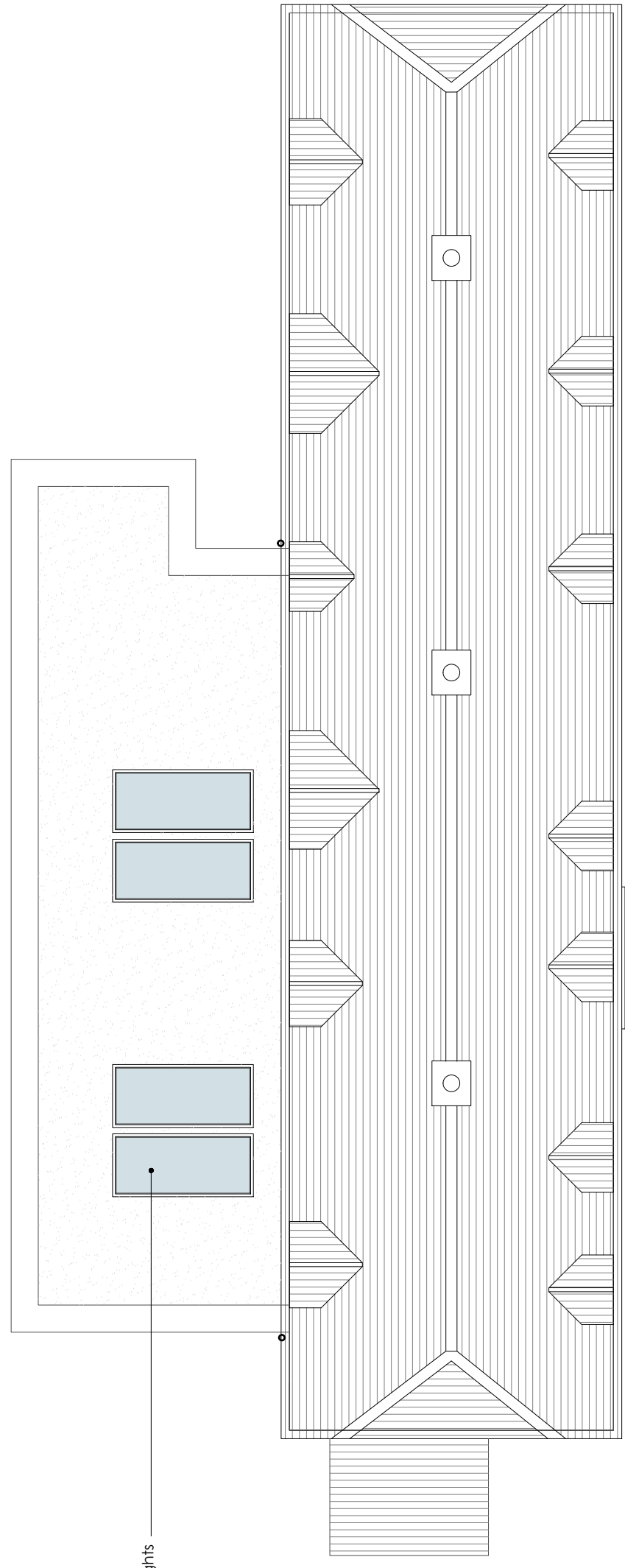
date	client
JAN 2017	Mr & Mrs W MacLachlan
scale	drawing no.
1 : 100 @ A3	177 662 / P200
	revision
	-

WILLOW COTTAGE  
PROPOSED GROUND FLOOR PLAN

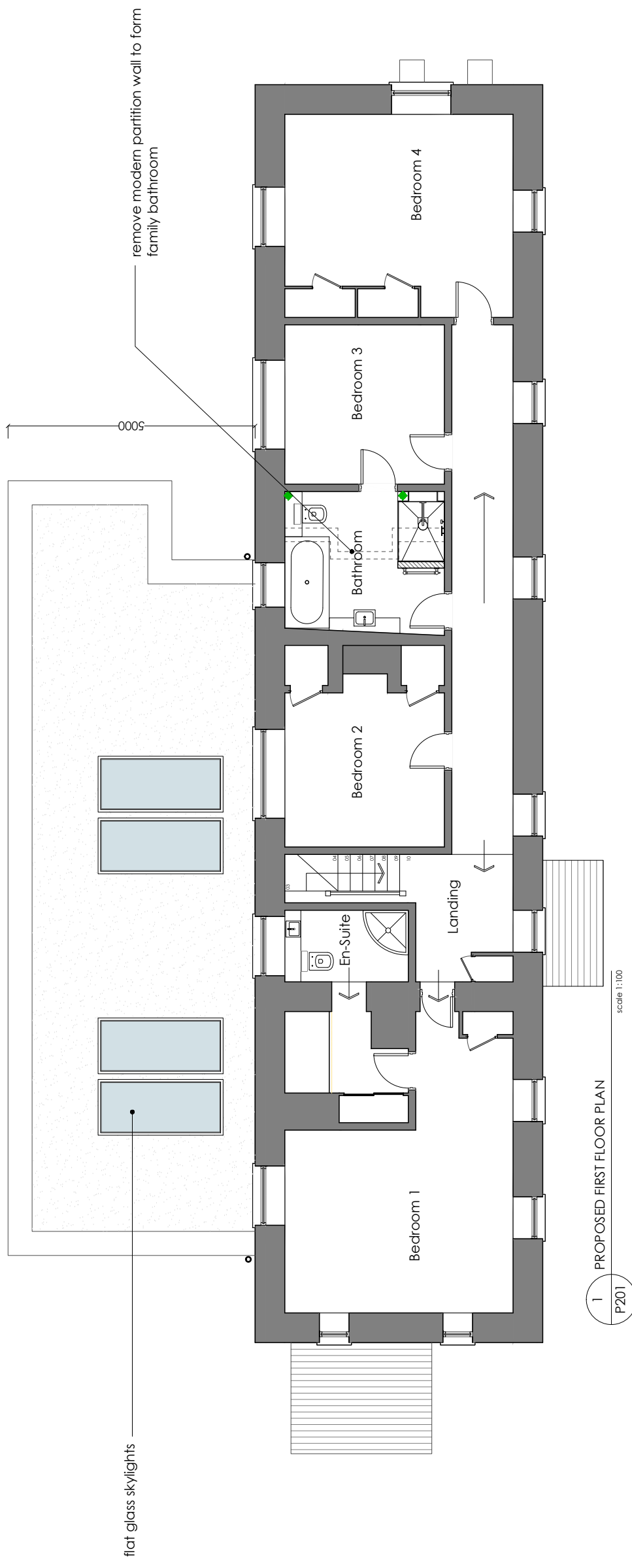
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DETAILS	DATE	REVISION





2 PROPOSED ROOF PLAN  
P201  
scale 1:100



1 PROPOSED FIRST FLOOR PLAN  
P201  
scale 1:100

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0 1 2 3 4 5m

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DETAILS	DATE	REVISION

**WILLOW COTTAGE**  
**PROPOSED FIRST FLOOR AND ROOF PLANS**

date	client
JAN 2017	Mr & Mrs W MacLachlan
scale	drawing no.
1 : 100 @ A3	177 662 / P201
revision	

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## ITEM 9

---

<b>APPLICATION NO.</b>	18/01446/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	27.06.2018
<b>APPLICANT</b>	Ms Sally Purver
<b>SITE</b>	48 Valencia Way, Andover, Hampshire, SP10 1JH, <b>ANDOVER TOWN (ST MARYS)</b>
<b>PROPOSAL</b>	Construction of rear conservatory
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Miss Katherine Dowle

Background paper (Local Government Act 1972 Section 100D)

---

### 1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 48 Valencia Way is a two storey, semi-detached property in Andover which benefits from off-street parking and a modest front garden. The rear garden is laid to lawn with a patio area. The boundary treatments are mainly comprised of tall hedges and tall wooden fences. The southern boundary is formed of a small wall next to a tall hedge while along the northern boundary there is a tall hedge which is over 2m in height.

### 3.0 PROPOSAL

- 3.1 A conservatory is proposed at the rear of the property which would have a sloped roof and would be constructed of white UPVC. The conservatory would have a low brick base and fully glazed walls and ceiling. Large doors would open onto the garden in the east elevation of the proposal and in the south elevation facing No.46 the windows would be obscure glazed.

### 4.0 HISTORY

- 4.1 TVN.01990/1 Erection of single storey rear and side extension to form kitchen/dining room, utility and garage. Permission – 22.04.1992.
- 4.2 TVN.1990 Erection of extension – 48, Valencia Way, Andover. Permission - 18.05.1978.

### 5.0 CONSULTATIONS

- 5.1 None.

### 6.0 REPRESENTATIONS Expired 23.07.2018

- 6.1 **Andover Town Council: No objection.**

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM2: Settlement Hierarchy

E1: High Quality Development in the Borough

LHW4: Amenity

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The principle of development
- The impact on the character of the area
- The impact on amenity

8.2 **The Principle of development**

48 Valencia Way is within the settlement boundary of Andover. As such, the proposal would be acceptable in principle, with regard to policy COM2, subject to being appropriate to the other policies of the RLP.

8.3 **The impact on the character of the area.**

The proposed conservatory would be located at the rear of the property and would not be readily visible from public vantage points. Conservatories are typical features of residential areas and the proposed development would blend in acceptably with its suburban surroundings. The conservatory would be appropriate in scale and materials and would integrate, respect and complement the character of the area and comply with Policy E1 of the RLP.

8.4 **The impact on amenity**

No.50 is located sufficiently far from the proposal that the construction of a conservatory would have no impact on their amenity. The adjacent neighbour, No.46 is located close to the proposed conservatory and is anticipated to be most affected by the proposed works. There is a tall boundary hedge separating the gardens of the two properties which is owned by No.46.

8.5 Privacy

The proposal would extend along the rear elevation of the host property and would have a glazed roof. Oblique views of the conservatory would be achievable from first floor windows at No.46 but there are existing views towards the patio area of No.48 and the scheme would have little impact on these.

The windows in the south elevation of the proposed conservatory, facing No.46, would be obscure glazed. The boundary between the properties is currently composed of a low brick wall and tall hedge which is located within the garden of No.46. If the boundary hedge were to be removed, views from the conservatory would look towards the garden of No.46. To prevent this obscure glazing has been proposed in the side elevation facing No.46.

However as the boundary hedge between the properties is in the control of the neighbouring property, these occupants are able to exert a degree of control over the level of privacy between the properties and a condition securing this obscure glazing in perpetuity is not considered to be necessary. The proposal would provide an acceptable level of privacy for the occupants of the host property and neighbouring properties.

8.6 Shadowing

The proposal would be located on the eastern elevation of the host property and to the north of the adjacent neighbour No.46. Due to its location and height, any additional shading would occur within the application site. The conservatory would be a similar height to the existing tall hedge and would not cause a reduction in daylight levels reaching No.46 to fall below acceptable levels. The proposal would provide for the privacy and amenity of its occupants and those of neighbouring properties and comply with Policy LHW4 of the RLP.

9.0 **CONCLUSION**

9.1 The proposal is considered acceptable, as the character of the area would not be adversely impacted by the proposal and the privacy and amenity of neighbouring properties would be provided for. The proposal is therefore in accordance with Test Valley Borough Revised Local Plan 2016 policies COM2, E1 and LHW4.

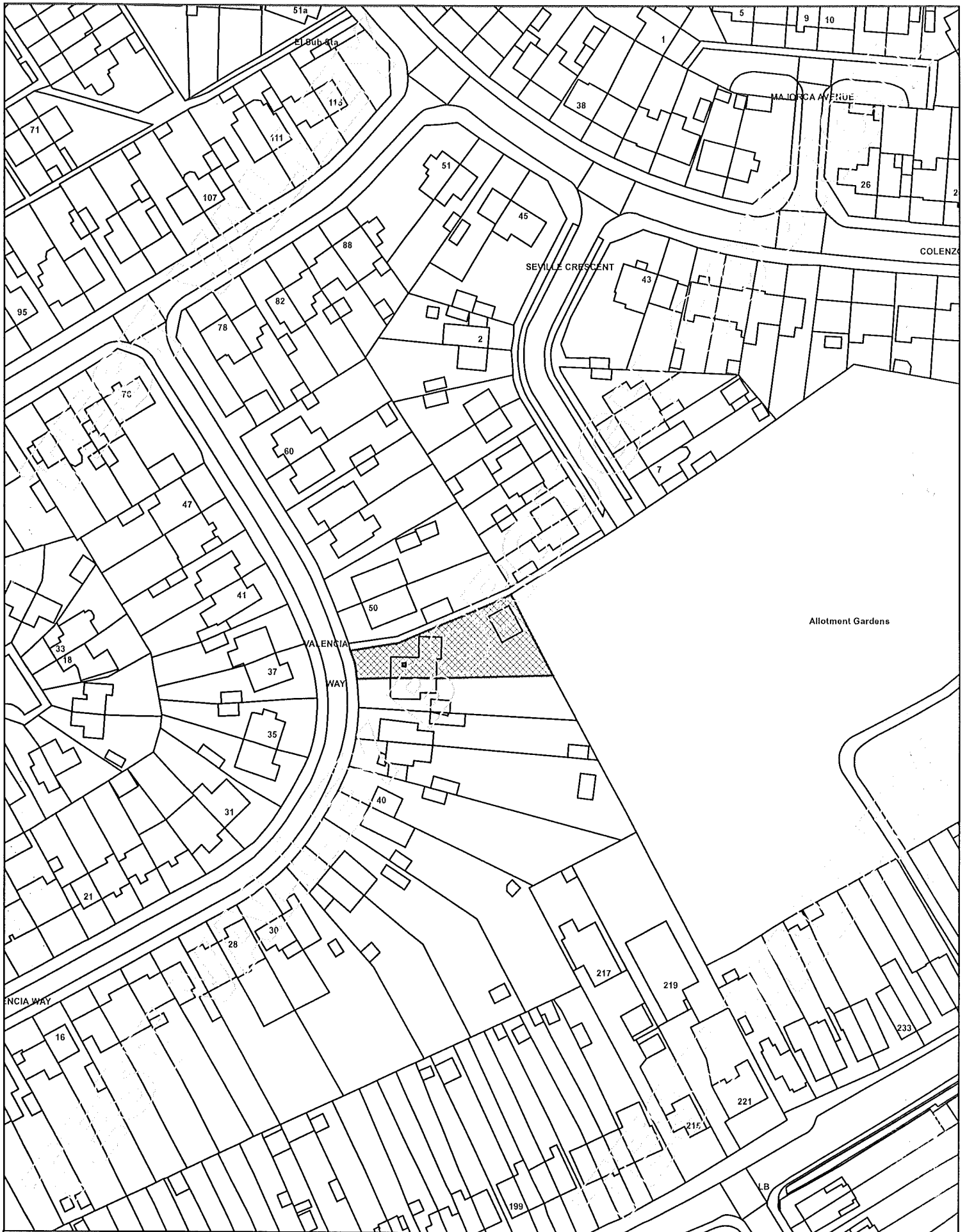
10.0 **RECOMMENDATION**

**PERMISSION subject to:**

1. **The development hereby permitted shall be begun within three years from the date of this permission.**  
**Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan 48 Rev 1.**  
**Reason: For the avoidance of doubt and in the interests of proper planning.**

**Note to applicant:**

1. **In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**



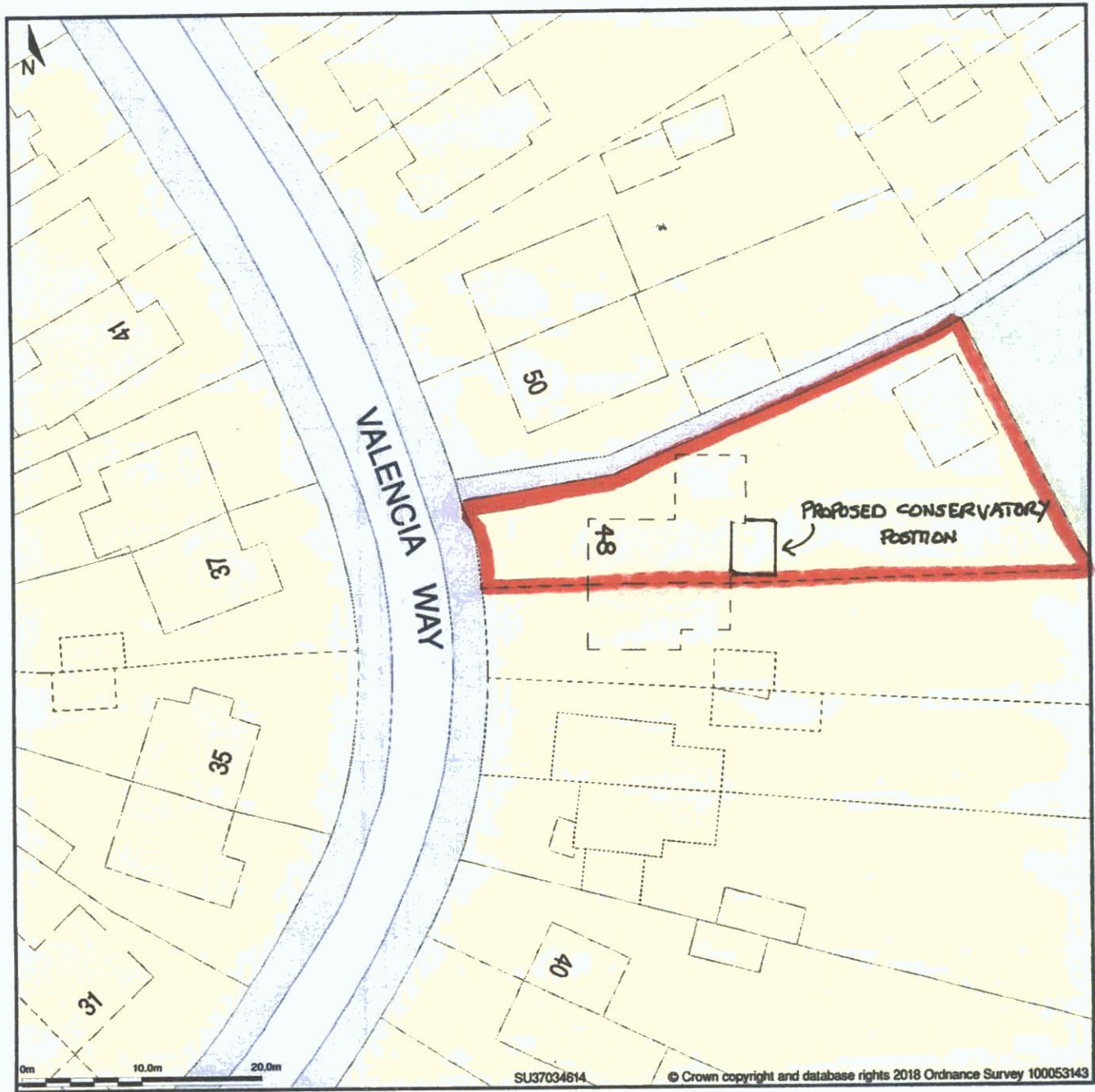
**Siteplan**

**Test Valley**  
Borough Council

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**18/01446/FULLN**

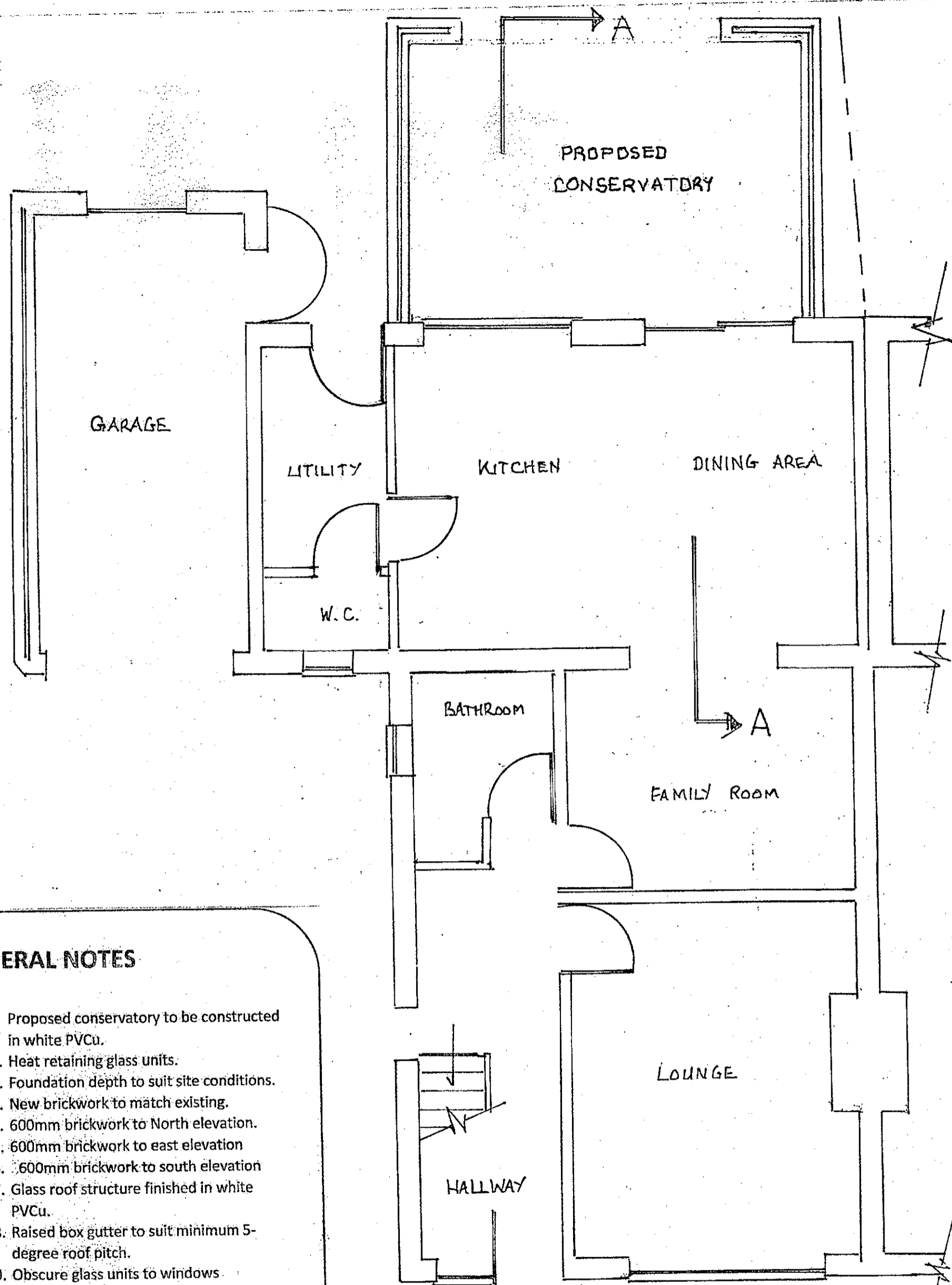
**48. Valencia Way, Andover, Hampshire, SP10 1JH**



Block Plan shows area bounded by: 436987.44, 146097.42 437077.44, 146187.42 (at a scale of 1:500), OSGridRef: SU37034614. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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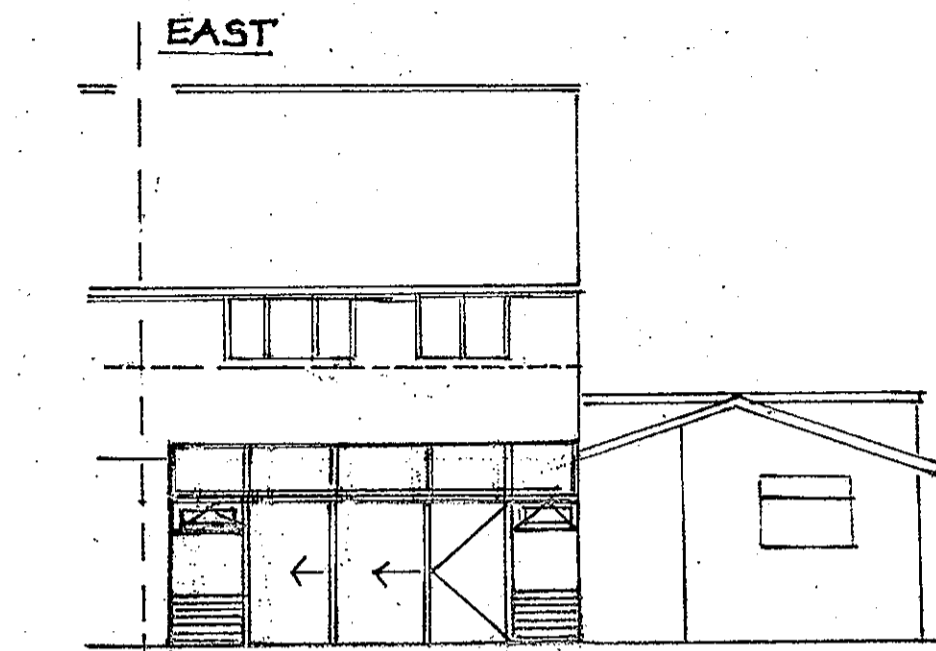
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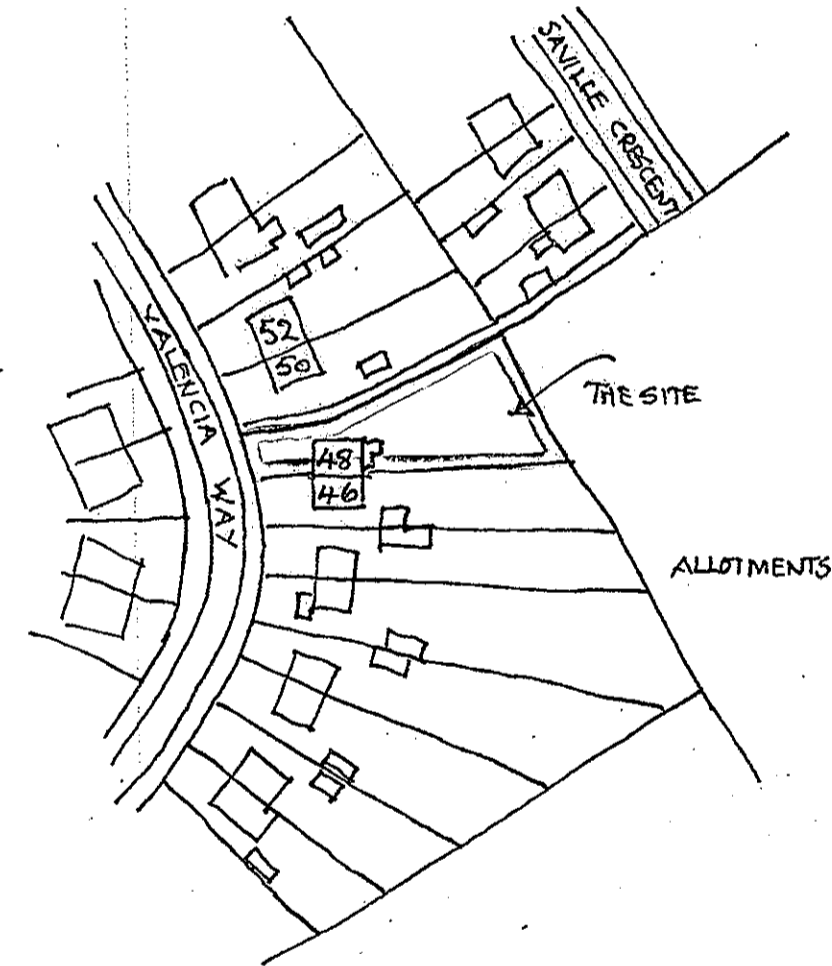
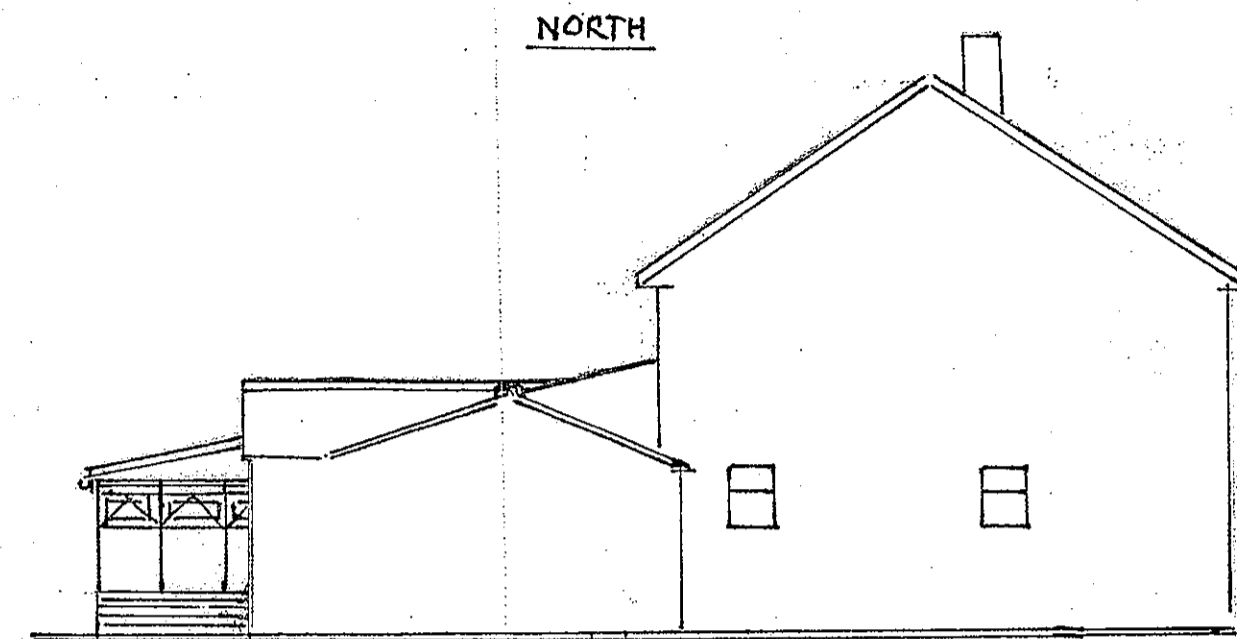
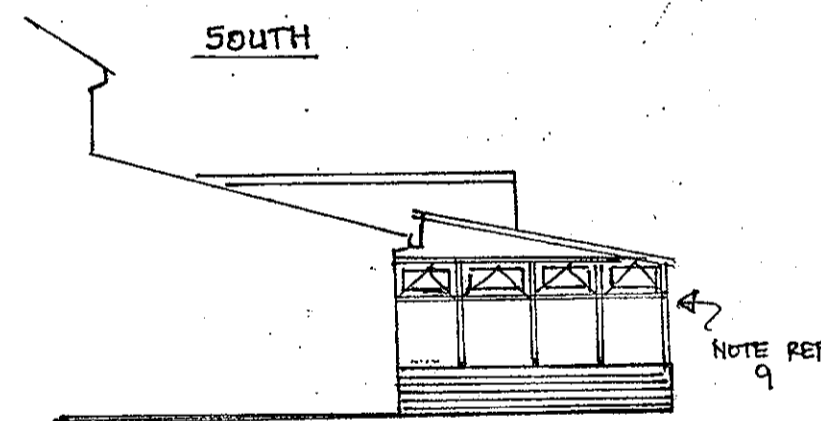
EXISTING & PROPOSED  
CONSERVATORY PLAN  
1:50

**GENERAL NOTES**

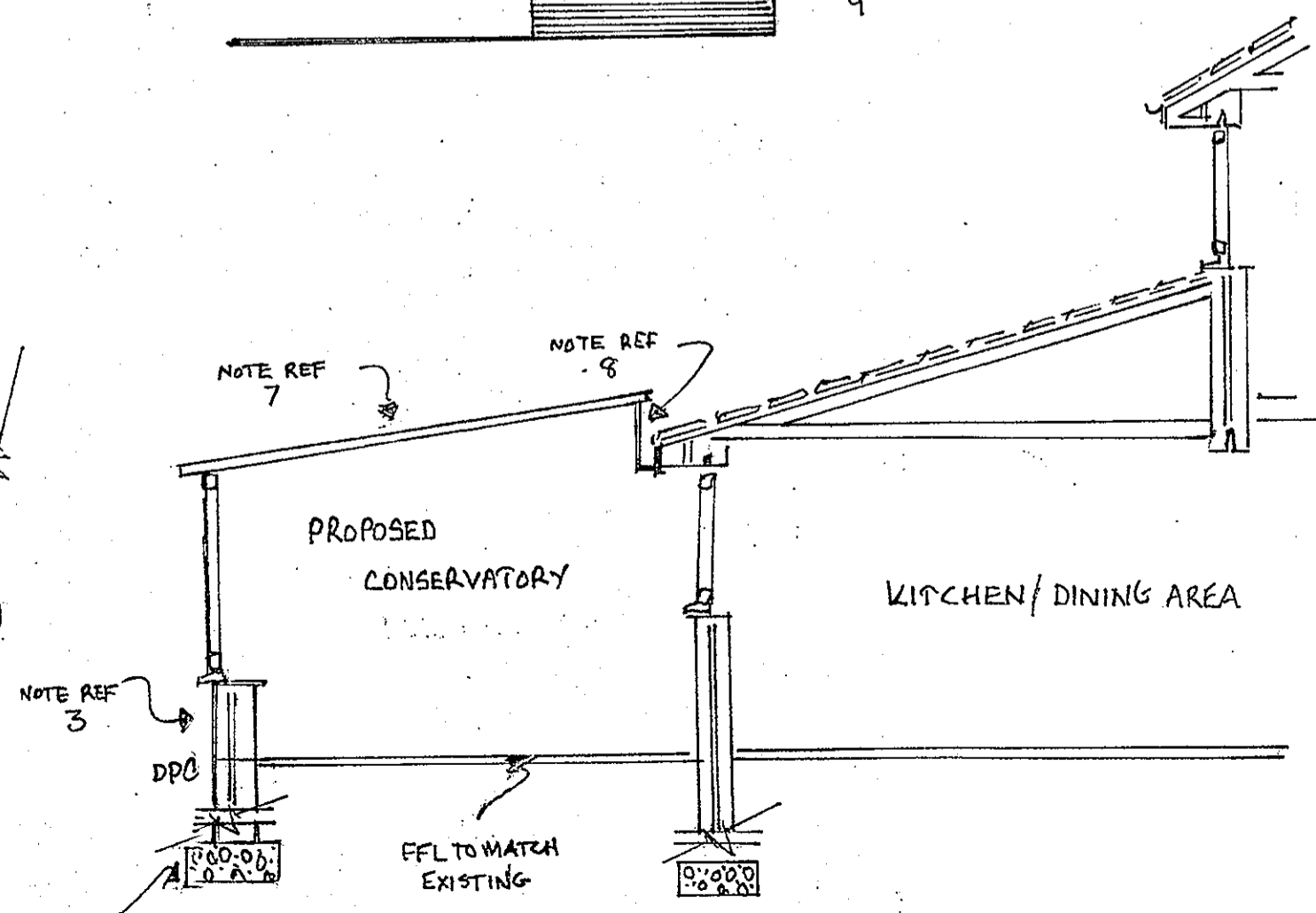
- Proposed conservatory to be constructed in white PVCu.
- 1. Heat retaining glass units.
- 2. Foundation depth to suit site conditions.
- 3. New brickwork to match existing.
- 4. 600mm brickwork to North elevation.
- 5. 600mm brickwork to east elevation.
- 6. 600mm brickwork to south elevation.
- 7. Glass roof structure finished in white PVCu.
- 8. Raised box gutter to suit minimum 5-degree roof pitch.
- 9. Obscure glass units to windows overlooking neighbour's property.
- Internal floor finish to match existing with electric underfloor heating.
- Internal walls in plaster finish.



PROPOSED ELEVATIONS  
1:100



LOCATION PLAN  
1:1250



SECTION AA 1:50

DWG No 48 REV 1	DATE: MAY 18	DRAWN BY Q3WINDOWS LTD
PROPOSED CONSERVATORY		
AT		
48 VALENCIA WAY ANDOVER HAMPSHIRE		
SP10 1JH		

## ITEM 10

---

<b>APPLICATION NO.</b>	18/01563/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	19.06.2018
<b>APPLICANT</b>	Paula Grant and Tim Abrahm
<b>SITE</b>	Minaki, Cattle Lane, Abbots Ann, SP11 7DT, <b>ABBOTTS ANN</b>
<b>PROPOSAL</b>	Two storey side extension
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Mrs Donna Dodd

Background paper (Local Government Act 1972 Section 100D)

---

### 1.0 INTRODUCTION

- 1.1 The application is presented to the Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Minaki is a two storey, semi-detached property located to the north west of Abbots Ann which benefits from off-street parking and a large garden to the front and side. To the rear of the property and set down at a lower level is Pillhill Brook and watercress beds. To the side of the property is an area laid to patio and a lower area of decking. The property is enclosed to the front with a post and rail fence. The property is outside of the settlement boundary of Abbots Ann.

### 3.0 PROPOSAL

- 3.1 The application seeks permission for a two storey side extension to provide an enlarged kitchen and dining room and an additional bedroom. The proposal would result in the removal of the existing single storey extension on the south east elevation. The proposed materials of the walls, roof, fascia and soffit and windows would match the external materials of the host property. The large wrap-around window on the ground floor would be finished in dark grey aluminium.

### 4.0 HISTORY

- 4.1 14/00596/FULLN - Relocation and replacement of oil tank – Permission subject to conditions and notes – 19.05.2014.

### 5.0 CONSULTATIONS

- 5.1 Environment Agency – No objection subject to informative.
- 5.2 Ecology – No objection subject to informative.

### 6.0 REPRESENTATIONS Expired 19.07.2018

- 6.1 Abbots Ann Parish Council – No objection.



## 7.0 **POLICY**

### 7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

### 7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM2: Settlement Hierarchy

COM11: Existing Dwellings and Ancillary Domestic Buildings in the Countryside

E1: High Quality Development in the Borough

LHW4: Amenity

E5: Ecology

T2: Parking Standards

## 8.0 **PLANNING CONSIDERATIONS**

### 8.1 The main planning considerations are:

- Principle of development
- The impact on the host property and the character of the area
- Landscaping
- The impact on neighbouring properties
- Ecology
- Impact on parking provision

### 8.2 **Principle of development**

Minaki is located in the countryside as defined in the RLP. RLP policy COM2 sets out that development outside the boundaries of settlements will only be permitted if it is appropriate in the countryside in line with the relevant policies or is essential for the proposal to be located in the countryside.

RLP policy COM11 is one of the relevant policies, and sets out that in the countryside proposals for extensions of existing dwellings or the creation and extensions of ancillary domestic buildings will be permitted provided:

- a) it is not used for any other purpose other than the incidental enjoyment of the existing dwelling or as a residential annexe to the dwelling.
- b) The size and design of the proposal would not be more visually intrusive in the landscape.
- c) The design of the proposal is in keeping with the existing dwelling.

The proposed extension would provide additional living accommodation for the occupiers of the dwelling and as such would be used for purposes incidental to the enjoyment of the dwelling in accordance with RLP policy COM11 criterion (a). Criteria (b) and (c) are assessed further in the next sections.

### 8.3 **The impact on the host property and the character of the area**

Cattle Lane has a verdant character with mature trees and hedgerows, and as such there would be limited public views of the proposed extension from access points along Cattle Lane.

The development would be located on a relatively spacious plot. This spaciousness would not be significantly reduced as a result of the scheme and the character of the area would be respected in this regard.

With regard to the two storey scale of the proposal, although this would represent a significant addition to the existing building, the proposed ridge height would be set below the main ridge of the host property. Additionally, the front and rear elevations of the proposed extension would be set in from the existing property line making the proposal subsidiary to the original property and not dominate in scale as required by Policy E1 of the RLP. The proposed eaves would match that of the existing property, and the angle of the proposed roof slope would replicate the existing roof angle and would ensure that the proposal appears as a complementary addition to the host property.

It is considered that the proposal would not be more visually intrusive in the landscape than the original property and would be in keeping with the existing dwelling with regard to b) and c) of policy COM11. It is therefore considered that the proposal would integrate, respect and complement the character of the area in terms of layout, appearance, scale and building style and as such comply with policy E1 of the RLP.

#### 8.4 **The impact on neighbouring properties**

Policy LHW4 states that development will be permitted if it:

- a) Provides for the privacy and amenity of its occupants and those of neighbouring properties.
- b) Provides for private open space in the form of gardens or communal open space which are appropriate for the needs of residents.
- c) Does not reduce levels of daylight and sunlight reaching new and existing properties or private open space to below acceptable levels.

The proposed extension would be located to the south-east of the property away from the attached property Awahnee. It is considered that there would be no adverse impact on the amenity of the occupiers of Awahnee in terms of privacy, outlook or loss of light and that the proposal would be in accordance with policy LHW4.

#### 8.5 **Water Management**

Part of the site is located in flood zones 2 and 3 and falls within the minor extension category of the Environment Agency (EA) standing advice. The standing advice for minor extensions sets out that the floor levels of the proposal should be no lower than the existing floor levels. The floor levels of the extension would match the internal floor levels of the existing property and therefore the proposal complies with the standing advice set out by the EA and Policy E7 of the RLP.

#### 8.6 **Ecology**

The application has been accompanied by a bat survey. The County Ecologist has confirmed that no evidence of bats were found in the survey and that there is limited potential for roost locations/access points within the application property. As such, it is considered that the proposal does not give rise to any adverse impacts on existing habitat or on-site ecology and is therefore in accordance with Policy E5 of the RLP.

## 8.7 **Impact on parking provision**

The site benefits from an existing access, driveway and a generous parking area, which are to be retained. The proposal would increase the number of bedrooms within the property from three to four. It is considered that the remaining driveway would provide for the three parking spaces required to meet the parking standards set out in Annex G of the RLP. As such the proposal complies with policies T1 and T2 of the RLP.

## 9.0 **CONCLUSION**

9.1 The proposal is considered acceptable, as it would integrate, respect and complement the character of the area. The privacy and amenity of the occupants and the neighbours would be provided for. The proposal is in accordance with Test Valley Borough Revised Local Plan 2016 policies COM11, E1, LHW4, E7, E5 and T2.

## 10.0 **RECOMMENDATION**

### **PERMISSION subject to:**

1. **The development hereby permitted shall be begun within three years from the date of this permission.**  
**Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers MCLO8EP, MCLO661FPP and MCL0104BP.**  
**Reason: For the avoidance of doubt and in the interests of proper planning.**

### **Notes to applicant:**

1. **In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
2. **Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
3. **This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Pillhill Brook, which is designated a main river. This was formerly**

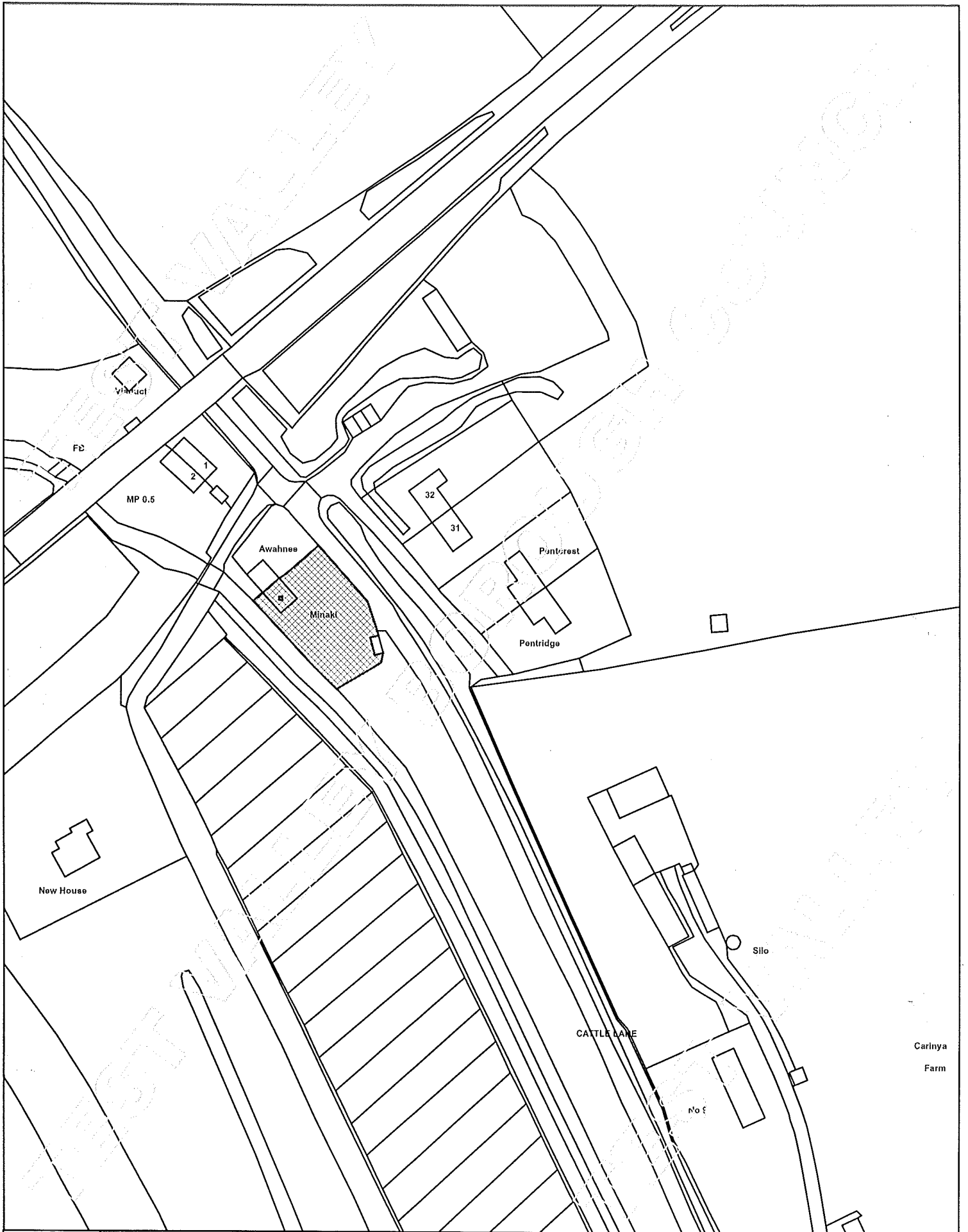
**called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:**

**<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>**

**Please be aware that the Environment Agency has up to two months to determine bespoke permit applications and the applicant is therefore advised to contact the local Environment Agency office as soon as possible to discuss making an application. A permit will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.**

**For any further advice, please contact your local Environment Agency FRA Permitting Office – [psohiow@environment-agency.gov.uk](mailto:psohiow@environment-agency.gov.uk)**

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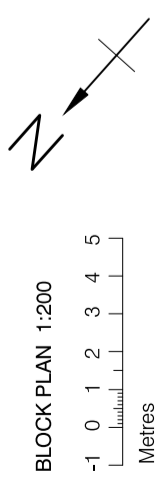
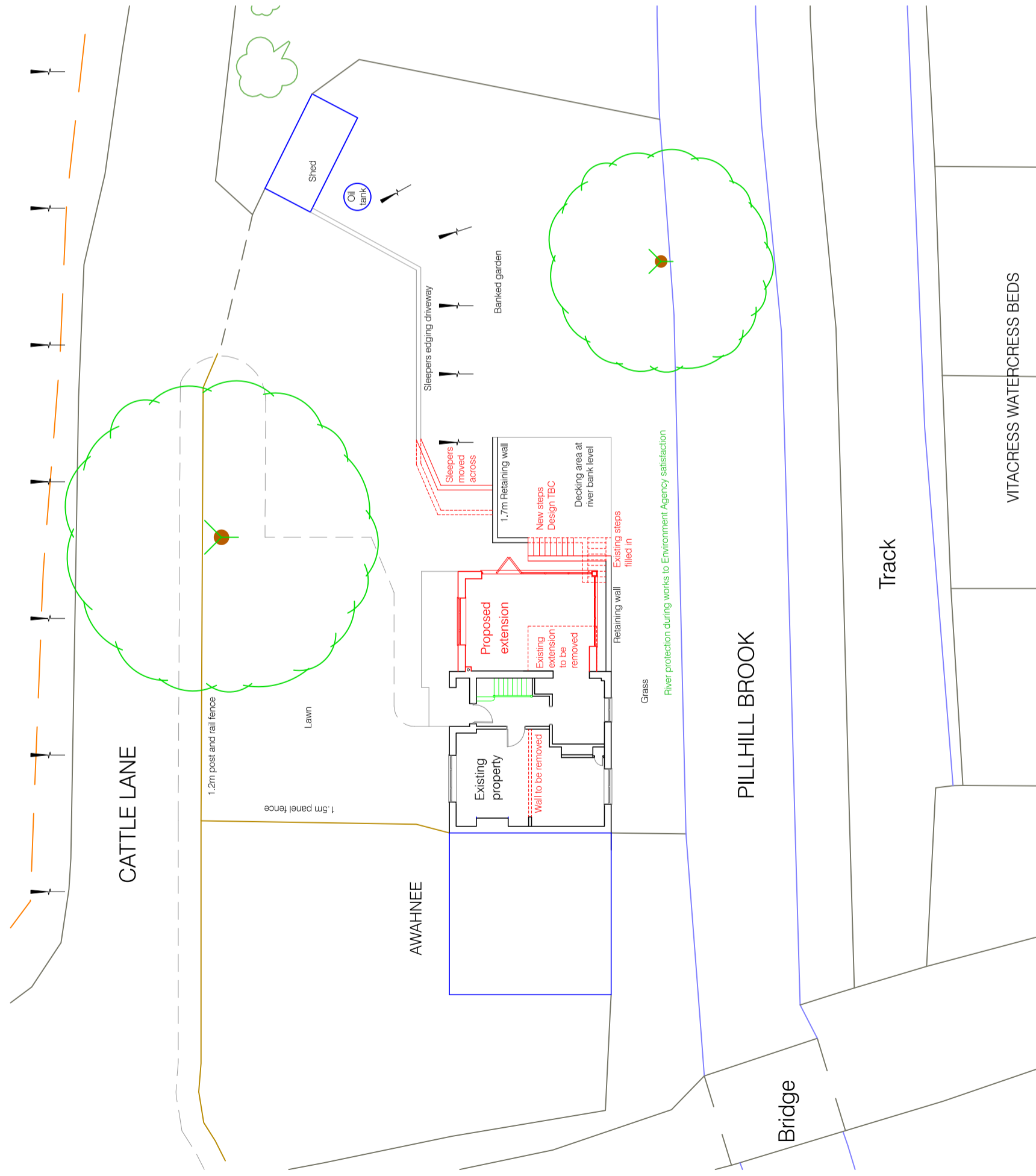


**Siteplan**

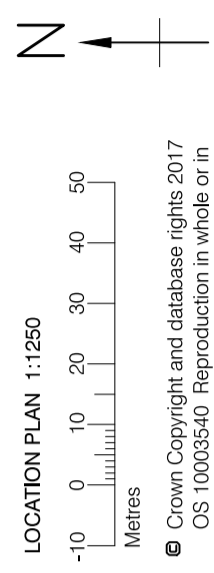
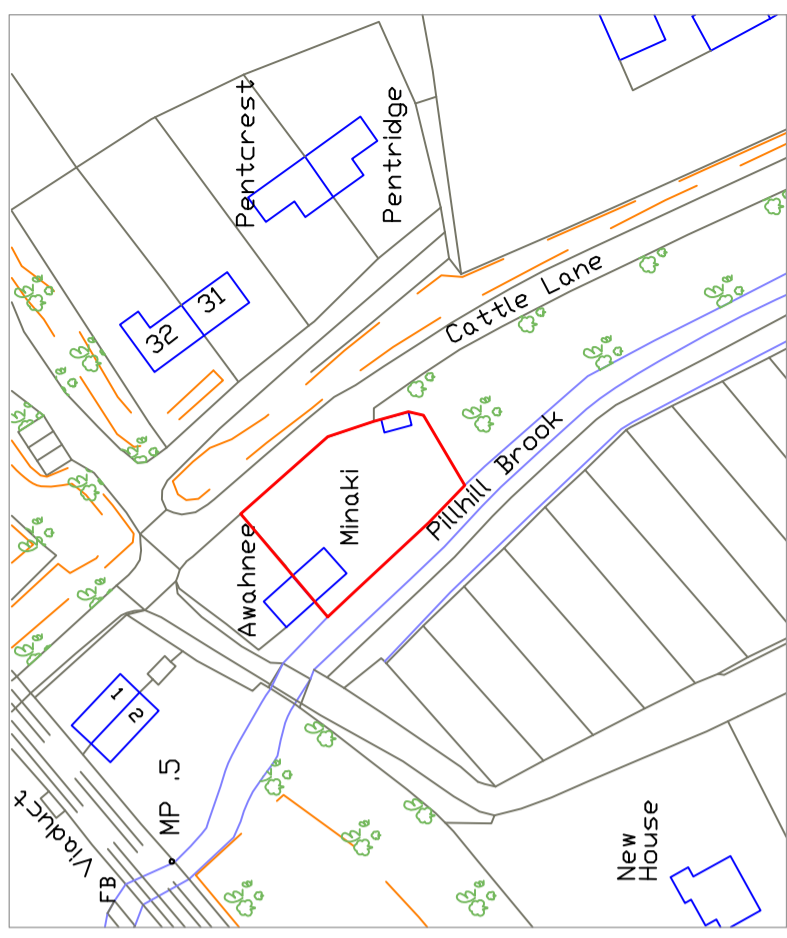


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BLOCK PLAN 1:200



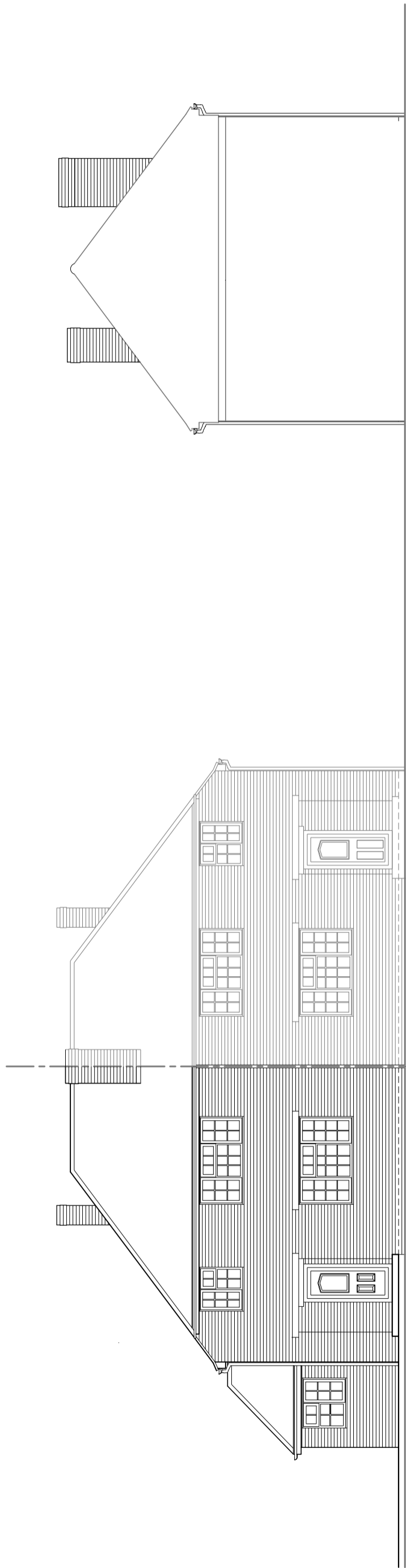
LOCATION PLAN 1:1250

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	01722 783296 hp@sarsendesigns.co.uk www.sarsendesigns.co.uk	CLIENT	Tim Abram and Paula Grant	TITLE	Block Plan, Location Plan	REVISION	
		PROJECT	Minaki, Cattle Lane, Abbotts Ann	DATE	16 June 2018	DWG NO.	MCL0104BP
				SCALE	1: 200 and 1:1250 @ A3		PLANNING ISSUE

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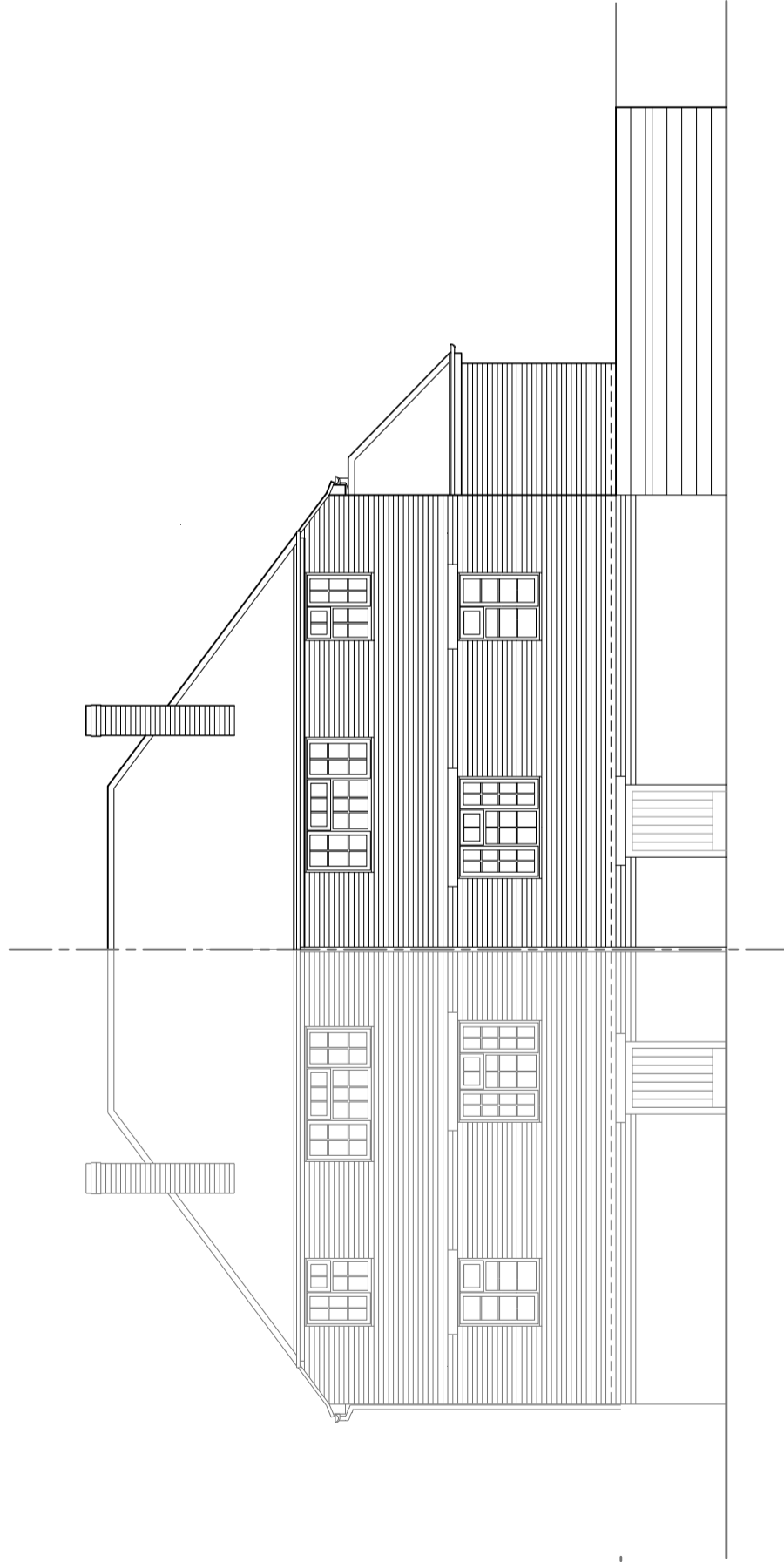
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North East Elevation

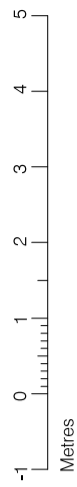
North West Elevation

**MATERIALS**  
 Walls - LBC Rustic antique brick.  
 Roof - Dark Terracotta plain clay tile.  
 Fascia and soffit - Upvc Black.  
 Windows - Upvc white.

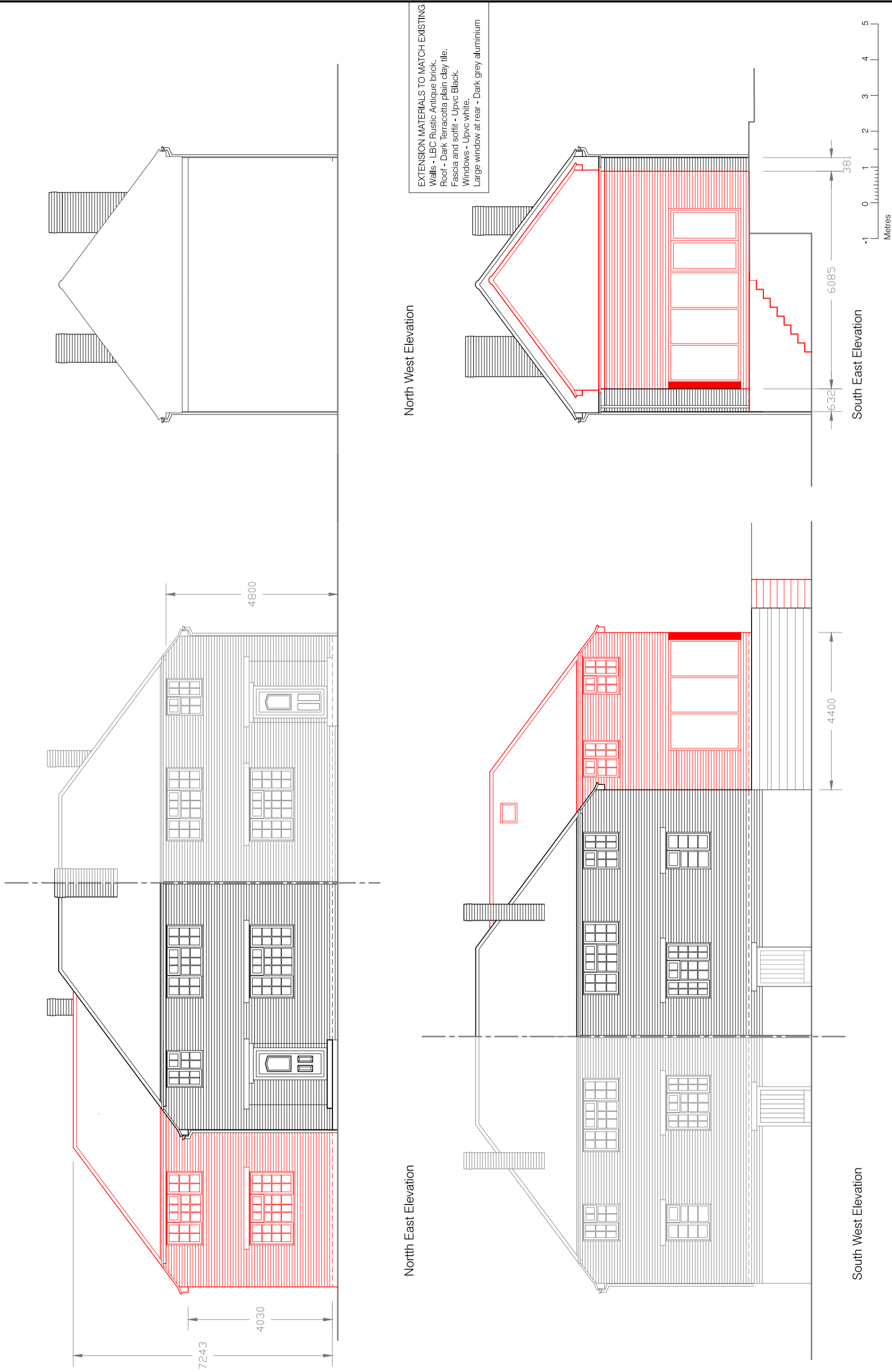


South West Elevation

South East Elevation



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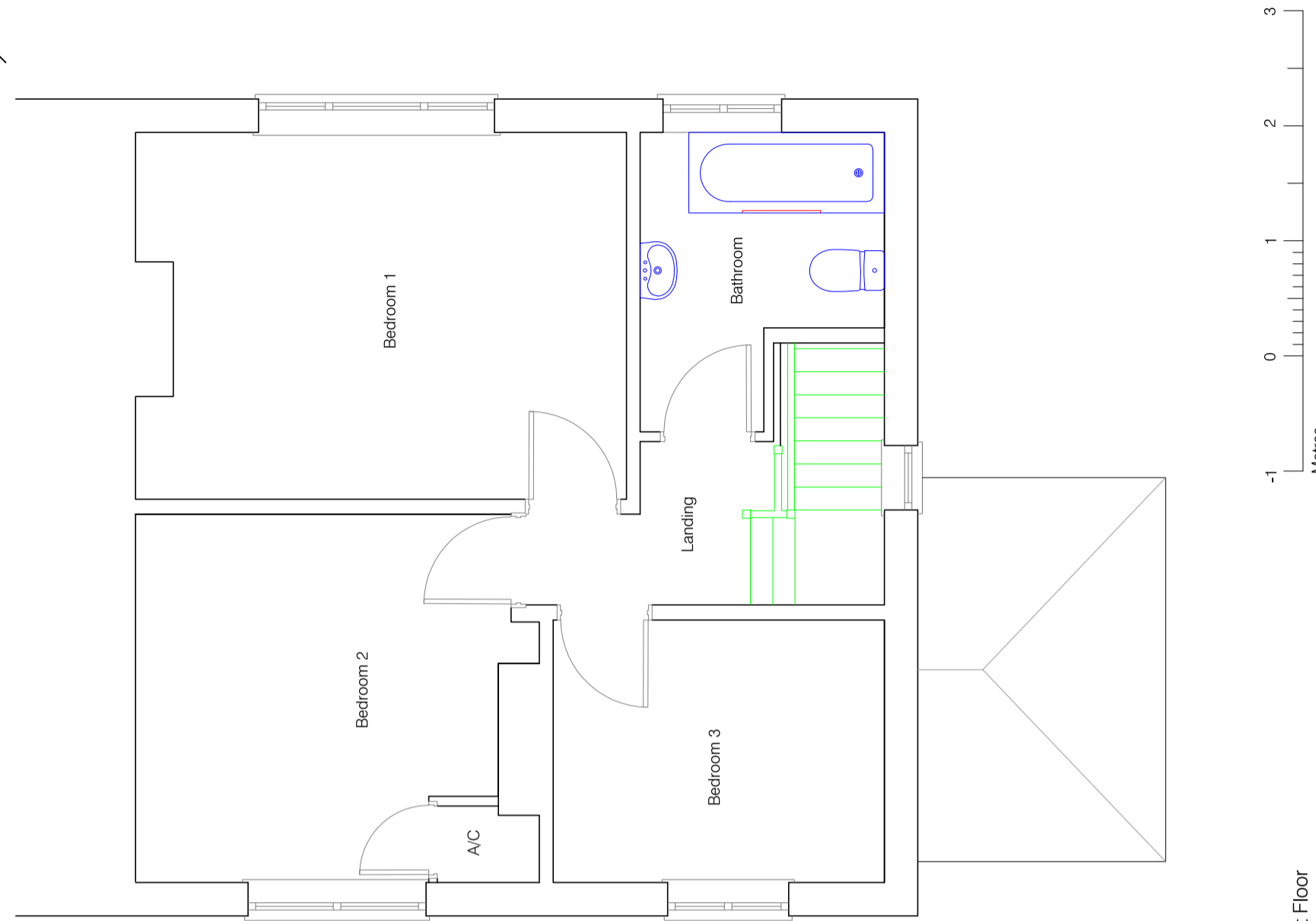
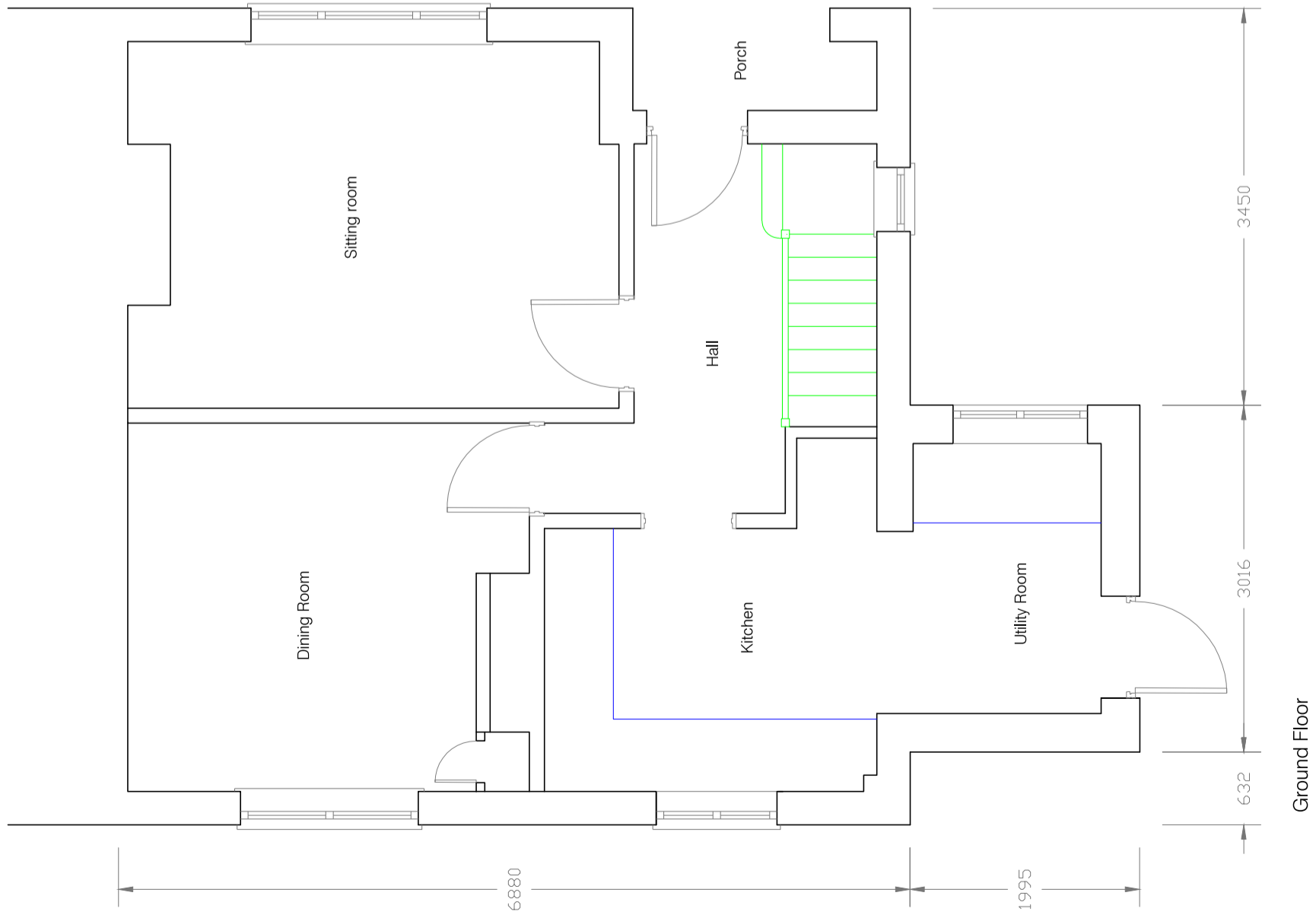
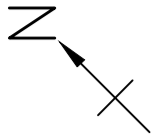


	0 1 7 2 2 7 8 3 2 9 6 hp@sarsendesigns.co.uk www.sarsendesigns.co.uk	CLIENT	Tim Abram and Paula Grant	TITLE	Elevations Proposed	REVISION	
		PROJECT	Minaki, Cattle Lane, Abbots Ann	DATE	25 May 2018	SCALE	1: 100 @ A3
		DWG NO.	MCL08EP				PLANNING ISSUE

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