



Update Paper

Southern Area Planning Committee

Date: Tuesday 11 December 2018

Time: 5.30 pm

Venue: Main Hall, Crosfield Hall, Broadwater Road, Romsey, Hampshire,
SO51 8GL

Southern Area Planning Committee

Tuesday 11 December 2018

The purpose of the report is to provide information on planning applications which has been received since the agenda was printed.

Report of Head of Planning

1. Background

- 1.1 Reports on planning applications are prepared for printing on the agenda some 10 days before the date of the Committee meeting, but information and representations received after that time are relevant to the decision. This paper contains such information which was received before 10:00 am on the date of the meeting. Any information received after that time is reported verbally.

2. Issues

- 2.1 Information and representations are summarized but the full text is available on the relevant file should Members require more details. The paper may contain an officer comment on the additional information, amended recommendations and amended and/or additional conditions.

7. **18/02443/FULLS (REFUSE) 19.09.2018** **10 – 36**
SITE: Linden House Cottage, Linden Road,
Romsey, **ROMSEY TOWN (ABBEY)**

CASE OFFICER: Graham Melton
8. **18/02442/LBWS (REFUSE) 19.09.2018** **37 - 62**
SITE: Linden House Cottage, Linden Road,
Romsey, **ROMSEY TOWN (ABBEY)**

CASE OFFICER: Graham Melton

APPLICATION NO.	18/02443/FULLS
SITE	Linden House Cottage, Linden Road, Romsey
COMMITTEE DATE	11 th December 2018
ITEM NO.	7
PAGE NO.	10 – 36

1.0 VIEWING PANEL

- 1.1 A viewing panel was held on Friday 7th December at 14:00 with Councillors Anderdon, Bailey, Bundy, Collier, Cooper, A. Dowden, C. Dowden, Finlay, Hurst and Richards. Apologies were received from Councillors Adams-King, Baverstock, Hatley, Hibberd, Jeffrey and Ward.

2.0 REPRESENTATIONS

- 2.1 Subsequent to the agenda report, 1 letter of representation was received in support of the proposal and is summarised as follows:

- The proposed addition will create less than significant harm to the listed building and the surrounding environment.
- It will mirror the L-shape of Linden House and has been designed to be subservient to Linden House, in keeping with smaller Linden House Cottage.
- The look and feel of the proposal will balance the overall property and is in keeping with the same bricks using similar windows.
- The proposed addition will remove most of the porch added in 2006 and will tie in and hide the remainin portion of the porch, creating a more appealing view from the garden and enhancing the property.
- Linden House and Linden House Cottage have evolved over time based upon the needs of the homeowners, and the current occupants have outgrown the current bedroom and living space.
- The proposed addition will meet the family of occupants needs long into the future.
- Proposed changes will further enhance the property and do not create significant harm.
- Attached photographs demonstrate that the proposal will not harm the surrounding environment and will mirror existing L-shape property.
- Application site's boundary walls and trees will obscure proposal from views available on The Harrage and The Hundred.

3.0 AMENDMENTS

- 3.1 Recommendation amended to include reference to Policy COM2 only.

4.0 RECOMMENDATION

REFUSE for the reasons:

1. **The proposed development to the existing dwelling, due to the harm caused by the loss of historic fabric, the alteration to the existing linear built form and the visual impact on the overall character of the listed building and conservation area, would not make a positive contribution to sustaining or enhancing the significance of the heritage asset in accordance with Policies E9 and COM2 of the Test**

Valley Borough Revised Local Plan (2016). Furthermore, the harm (less than substantial) of the proposed development would not be outweighed by any public benefit, as required by Policies E9 and COM2 of the Test Valley Borough Revised Local Plan 2016 and paragraph 196 of the National Planning Policy Framework 2018.

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.**

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