

ITEM 8

APPLICATION NO.	18/01953/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	24.07.2018
APPLICANT	Mr and Mrs L. Ashford
SITE	Land Adjacent to Meadow View, Houghton, Stockbridge, SO20 6LT, HOUGHTON
PROPOSAL	Erection of a detached dwelling
AMENDMENTS	Shade and sunlight study; Ecology Survey. 02/08/2018. Exterior materials: Brick. 24/08/2018. Elevations amended 28.08.2018.
CASE OFFICER	Ms Astrid Lynn

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is presented to Southern Area Planning Committee at the request of a Member for the reason:

“due to the public perception that it is against the security of the copse on which a preservation order (or equivalent) was served”.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application is made in full on a 0.74 acre site located within the settlement of Houghton, within the Conservation Area. The site is south of Houghton Road, between the dwellings known as Mayfield House and Dianthus. Meadow View and South End Cottages are opposite the site, to the north of Houghton Road. Garden and pasture land outside the settlement lies, to the south east of the site. Beyond this is the River Test, a Site of Special Scientific Interest (SSSI). The route of the Clarendon Way, a Public Right of Way, passes the site to the north, along Village Road.
- 2.2 The site is the subject of a Woodland Tree Preservation Order, and contains trees and bushes. A single range of derelict pigsties and outbuildings are sited within this undergrowth, in the north of the site, with gable end to the road side, and a further small former building is indicated in the central area of the site.
- ### 3.0 PROPOSAL
- 3.1 The proposal is to construct a single detached dwelling. Indicative details for a package treatment plant, new access and entrance gates are included in the submission. The proposed dwelling is located in the northern end of the application site, in a main and smaller section connected by a glass link. The proposed dwelling would therefore have a number of roof levels and gables, and two chimneys. The proposed roofing material is handmade clay tiles. Exterior walls would be in hand made brick with a plinth in blue engineering bricks. The glazed link would also be erected on a plinth of blue engineering bricks.

- 3.2 The ground floor would comprise living rooms across the entire width of the main house. The first floor would comprise four en-suite bedrooms, and a dressing room for the master bedroom.
- 3.3 Plans depict a vehicular access opposite Meadow View, with entrance gates set back 6m from the road side. An on-site turning head and three parking spaces are proposed to the north of the proposed dwelling.
- 3.4 The roofline and footprint is varied, considered to represent a building which has grown organically over time.
- 3.5 Details for a Klargester sewage treatment tank are submitted, indicating their location in the driveway to the north of the proposed dwelling, 5m from the boundary with the garden to Mayfield.

4.0 **HISTORY**

- 4.1 17/02017/FULLS Demolition of existing buildings on site and construction of detached dwelling to include package treatment plant, new access and entrance gates. Refused 02.11.2017.
 - 1. The proposed single dwelling is a bulky single mass, considered intrusive and uncharacteristic, not well integrated into the area character, or the site which is subject to a Woodland Tree Preservation Order, detrimental to this woodland and the surrounding Conservation Area. The proposed dwelling house is considered bulky and unacceptably intrusive contrary to Test Valley Borough Revised Local Plan policies COM2 and E1.
 - 2. The site provides a green wooded area; subject to Woodland Tree Preservation Order, with mature trees visible from the Clarendon Way and from the Sheepsbridge, which crosses the River Test to the north of the site. It provides a verdant hedgerow alongside the Village street, characteristic of the Conservation area. The loss of a large part of this woodland and road side hedgerow is considered detrimental to the landscape character of the immediate area, contrary to Test Valley Borough Revised Local Plan policies COM2 and E2.
 - 3. Inadequate survey and mitigation information has been submitted in order for the local planning authority to conclude that the proposed development would not have an adverse impact on protected species. The proposed development is therefore considered contrary to policies COM2 and E5 of the Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations.
 - 4. The Bossington and Houghton Conservation Area is characterised by linking roadside hedgerows, such as that providing the roadside boundary for this application site, by this woodland, subject of a Woodland Preservation Order and by a number of roadside Listed Buildings, which retain local design pre-eminence in the street scene. The reduction of these distinctive village features arising from this proposed development is considered unacceptable and detrimental to the character and setting of the Conservation Area, a heritage asset and contrary to Test Valley Borough Revised Local Plan (2016) policies COM2 and E9.

5. Inadequate survey and mitigation information has been submitted in order for the local planning authority to conclude that the proposed development would not have an adverse impact on the amenity of future occupants of the proposed development, arising from potential overshadowing from the surrounding woodland. The proposed development is therefore considered contrary to policies COM2 and LHW4 of the Test Valley Borough Revised Local Plan (2016).
6. The eastward gable end windows for the development subject to this application are within 5m of the rear garden for Mayfield. Loss of privacy arising from this overlooking is considered detrimental to the amenity of Mayfield and its occupants, and contrary to Test Valley Borough Revised Local Plan (2016) policies COM2 and LHW4.

Plans associated with this refused application are included in the agenda paper as **Appendix A**.

- 4.2 17/01485/TREES Proposal works to trees as per schedule received. Objection. Woodland TPO. 10.10.2017.
- 4.3 17/02242/TPOS Carry out various tree works as described in survey schedule submitted with application. Part Consent, part refusal. 17.10.2017.
- 4.4 TPO.TVBC.1124 Trees within the boundaries of the woodland area opposite Meadow View and adjacent to Mayfield House, Houghton. 12.10.2017.
- 5.0 **CONSULTATIONS**
- 5.1 **Policy Officer**– No objection.
- 5.2 **Landscape Officer** – No objection subject to conditions concerning planting details, including implementation and subsequent management, and delivering on the front boundary hedge.
- 5.3 **Conservation and Design Officer** – No objection subject to conditions.
- 5.4 **Tree Officer** – No objections subject to conditions.
- 5.5 **HCC Ecologist** – No objection subject to a condition and notes.
- 5.6 **Highways Engineer** – No objection subject to conditions.
- 6.0 **REPRESENTATIONS Expired 24.08.2018**
- 6.1 **Houghton Parish Council – Objection** (Summarised):
 - No housing need for large dwellings. Test Valley has sufficient housing Land Supply. (HLS);
 - Village Design Statement and Neighbourhood Plan. (Not yet published).
 - Seeks to protect the last green spaces in the village.
 - Houghton and Bossington Conservation Document.

- The copse contains 'important trees and groups of trees'. It characterises the village as having distinctive features of interlinking hedgerows and listed buildings close by. The reduction of this distinctive village feature is unacceptable and detrimental to the character and setting of the Conservation Area, contrary to policies COM2 and E9.
- Woodland Preservation Order. This application would involve cutting down valuable trees, losing habitat for the village rookery and impacting on the biodiversity of the wood, thus contravening policy COM2 and E5.
- This development is on the site of the last woodland copse in the village.
- Landscape impact. The development would be visible from Sheepbridge and also lies adjacent to the Clarendon Way. Both are visited regularly by tourists and locals, who appreciate the area and the birdlife and wildlife.
- Development. There have already been significant developments approved by TVBC very close to the site. The area will have changed beyond recognition if the woodland were to be developed with the further loss of green and wildlife abundant spaces.
- Planning History. The Parish Council would like to draw attention to the notice of refusal for 17/02017/FULLS. The reasons for refusal are still applicable to this application.
- Houghton Parish Council objects to this proposal. It contravenes 6 policies of the Revised Local Plan.

6.2 **Forty letters of objection** have been received from occupants of properties in the village. These objections include:

6.3 Same refusal reasons as the 2017 refused case.

The reasons for refusal last year are still overwhelmingly relevant and the application should be refused again;

6.4 Out of character with landscape of the village-

- This development would have a negative impact on the character of this area of the village;
- A large dwelling in an acknowledged woodland;
- It will be totally out of sympathy with the character of the village;
- The Test Valley generally is a highly manicured area – any small pieces of land which are relatively unspoilt (some would say unkempt) are to be highly valued and protected;
- Villagers do not wish to be living in a suburban style community where all the green spaces and woodland have been built over loss of characteristic roadside hedgerow;

6.5 Biodiversity impact –

- Local residents would like to see the site remain a small wooded area;
- It would be a disaster if the wooded copse and wildlife were destroyed for yet another unneeded large property;
- A significant number of trees and other natural environment has been lost to other building works or still planned for this side of Houghton. This copse must be maintained to preserve the habitat and retain some semblance of the rural character of this part of the village;

- The area is so close to the river and it will have its own biological microcosm that should be protected;
- Would seriously affect the bio diversity of the wood which is presently home to the village rookery, has owls and bats in it as well as slow worms, all protected species:
- Loss of valuable green lung & habitat; loss of habitat for protected species;
- Loss of a significant and rare copse;
- Concerns expressed for the wellbeing of the Rookery and for bats in particular as well as owls and other protected species;
- How can you say that this application will protect or add to, bio-diversity and heritage?

6.6 Loss of defining characteristic of green spaces between properties. –

- Loss of a green space and interlinking hedgerow between listed buildings;
- Loss of a valuable green lung within the village;

6.7 Impact on views from PROW:

- Impacts on views from the Clarendon Way and Sheepsbridge, which are Public Rights of Way;

6.8 No housing need for a further luxury home in the village;

- Need for small affordable dwellings;
- TVBC has publicly states that it has sufficient land for housebuilding for the next 15 years
- There may be good reasons for social or affordable housing, but the current proposal appears to contribute absolutely nothing to the wellbeing of the village.

6.9 Over development –

- There is enough development in this end of the village;
- The village has had 28 new houses permitted in the last 3 years, half very close to the site;
- The large proposed dwelling is out of context;
- There are 3 derelict dwellings opposite the site – evidencing no need for this property’;
- In recent years the village has had its fair share of large properties being built and the rural village, country soul of Houghton is disappearing.
- The village has seen an approximate 18 -20% increase in houses in the past 5 years which has massively diminished the rural nature of the village;
- Uncharacteristic and not well integrated design.

6.10 Highways impact

Traffic generation, parking and safety.

6.11 Lack of amenities for new development

- Lack of light and sunlight - Little natural light arising from building a dwelling within a woodland, with related threat to fell trees subject to TPOs;
- The proposed property, whilst slightly smaller than the previous proposal, would still require the felling of a significant number of mature trees, and would inevitably lead to a gradual clearance of the whole site;
- The village lacks services for more development – doctors; public transport, internet, electricity outages every winter.

6.12 Drainage matters

Normal site conditions are boggy and it will probably be necessary to pile drive the plot to construct footings, with related impacts on the root systems of trees.

6.13 Loss of Woodland subject to a Woodland TPO -

- Would like someone to buy this and keep it maintained as a much needed wooded area this end of the village;
- Threat to fell arising from development in close proximity to mature trees;
- Miss Beales Copse was never residential, it has disused Pigsties on site and has been a woodland for 30 years;
- Loss of a unique small woodland;
- This particular instance will destroy the last piece of woodland in the village;
- It would involve cutting down a large amount of trees in the middle of the wood and would change the appearance of the wood and the conservation area forever contrary to policies COM2 and E1;
- It would be contrary to the Woodland Preservation Order to cut down mature trees that are visible from the Clarendon Way and Sheepbridge, changing the street scene and conservation area with changes to trees and hedges along the road;
- Little natural light arising from building a dwelling within a woodland, with related threat to fell trees subject to TPOs;
- The proposed property, whilst slightly smaller than the previous proposal, would still require the felling of a significant number of mature trees, and would inevitably lead to a gradual clearance of the whole site;

6.14 Design and the Village Design Statement (lodged with the TVBC)

- States that the land is a significant and rare copse which strongly reinforces the rural character of the village road;
- Building on this land would destroy beyond recognition the last woodland copse in the village.
- The reference to 19-22 south End Cottages, refers to cottages built in 1875 as an interpretation of the Kentish vernacular. Does copying this produce a Hampshire style?

6.15 Overlooking and loss of privacy

The positioning of the property means that the front of the house looks directly onto the front of our property with three bedroom windows facing directly into each other, and will adversely affect privacy contrary to policies COM2 and LHW4.

6.16 Impact on this part of the Conservation Area

- This part of the Conservation Area needs to retain this particular wooded area of land which has always had a lot of coppiced wood and large trees;
- the proposed building is out of character with the area;

6.17 Heritage impact - adverse Conservation Area impacts:

The site was owned and used by its original owners of Meadow View as a large vegetable plot, with a pig and pig sty, chicken and a few sheep. There was a long wooded barn alongside the road associated with the livestock.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework 2018(NPPF)

National Planning Practice Guidance (NPPG)

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

SD1 – Presumption in favour of sustainable development

COM2 – Settlement hierarchy

COM7 – Affordable Housing

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

T1 – Managing movement

T2 – Parking standards

7.3 Supplementary Planning Documents (SPD)

Bossington and Houghton Conservation Area 1990.

7.4 Other

Draft Houghton Neighbourhood Plan (Area designation 13.06. 2017).

8.0 **PLANNING CONSIDERATIONS**

8.1

- The main planning considerations are:
- The principle of development
- Heritage impacts -Conservation Area; Listed Buildings; Archaeology
- Landscape character impact
- Biodiversity Impact
- Design
- Amenity impact
- Highways Impact: Village Road and Clarendon Way
- Drainage impact

8.2 **The principle of development**

The development is located within the settlement boundary of Houghton as set out in the Revised Borough Local Plan 2016. (TVBRLP). Policy COM2 of the TVBRLP states that the principle of development will be permitted provided that it is appropriate to other material planning considerations. Therefore in principle, the development proposal is acceptable. It is not necessary for the applicant to demonstrate, for the purpose of complying with Policy COM02 in this instance that there is a need for the dwelling (“luxury” or “affordable”). Other material considerations are now addressed.

8.3 **Heritage impacts**

Heritage impacts include impacts on the Houghton and Bossington Conservation Area, adjacent listed buildings and on archaeology. Heritage matters are addressed within TVBRLP policy E9: Heritage, which requires development proposals affecting heritage assets to make positive contributions to sustaining or enhancing the significance of the heritage asset, and requires that development proposals are informed through an assessment proportionate to its significance.

8.4 Houghton and Bossington Conservation Area is characterised by key features, including:

- A dispersed linear settlement with hedgerows linking elements between groups of dwellings.
- Important open areas to the east adjacent the River Test.
- Characteristic local estate cottages.
- Views eastwards across the valley of the River Test and from footpaths on the western village edge.

8.5 The key feature characteristic of the Conservation Area on this site is the hedgerow along the road frontage, providing a key linkage for this part of the dispersed linear settlement between Mayfield with Dianthus on the east of the Village Road and dwellings further south. The Woodland is also the remaining woodland in the village, and considered focal within the Conservation Area. The views towards this site are predominantly from the Village Street, Clarendon Way and the Sheepsbridge. It is not currently possible to view the river from within the site, due to its well vegetated Woodland nature.

8.6 The application is submitted with a current Heritage and Townscape Statement, (RMA Heritage, July 2018). This concludes that though recently designated as woodland by the Council, historic research reveals that the site was until relatively recently managed and developed at its northern end, with the site becoming overgrown in recent years. This report suggests that the proposed development would reinforce the historic linear settlement pattern of the village, and will allow the site to retain its treed character.

8.7 The proposal provides a reinstated boundary hedgerow and retains all the southern part of the woodland. The Council’s Conservation and Design Officer, the Landscape Officer, and the Tree Officer raise no objection to the proposal. Notably, due to the on-site mature trees, and planned retention, and supplemental planting, the development would not provide new views through

the site to the River Test or Sheepsbridge. Conversely the public appreciation of built development on the site when viewed from the Clarendon Way as one approaches and leaves the Sheepsbridge will also be minimised. The reduction in built form on the site (compared to the refused scheme) and the resultant dwelling appearing in the context of similarly scaled existing dwellings in this vista would, it is considered result in a more sympathetic form of development that would complement the character and appearance of the area.

Proposed development 18/01953/FULLS	Refused development 17/002017/FULLS
11m maximum width	13m maximum width
24m length	24m length
No cellar	A cellar 10.5m X 9m
Ridge height varies 7.3m, 7.8m & 8m	Ridge height 8.2m
Single storey utility 3m from southern boundary	Two storey dwelling 3m from southern boundary
Sewage treatment plant to the north east of the proposed dwelling	Sewage treatment plant to the south of the proposed dwelling
Handmade brick exterior elevations	Through render exterior walls
Blue engineering brick plinth	Natural coloured sandstone plinth

The table above clarifies the differences between the two applications on site. The reinstatement of the roadside hedgerow, the tree management proposal and the tree planting discussed in depth further below, are also considered an enhancement of the site’s rural and wooded setting. In combination, these aspects are considered to result in a neutral impact on the setting of the Conservation Area, thereby preserving the character and appearance of the area. The development is considered acceptable and in accord with TVBRLP policy E9.

8.9 Listed Buildings

The application site is adjacent to a number of listed dwellings. These include Lavender Cottage, Rowans, Thatch Cottage to the south, and Houghton Farm House slightly further north, all listed Grade II and adjacent to the Village Road. Houghton Farm House is a significant former farmhouse, containing the former Village Reading Room, and is considered to have a street presence, with its large focal chimneys and concrete render exterior. The other adjacent listed buildings are well proportioned two storey dwellings, with low eaves, characteristic of estate dwellings of the village.

8.10 These properties have some prominence in the street scene, they are all visible from the Village Street, and are all characteristic of the Estate Cottages of the Conservation Area. It is considered important that they retain their prominence in this Conservation Area. The proposal is for a two storey dwelling house adjacent the Village Street. It will, by virtue of the existing, proposed planting, and the scale, massing and relative detailing that the proposal includes, will have limited visibility in the public domain. Consequently, the views to and from these Listed building from the development would, it is considered, be limited such that the setting and character of these buildings will be preserved, in accordance with policy E9 of the TVBRLP.

8.11 Archaeology

The development is located within the historic core of the village, however, the scale is considered limited in archaeological terms, and raises no archaeological issues.

8.12 **Landscape character impact/Impact on Trees.**

Landscape character is addressed within TVBRLP policy E2: Protect, conserve and enhance the landscape character of the Borough. This requires development proposals to protect, conserve and enhance landscape character. An assessment of the related impact arises from the existing character, and how or if, this character is protected, conserved or enhanced.

8.13 The character of the site arises from its woodland nature and road side hedgerow which are seen in the context of the surrounding Conservation Area, with views of the site immediately adjacent from the Village Street, and more distantly, from the Clarendon Way and the Sheepsbridge. The site provides a green wooded area, designated with a Woodland Preservation Order. Mature trees on the site are visible from some distance on the Clarendon Way and from the Sheepsbridge, crossing the River Test to the north of the site, and from the road in front. The site is therefore considered of some landscape significance.

8.14 The application is supported with a Landscape and Visual appraisal Report, (WH Landscape Consultancy Ltd July 2018), which concludes that the proposed development will have no adverse effects on the key characteristics or descriptions of the site and surrounding landscape; such that the type of development proposed does not represent a key issues facing any of the relevant character types or areas. Mitigation measures proposed would integrate the proposed development into the landscape, and would also provide landscape enhancements to the sites landscape structure, in particular the boundary hedgerows and remaining woodland.

8.15 The submitted Tree Survey, Arboricultural Impact Assessment and an Arboricultural Method Statement, dated 1st September 2017, (Barrell July 2018), identify that the trees subject to removal are either of low or moderate category classification, and none form significant skyline features. The report concludes that although the proposed changes will affect trees, subject to appropriate protective measures, the development will have no adverse impact on the contribution of trees to the character in the wider setting. The Tree Officer has discussed this application at length and raises no objection.

8.16 The Tree Survey and Protection Plan submitted, provides an idea of the extent of tree work proposed. Thinning of the woodland is proposed, providing some woodland management. The trees on site have been graded A-C according to the British Standard 5837. This classification provides an indication of the quality of the trees in Arboricultural terms where Grade A represents “High Quality”, Grade B “Moderate quality” and Grade C “Low quality”. A number of both grade B (3no) and grade C (14no.) trees are shown for removal and a number of Grade B (3no.) and Grade C (3no.) shown for pruning. The report also indicates that it is the intention to provide a total of 16no. New heavy

standard trees. The Council's tree officer raises no objection to the way in which the trees have been classified, the extent of the tree work/removal or of the nature of the proposed planting to accompany the proposed development. It is considered that the proposed planting plan and the works proposed to the existing trees on site will enable the development to be accommodated on this site without significant detriment to the character and appearance of the area. Indeed the proposed planting will, once properly managed, help in continuing to contribute to a woodland setting to the village. The proposal is therefore considered in accord with the appearance of the immediate area and the landscape character of the area within which it is located, and in accord with TVBRLP policy E2.

8.17 Biodiversity Impact

Biodiversity impacts are addressed within TVBRLP policy E5: Biodiversity, which requires development proposals to conserve and where possible, restore and or enhance biodiversity.

8.18 The submitted report, (Aluco, July 2018), provides all ecological mitigation requirements, and matters arising can be conditioned. The application is therefore in accord with TVBRLP policy E5.

8.19 Design impact

Design is assessed within TVBRLP policy E1: High quality development in the Borough. This requires development to be of a high quality in terms of design and local distinctiveness, including integrating, respecting and complementing local area character.

8.20 Locally distinctive aspects of design include estate cottages, with relatively low eaves, varied rooflines and low ridgelines.

8.21 The proposed single dwelling appears to have a ridge height similar to those of adjacent properties, particularly Meadow View, Maybury and Southend Cottages. This can be ensured by the application of a levels condition in the recommendation. The proposed development now includes elevational treatment and detailing (see paragraph 8.8), that is considered sympathetic to the settlement.

8.22 The Village Design Statement has not been adopted, therefore the points raised by third parties in this respect, cannot be substantiated. The dwelling would appear as one that has evolved over a period of time. The main part of the dwelling runs perpendicular to the road, with a 'side extension' running parallel to it. This provides an opportunity to break the overall massing of the building up, compared to the previously refused scheme and utilising varied rooflines ensures the building's impact on its surroundings is comparable to those in the vicinity. As previously discussed, when the dwelling is seen in the context that some existing vegetation is maintained, that additional planting is proposed, and that a condition is added to ensure the long term maintenance of the plot in woodland management. The overall design of the dwelling is therefore considered well integrated into the Conservation Area character, carefully adding a well concealed but spacious dwelling within the woodland setting, and considered in accord with TVBRLP policy E1.

8.23 Amenity impact

Amenity impact is assessed within TVBRLP policy LHW4: Amenity, which assesses impact on light, sunlight, privacy and related matters. There are two elements to the consideration of these issues. Firstly, the amenity of future residents of the development and secondly, the impact of the proposal on the amenity of existing neighbouring properties.

8.24 Light and sunlight.

The proposal indicates the retention of trees around the dwelling. The application is also accompanied by a Daylight and Sunlight Study, (Right of Light Consulting, July 2018). This report, partly submitted to address concerns under the previously refused planning application and the degree to which light might affect to future occupants of the property, indicates that adequate daylight and sunlight is achieved with this development proposal, in accordance with BRE standards. No detrimental associated loss of light or sunlight derives from the proposal for the neighbouring property, due to the location of the development, at this distance from Mayfield It is therefore considered that the proposal accords with TVBRLP policy LHW4: Amenity in terms of light and sunlight.

8.25 Visual impact of the Sewage treatment plant

The sewage treatment plant location would be approximately 5m from the garden to Mayfield. The siting of the sewage treatment plant would require some ground clearance and access arrangements, however, the resulting slightly raised disc at ground level within the car park and turning area, is not considered to result in an adverse impact to the amenity of either the future residents of the development or of neighbouring properties.

8.26 Privacy and overlooking

The only dwelling adjacent is Mayfield. The development would clearly introduce a new dwelling about 50m from Mayfield house itself and about 15 from the front garden of Mayfield. These distances are not considered such that any detrimental amenity impact arises from the development, to the front or side elevations of Mayfield. No windows are proposed on the boundary to the rear garden of Mayfield, and no other overlooking issues arise.

8.27 With a 50m distance between Mayfield and the proposed dwelling house, it is considered that no significant detrimental loss of privacy or overlooking arises for the occupants of the future development from occupants of Mayfield.

8.28 Highways Impact:

Highways impact is assessed within TVBRLP policies T1: Managing Movement and T2: Parking Standards. These require appropriate provision of access and parking and turning areas.

8.29 The access/egress point into the site is clearly indicated on the submitted drawings. Adequate visibility splays are provided to ensure a safe means of accessing and egressing from the development. The point of access leads into an area dedicated to the parking and manoeuvring of cars. The space available can accommodate the required car parking spaces to serve the dwelling (as per the parking standards in the TVBRLP). The proposal would not, subject to appropriate conditions, therefore give rise to acceptable solution with regard to highway safety.

8.30 Drainage impact

Drainage and water management matters are addressed in TVBRLP policy E7: Water Management. This requires development to not result in deterioration of water quality, nor to result in risk in terms of ground water quality or flooding

8.31 The submission is made with indicative details of a Sewage Treatment Plant, (STP). The siting of the STP is indicated on submitted plans, and final, technical details would be dealt with at Building Control stage.

8.32 The development is required to be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency as set out in part G2 of Building Regulations 2015. This is in the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016. This requirement can be provided for within a condition.

8.33 Subject to a condition in respect of water consumption at the property, to ensure compliance with TVBRLP policy E7 Water management, the proposal is considered to accord with this Policy.

8.34 Other matters

While noting that Houghton has been designated as a Neighbourhood Plan Area, a Neighbourhood Plan has not been adopted at this moment in time. Consequently no weight can be afforded to this matter in the determination of this application. Likewise, The Houghton Village Design Guide is in draft form, and has not been adopted. Consequently little weight can be afforded to this draft document.

9.0 CONCLUSION

9.1 The proposed dwelling is considered to represent an acceptable form of development for this site and accords with the relevant policies of the TVBRLP. The applicant has responded to the previously refused scheme by reducing the overall scale, massing and appearance of the dwelling and utilised 'visual' (roof heights, eaves height, materials etc) and 'physical' measures (recessing the 'extension' from the front face of the dwelling) to achieve this. The proposal is accompanied by details of proposed tree loss, and suitable replacement planting to maintain a visual, woodland contribution to the Houghton street scene following construction. Achieving these measures is important to not only to preserve the character and appearance of the Conservation Area, but also assist in integrating the new dwelling into the street scene. Subject to appropriate conditions securing both planting and long term maintenance of the wooded area the proposal preserves the character and appearance of the Conservation Area, and assists in preserving the setting of nearby Listed buildings.

9.2 The proposal is also acceptable with regard to highway safety, the amenity of nearby neighbours, and the amenity of future occupants of the dwelling, biodiversity matters, drainage and water supply, in accordance with the policies of the TVBRLP. The proposal is considered acceptable.

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: 16/291/02 Rev. G; 16/291/03 Rev. H; 17347-BT7.
Reason: For the avoidance of doubt and in the interests of proper planning.
3. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.
4. No development shall take place above DPC level of the development hereby permitted until Woodland Management Plan, and a schedule of implementation and maintenance for a minimum period of 20 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. Development shall be carried out in accordance with the approved schedule.
Reason: To ensure the provision, retention and maintenance to a suitable standard of approved woodland to maintain and enhance the appearance of the site and enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E2.
5. Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be undertaken in accordance with the approved details.
Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E9.

- 6. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.
Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.**
- 7. At least the first 6 metres of the access track measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material prior to the use of the access commencing and retained as such at all times.
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**
- 8. Any gates shall be set back at least 6 metres from the edge of the carriageway of the adjoining highway and the access shall be splayed at an angle of 45 degrees from this point to the edge of the highway.
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**
- 9. Prior to the first occupation of the building hereby permitted, the car parking space(s), turning and manoeuvring area shall be constructed, surfaced and laid out in accordance with the approved plans. The area of land so provided shall be maintained at all times for this purpose.
Reason: To ensure sufficient off-street parking has been provided and in the interest of highways safety in accordance with the Test Valley Revised Local Plan 2016 Policies T1 and T2.**
- 10. Prior to the commencement of development full details of the layout for the parking and manoeuvring on site of contractor's and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of development and retained for the duration of the construction period.
Reason: In the interest of highway safety and in the interest of protecting Trees subject to a Woodland Preservation Order in accordance with Test Valley Borough Revised Local Plan (2016) Policies T1 and E2.**
- 11. Prior to the commencement of development the visibility splays, reference Plan 16/291/03 Rev. H shall be provided. Nothing within the approved visibility splays shall exceed 1 metre above the level of the adjacent carriageway (including the land level and any walls, fences and vegetation). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) these visibility splays shall be maintained in accordance with the above details at all times.
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**
- 12. Development shall proceed in accordance with the measures set out in section 6.1 'Mitigation' of the Ecological Assessment- Interim Report Land at Meadow View, Houghton' (Aluco Ecology, June 2018).**

Reason: To avoid impacts to protected and notable species and to conserve and enhance biodiversity in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.

- 13. All works to existing trees, together with the provision of new tree planting, and new boundary hedging (including the new hedge along the road frontage of the dwelling) shall be carried out in accordance with the details contained in Drw.No.17347-BT7 (Barrell Tree Consulting) prior to first occupation of the dwelling hereby permitted.**

Reason: To ensure that only appropriate works to the trees identified on this plan are undertaken, and that suitable planting takes place on-site in a timely manner, to ensure an appropriate tree cover remains following construction of the new dwelling, to protect the character and appearance of the Conservation Area in accordance with Policy E9 of the Test Valley Borough revised Local plan (2016).

- 14. Prior to development taking place tree protective fencing shall be erected in accordance with the details contained in Drw.No.17347-BT7 (Barrell Tree Consulting), the “Arboricultural Assessment and Method Statement” (Ref: 17347-AA6-PB), and the report “Manual for Managing Trees on development sites” (Barrell Tree Consulting). The tree protective measures shall be retained on site for the full duration of the construction activity.**

Reason: To ensure that suitable tree protection has been erected prior to work being undertaken on site to minimise the chance of accidental damage to trees, and that appropriate tree cover remains following construction of the new dwelling, to protect the character and appearance of the Conservation Area in accordance with Policy E9 of the Test Valley Borough revised Local plan (2016).

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. Birds' nests, when occupied or being built, and the widespread species of reptile receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can**

only recommence once the nest becomes unoccupied of its own accord. Reptile habitat such as compost heaps should be carefully cleared by hand during warmer months as if hibernating reptiles are disturbed they will die. Any reptiles revealed should be moved to adjacent retained rougher / boundary habitat or allowed to move off of their own accord.

- 3. 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.**
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