

Notice of Meeting

Northern Area Planning Committee

Date: Thursday 24 January 2019

Time: 5.30 pm

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

The recommendations contained in the Agenda are made by the Officer 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

MEMBER

WARD

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

Northern Area Planning Committee

Thursday 24 January 2019

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 3 January 2018**
- 6 Information Notes 4 - 9**
- 7 18/02441/FULLN - 17.09.2018 10 - 17**

(OFFICER RECOMMENDATION: PERMISSION)

SITE: Ochi, 76 Weyhill Road, Andover, SP10 3NP

ANDOVER TOWN (MILLWAY)

CASE OFFICER: Miss Katherine Dowle

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 Documents (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

On the 24 July 2018 the Government published a revised National Planning Policy Framework (NPPF). The revised NPPF replaced and superseded the previous NPPF published in 2012. The revised NPPF is a material consideration in planning decisions.

So that sustainable development is pursued in a positive way, at the heart of the revised NPPF is a presumption in favour of sustainable development. Decisions should apply a presumption in favour of sustainable development. This 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. Where a planning application conflicts with an up to date development plan, permission should not usually be granted. Local planning authorities may take decisions which depart from an up to date development plan,

but only if material considerations in a particular case indicate that the plan should not be followed.

For decision-taking, applying the presumption in favour of sustainable development means:

- Approving development proposals that accord with an up to date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - The application of policies in the revised NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised NPPF when taken as a whole.

Existing Local Plan policies should not be considered out of date because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF (the closer the policies in the Local Plan to the policies in the revised NPPF, the greater the weight that may be given).

ITEM 7

APPLICATION NO.	18/02441/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	17.09.2018
APPLICANT	Mr Senior
SITE	Ochi, 76 Weyhill Road, Andover, SP10 3NP, ANDOVER TOWN (MILLWAY)
PROPOSAL	Detached single garage with flat roof (Amended scheme)
AMENDMENTS	Amended plans were received on 10 October 2018
CASE OFFICER	Miss Katherine Dowle

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is presented to the Northern Area Planning Committee at the request of a Member for the reason - "I feel it is just as intrusive as the previous refused one."

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site comprises of a detached dwelling which has been under construction, but is close to completion. It is a back land property set behind a two storey building consisting of two flats. The front driveway is formed of gravel and extends across the front of the dwelling. The site is bordered on all sides by tall wooden close boarded fences.

3.0 PROPOSAL

- 3.1 A single garage is proposed on the front driveway of No.76 Weyhill Road. It would have a garage door in the south elevation and a window and door in the west elevation. It would have a height of 2.4m and the height of the bottom of the fascia would be 2.1m from ground level. The garage would have internal dimensions of approximately 3.7m by 6.3m which would allow space for a vehicle to park within the garage.

4.0 HISTORY

- 4.1 18/01673/VARN - Variation of Condition of 2 of 15/02011/FULLN (Conversion and extension of existing garages to form new dwelling; erection of cycle store for existing flats) to substitute Drawing No's 2710-06 to 2710-06 A and 2710-08 to 2710-08 A. Permission subject to conditions and notes 14.09.2018.
- 4.2 18/00941/FULLN - Erection of single garage. Application withdrawn 25.05.2018.
- 4.3 15/02011/FULLN - Conversion and extension of existing garages to form new dwelling; erection of cycle store for existing flats – Permission subject to conditions 14.03.2016.

- 4.4 13/01550/FULLN - Conversion of a single dwelling to 2 No flats (Retrospective)
– PERMISSION subject to conditions 10.09.2013.

5.0 **CONSULTATIONS**

5.1 **HCC Highways: No objection.**

The proposed garage is of sufficient size to be utilised for vehicle parking and the turning head/driveway area is of sufficient size and geometry to allow efficient turning and manoeuvring.

There is sufficient space to provide two parking bays as per the submitted plans. The size requirement for parking bays is 2.4m x 4.8m. This is as per national and local guidance and national guidance is extremely clear in this regard.

2.4m x 4.8m has been the requirement for parking space dimensions since 1977. Whilst local guidance suggests a width of 2.7m for parking spaces that are constrained on both sides, this should be taken in context with the layout and design of the manoeuvring space associated with it.

With regards to this proposal, the parking bay nearest to No.76 Weyhill Road is 2.7m x 4.8m and the adjacent bay to the north is 2.4m x 4.8m. This is perfectly acceptable in highway terms given the nature and geometric characteristics of the manoeuvring space associated with the parking bays.

6.0 **REPRESENTATIONS** Expired 18.10.2018

6.1 **Andover Town Council: Objection.**

- North and east elevation will not work with dimensions stipulated in plans.
- Parking and manoeuvring spaces have not been clearly identified to ensure there is sufficient parking for the existing buildings that already have planning permission.
- Officers need to look at the application with reference to the entire complex.

6.2 **4 letters of objection from 74 Weyhill Road and 5 Roundway Court summarised as:**

- Over development of the plot.
- Inaccuracy on the plans.
- Because of the construction of the garage and utilisation of parking spaces whether there is enough manoeuvring/ turning room to achieve parking.
- Need to consider application in relation to the entire complex.
- Overbearing impact on neighbouring properties.
- Access issues to sides of the garage for future maintenance.
- Flat roof out of character.
- Potential future uses of the garage.
- Concern about where the runoff from the garage would be directed.
- Would like drainage to be 5 metres from the boundary.
- Requirement for 6 parking spaces with the house and nearby flats which is not shown on the plans.

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

T1: Managing Movement

T2: Parking Standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Character of the area
- Amenity
- Parking

8.2 **Principle of development**

The sites lies within the settlement boundary as defined on the Inset Maps of the TVBRLP. In accordance with Policy COM2 of the TVBRLP development is permitted provided the proposal is appropriate to other policies of the Revised Local Plan. The proposal is assessed against relevant policies below.

8.3 **Character of the area**

76 Weyhill Road is a backland development set behind a former dwelling which has been converted into flats. The application site is located to the rear of the converted dwelling and the proposed garage would be located on the existing driveway. Some public views of the garage would be achievable across the front driveway from Weyhill Road towards the proposed development.

8.4 Weyhill Road has a varied character with a range of different housing types and forms. The proposed garage would maintain the character of the area as it would be set behind the existing building line, and would be seen within the context of the back land dwelling and tall wooden boundary fences. When standing at the entrance to the site, looking directly north, the existing view is of a tall boundary fence with glimpsed views of the flat-roofed, rear garages of Roundway Court beyond. The proposed development would be located in front of this existing fence and would have a very similar appearance to this existing arrangement of fences and garages.

8.5 Objections have been raised with regard to the proposed alterations resulting in an overdevelopment of the site. The introduction of a modest single storey garage would not significantly increase the amount of development at the site nor would it represent a visual departure from the pattern of surrounding development as explained above.

8.6 The proposed outbuilding would be constructed of red brick to match the existing building. It would have a felt roof and a white upvc window. These materials would integrate with both the host property and wider area as there are a number of similar buildings in the surrounding area. Overall the proposed garage would integrate, respect and complement the character of the area and would thereby comply with Policy E1.

8.7 **Amenity**

The proposed site is bordered by a number of properties but the two properties closest to the proposed garage are No.5 Roundway Court and No.74 Weyhill Road.

8.8 Privacy

The one proposed window in the garage would look towards the existing driveway and dwelling at Ochi. With the location of the window in the garage in the west elevation, views from the garage would look directly towards the host property. The window would not overlook the flats at No.76 due to the separation distance between the proposed garage and this neighbouring building and as the angles of sight from this window would be acute. There would be no windows in the north or east elevations and there would be a garage door in the south elevation. The garage would therefore protect the privacy of the occupants of the neighbouring properties.

8.9 Daylight and Sunlight

The proposed garage would be close to the boundary with No.5 Roundway Court and No.74 Weyhill Road. It would be set approximately 0.4m from the north boundary and 0.3m from the east boundary. The existing boundary is approximately 2.1m tall and the proposed garage would be 2.4m tall. Therefore the garage would be slightly taller than the existing boundary fence. No.74 Weyhill Road has a large rear garden and the proposed garage would be located close to the north-west corner of this garden. During the late afternoon a small amount of additional shading of the north west corner of No.74 would occur but this would not reduce sunlight levels reaching No.74 to below acceptable levels. From midday onwards, shadows cast by the development and the existing fence would fall towards the rear garden of No.5 Roundway Court. In comparison with the existing shading cast by the existing boundary fence, the increased height and mass from the proposed development would be marginal. This increase would not cause sunlight levels reaching No.5 Roundway Court to fall below acceptable levels.

8.10 Daylight

Due to the juxtaposition of the proposed garage and the closest neighbouring properties and the separation distances between the buildings, the proposed development would not cause daylight levels reaching neighbouring properties to fall below acceptable levels.

8.11 Outlook

The proposed outbuilding would be situated close the boundary fence with No.5 Roundway Court and No.74 Weyhill Road. The proposed garage would

sit just above the height of the boundary fence adjoining No.5 and No.74 and although it would be visible from these properties, as the garage would extend slightly above this fence, it would not significantly reduce the outlook from these properties. The outlook from No.5 towards the proposed garage is currently restricted by the tall fence and this addition would not reduce the outlook from this property to the extent that it would be detrimental to the amenity of these neighbours.

8.12 Overall the proposed garage would provide for the privacy and amenity of neighbouring properties and comply with Policy LHW4.

8.13 **Parking**

No.76 Weyhill Road is accessed from a shared driveway onto a classified road. The proposed garage would be located on the existing driveway and a parking plan has been provided to show the parking provision on the site and the turning space. No.76 Weyhill Road has two bedrooms so two parking spaces are required on site in accordance with Policy T2 and Annex G of the RLP. Two parking spaces are shown on the west side of the driveway which would be 2.4m wide and 2.7m wide. Hampshire County Council Highways have no objection to this parking provision taking into account the layout of the site. The turning space shown is large enough that the cars would be able to turn on the site and leave in a forward gear so the proposed development would not have an adverse impact on the function, safety or character of the highway network and would comply with Policies T1 and T2.

8.14 Objections have been received with regard to a need for six parking spaces to be provided on site. The current application relates to the backland dwelling, Ochi and the application site does not include the existing flats at the front of the site. There would be no change to the existing parking at these flats and the number of bedrooms at Ochi requires 2 parking spaces to be required.

8.15 **Other matters**

Concern has been raised regarding the ability of the applicant to access the sides of the garage for maintenance which is a civil matter between the parties involved. The proposed garage would be set slightly away from these boundary fences and any impact on the existing fence during construction would be a civil matter between the parties involved.

8.16 The proposed development would have an ancillary use to the existing dwellinghouse and a separate planning application would be required for other uses of the garage. The applicants have indicated that the proposed garage would be used for the parking of vehicles. This is not considered to be necessary to be secured by condition as the two spaces required for the site could be provided in the front driveway at the property.

8.17 An objection has been received with regard to the water run-off from the garage and the potential impact on neighbouring gardens. The proposed development would not increase run-off compared to the existing situation and as it is set away from the boundary any water flowing from the structure would be likely to be contained within the site.

8.18 Comments have been received relating to a discrepancy in the annotation of the plans. The garage is annotated with the height of the garage at approximately 2.4m tall while the height to the bottom of the fascia is labelled at 2.1m.

9.0 **CONCLUSION**

9.1 The proposed garage is considered to integrate, respect and complement the character of the area. The privacy and amenity of neighbouring properties would be provided for and there is sufficient parking on site to enable two vehicles to park and to turn within the site. The development would comply with the relevant policies of the RLP.

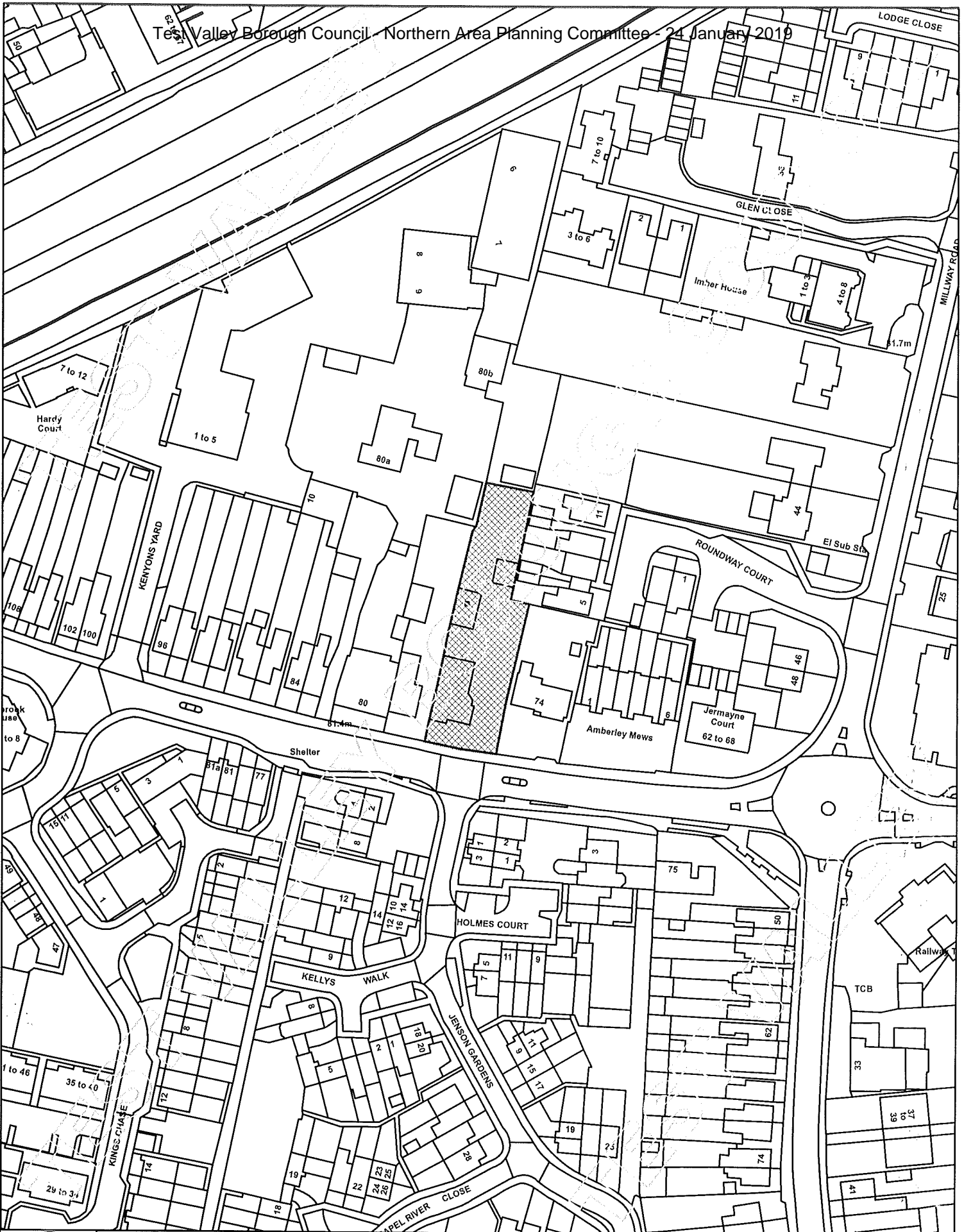
10.0 **RECOMMENDATION**

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 2710-16 Rev A and 2710-17**
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **The development shall not be occupied until space has been laid out for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan dwg no. 2710-16 Rev A and these spaces shall thereafter be reserved for such purposes at all times.**
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan 2016 Policy T1.

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

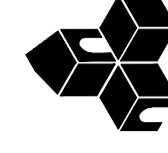
Test Valley
Borough Council

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18/02441/FULLN

REVISIONS

A - 8/10/18
Parking bays and turning area added to site layout.



Leslie Timmons BSc (Hons) MRICS
Chartered Building Surveyor

Office 3, Pelican House, New Street
Andover SP10 1DR
01264 369824

Client
Mr Senior
76 Weyhill Road
Andover SP10 3NP

Project
Erection of a detached single garage with flat roof

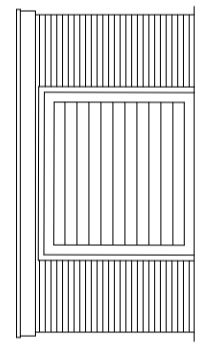
Drawing title
Planning Application

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Drawing No.	Revision	
2710-16	A	

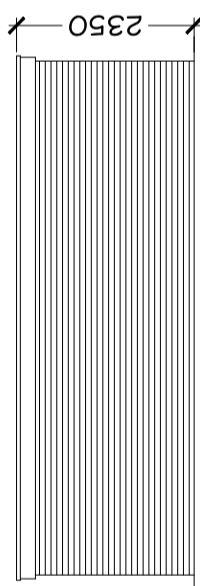
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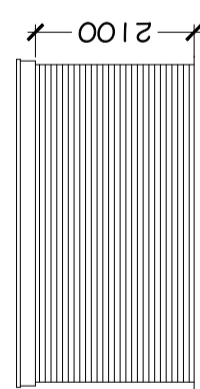
Site Layout
scale 1:250



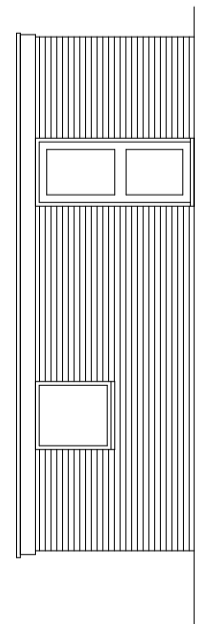
South Elevation



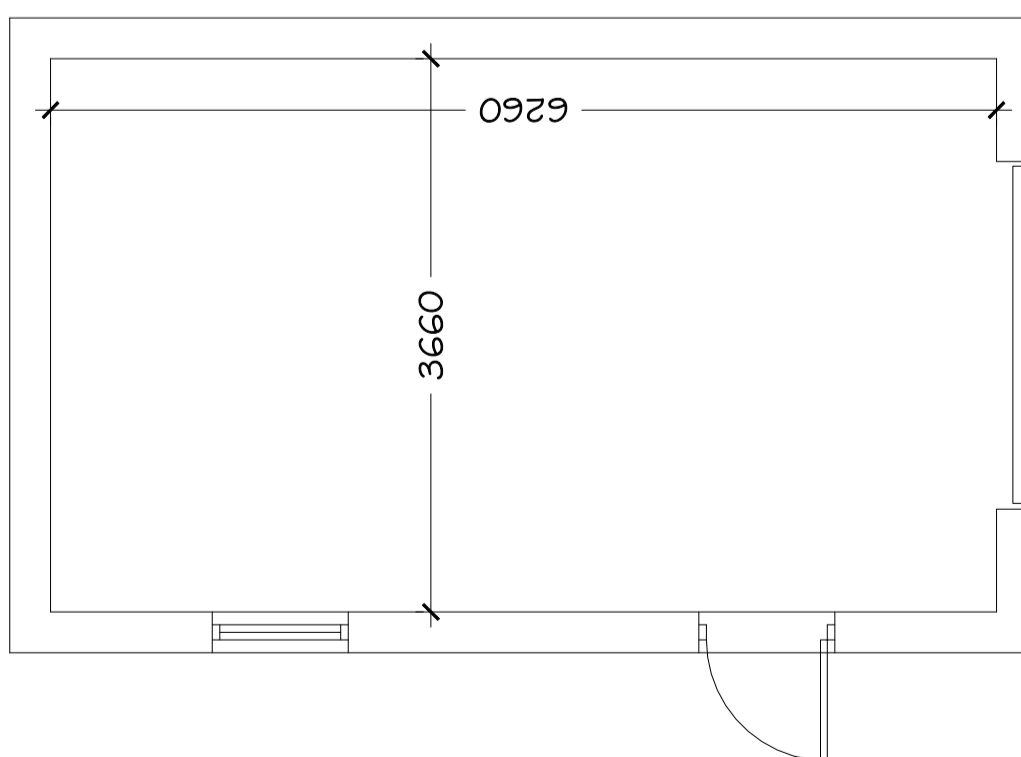
East Elevation



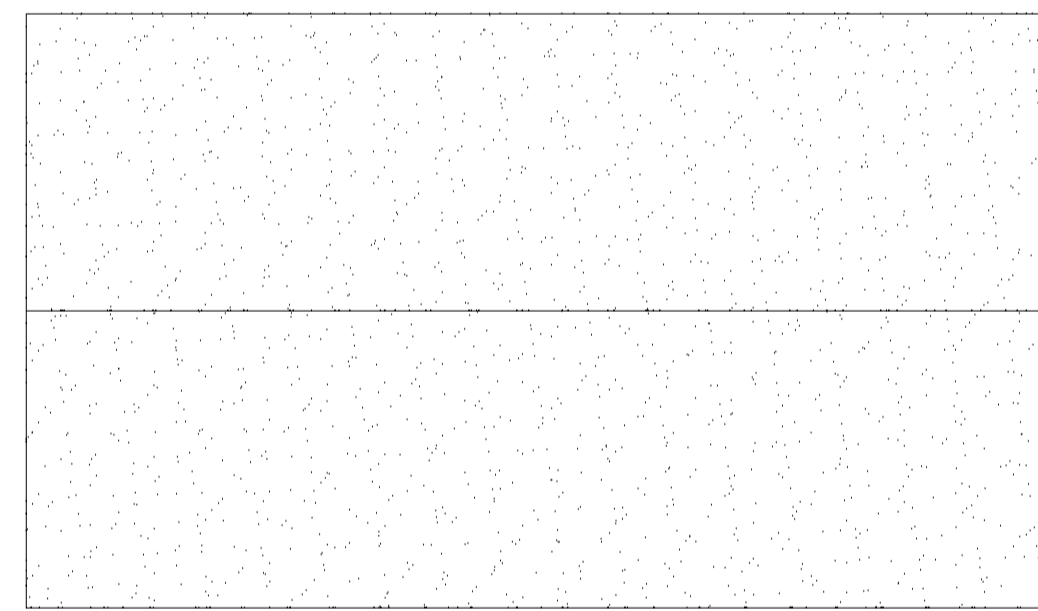
North Elevation



West Elevation



Floor Plan



Roof Plan