

7. **19/00133/FULLN (PERMISSION) 21.01.2019** **10 – 26**
SITE: Balsbury House, Balsburys Hill, Upper Clatford
SP11 7LW, **UPPER CLATFORD**

CASE OFFICER: Miss Katherine Dowle

8. **19/00048/FULLN (REFUSE) 10.01.2019** **27 – 33**
SITE: 100 Olympic Park Road, Andover, SP11 6RY,
ENHAM ALAMEIN

CASE OFFICER: Miss Katherine Dowle

APPLICATION NO.	19/00133/FULLN
SITE	Balksbury House , Balksbury Hill, Upper Clatford, SP11 7LW, UPPER CLATFORD
COMMITTEE DATE	18 April 2019
ITEM NO.	7
PAGE NO.	10-26

1.0 VIEWING PANEL

- 1.1 A viewing panel was held at 9am on Wednesday 17th April 2019. Those present were Councillor Budzynski, Councillor Cockaday, Councillor Flood and Councillor Borg- Neal.
- 1.2 Apologies were received from Councillors Stallard, Preston, Neal, Hawke, Lovell and Mutton.

2.0 PLANNING CONSIDERATIONS

2.1 Impact on amenity

There is a change in levels on the site and across adjoining land with land levels rising in a northwards direction. If the proposed garage were to be built at an elevated level then there would be a greater impact on the amenity of occupants at Valley House. To ensure that the proposed development is built to an acceptable height it is recommended that a levels condition is added to secure acceptable details of this.

3.0 CORRECTIONS

- 3.1 Bullet point four in paragraph 6.1 should read '*Development appears to amount to the building...*'
- 3.2 The last paragraph in 5.3 should read '*overcome the previous objection*'.

4.0 AMENDED RECOMMENDATION

PERMISSION subject to conditions and notes:

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. Other than external materials and planting, the development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2018016 002 Rev F and 2018016 003 Rev E.
Reason: For the avoidance of doubt and in the interests of proper planning.
3. Notwithstanding the details of materials shown on approved plan 2018016 003 Rev E hard and soft landscape details shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied. These details shall be implemented within the first planting season after first occupation. Details shall include the means of enclosure, including

fence and gate details, and soft landscaping elements and materials
Reason: To improve the appearance and to soften the character of the site in the interest of visual amenity in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

4. The development hereby permitted shall not be occupied until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscaping shall be maintained in accordance with the approved schedule. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.

Reason: To ensure that the development would positively integrate into the character of the local area and the conservation area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

5. Notwithstanding the details submitted on plan 2018016 003 Rev E 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.

6. The outbuilding hereby permitted shall be built in accordance with levels details including (1) plans and cross sections of the existing and proposed ground levels of the development and (2) the height of the ground floor slab and damp proof course, that have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory relationship between the new development and the adjacent buildings and amenity areas in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and LHW4.

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. It is advisable to carry out the demolition of the garage and any woody vegetation outside of 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 garage and vegetation within 5m of the works must be carried out before work starts. If occupied nests are present then work must stop, and building work recommence once the nest becomes unoccupied of its own accord.

- 3. The applicants are restricted that the accommodation hereby approved is annex accommodation, ancillary to the existing dwelling. Use of this accommodation as a separate dwelling would require an additional grant of planning permission.**

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ITEM NO.	8
PAGE NO.	27-33

1.0 **AMENDMENTS**

1.1 This application has been withdrawn by the applicant.

