

Notice of Meeting

Northern Area Planning Committee

Date: Thursday 11 July 2019

Time: 5.30 pm

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

For further information or enquiries please contact:

Sally Prior - 01264 368024
sprior@testvalley.gov.uk

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 P Lashbrook (Vice-Chairman)	Bellinger
Councillor I Andersen	Andover St Mary's
Councillor Z Brooks	Andover Millway
Councillor T Burley	Andover Harroway
Councillor C Donnelly	Andover Downlands
Councillor C Ecclestone	Andover Millway
Councillor L Lashbrook	Charlton & the Pentons
Councillor N Lodge	Andover Downlands
Councillor N Matthews	Andover Romans
Councillor R Rowles	Andover Winton
Councillor V Harber	Andover St Mary's
Councillor A Watts	Andover Millway

Northern Area Planning Committee

Thursday 11 July 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 20 June 2019**
- 6 Information Notes 4 - 9**
- 7 19/01029/VARN - 24.04.2019 10 - 32**

(OFFICER RECOMMENDATION: PERMISSION)

SITE: Land surrounding Vespasian Road, Andover,
Hampshire, SP10 5JP **ANDOVER TOWN (ROMANS)**
CASE OFFICER: Mrs Mary Goodwin

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 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 (excluding notifications) where a Member requests in writing, with reasons and within the stipulated time span, that they be submitted to Committee. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers
- 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.
- To determine 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 on the Area Committee who have personal interests or where a Member has pre-determined his/her position on the relevant application, 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.

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), and 'made' Neighbourhood Plans. 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 19th February 2019 the Government published a revised National Planning Policy Framework (NPPF). The revised NPPF replaced and superseded the previous NPPF published in 2018. 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.	19/01029/VARN
APPLICATION TYPE	VARIATION OF CONDITIONS - NORTH
REGISTERED	24.04.2019
APPLICANT	Ms T Ogbourne, Stonewater Ltd.
SITE	Land Surrounding Vespasian Road, Andover, Hampshire, SP10 5JP, ANDOVER TOWN (ROMANS)
PROPOSAL	To vary condition 12 (Approved plans) of 16/00474/FULLN (New houses for social housing to replace 3 existing disused car lots; new entrance porches, bin stores and improvements to external landscape works to existing houses and provision of new on-site parking to houses; public realm improvements including highways works and landscaping including new fencing, landscape and parking improvements) - To allow alterations to elevations, rear access to properties and alterations to fence line/access to Block B
AMENDMENTS	Details of fence level and siting to rear of Block B, submitted 22.05.2019; Hard and soft landscape details, materials, landscape management plan, porch and bin store details submitted 20.06.2019.
CASE OFFICER	Mrs Mary Goodwin

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 The site extends to approximately 1.4 hectares and lies within a residential area in the settlement of Andover. The site comprises 41 existing houses and 9 flats, with private enclosed gardens, access roads, shared parking courts, laybys and paths. It lies to the west of Roman Way and is accessed via Vespasian Road. The existing residential development is 2 and 3 storey, predominantly arranged within short terraces and cul de sacs. The houses have red brick elevations with tiled pitched roofs and white upvc window openings. Within the development are small areas of green amenity space, with semi-mature trees scattered throughout the area. The terraced houses and flats are of a similar character and age and are linked by a network of footways and estate roads. Land levels drop gradually towards the south of the site.

3.0 **PROPOSAL**

3.1 The application seeks planning permission for a variation to the approved plans for a residential development, previously approved (at appeal) under the provisions of planning permission 16/00474/FULLN. This granted permission for the construction of 9 two storey dwellings within a terrace of four 2-bedroom dwellings (Block B); a terrace of three 2-bedroom dwellings (Block C); and a pair of semi-detached 3 bedroom dwellings (Block A). The existing permission (and the current variation) are submitted by a Housing Association to provide 100% affordable housing. This is to be secured through a revised legal agreement. The new houses would replace three separate parking areas/courts. Each new dwelling is to be provided with private off-road parking, porch and bin store. Under the approved scheme, the existing houses within the site are to be altered, with parking spaces to be provided within the frontages of most of the existing dwelling (to offset the removal of the parking courts), with new enclosed bin stores to the frontages, new porches and landscaping.

3.2 The proposed variations to the approved plans are minor in nature, and are set out below:

- The external design and finish for the new dwellings has been revised. Panels of dentil brickwork, in a contrasting brick, are proposed to the front and rear elevations of the 9 new dwellings (these were previously shown detailed with cedar cladding panels under the approved scheme);
- The window sizes and positions have been slightly revised to ensure consistency between the floor plans and elevation plans;
- The gardens to the rear of Block B have been reduced in length by 1-2m, and rear access gates have been added to provide access to the rear footway. The proposed gap between the rear garden fences and the footway, to the rear of Block B, is to be a 1-2m wide planted strip (the strip increases in width towards the north east).

3.3 In addition to the above revisions, details have been submitted during the course of the current application, to accord with the details already submitted in compliance with conditions, for application 16/00474/FULLN, showing hard and soft landscaping, a landscape management plan, bin store designs and finishes, porch designs and finishes, levels and materials.

3.4 A section 106 legal agreement is currently being prepared in respect of the provision of 100% affordable housing on the site and an update on progress will be set out within the Committee Update Paper.

4.0 **HISTORY**

4.1 17/00868/FULLN - 8 new build social housing residential properties to replace 3 disused parking courts; new entrance porches to existing dwellings, bin stores and improvements to external landscape works to existing houses and provision for new on-site parking to houses. Improvements including new fencing, landscape and parking improvements. Permission 17.07.2017.

4.2 16/00474/FULLN – 9 new houses for social housing to replace 3 existing disused car lots; new entrance porches, bin stores and improvements to external landscape works to existing houses and provision of new on-site parking to houses; public realm improvements including highways works and landscaping including new fencing, landscape and parking improvements. Permission granted at appeal, 13.11.2017.

4.3 15/01980/FULLN – 10 new dwellings for social housing, 26 new porches with bin stores and improved parking to existing dwellings, play area, fencing, landscape and parking improvements - Withdrawn – 09.12.2015.

4.4 TVN.00340/1 - The erection of 41 dwellings Permission subject to conditions and notes – 19.06.1975.

5.0 **CONSULTATIONS**

5.1 **Highway Engineer** – No objection.

5.2 **Housing** – No objection.

5.3 **Landscape** – No objection.

In principle, satisfied with the proposals put forward, however it is noted that to the rear of Block 'B' there is now access provided and there is a gradient. Soft landscaping required to the rear of Block 'B'.

[Officer Note: Additional landscape details and sections have been provided to clarify the treatment of the slope and to show a new planted strip between the footpath and boundary fence to the rear of Block B. The fence is to be sited at a similar level as the path. This is considered to satisfactorily address the comments of the Landscape Officer].

6.0 **REPRESENTATIONS** Expired 28.05.2019

6.1 **Andover Town Council** – No comment.

6.2 2 x representations of objection from local residents (96 Vespasian Road; 20 Caesar Close):

- There is already a disproportionate amount of social housing compared to privately owned or privately rented occupants in this area;
- The car parks are well used and parking in the area is difficult. 12 vehicles park in the car park in the evenings. Where will these cars park when the development is complete and how will the additional tenants parking be accommodated? What parking surveys have been undertaken in nearby areas? Residents already park on junctions and obstruct roads;
- The dwellings should be built at Augusta Park or Picket Twenty, or in a less congested area. Roman Way is well populated and more families now have cars than in the past;
- The A343 is much busier and traffic is much heavier in recent years, traffic is constant, the area will be too cramped and we will be forced to relocate; and

- The schools at Knights Enham and Roman Way are already over-subscribed, where will the new families send their children to school.

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)

Policy COM2: Settlement Hierarchy

Policy E1: High Quality Development in the Borough

Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough

Policy E7: Water Management

Policy E8: Pollution

Policy LHW1: Public Open Space

Policy LHW4: Amenity

Policy T1: Managing Movement

Policy T2: Parking Standards

7.3 Supplementary Planning Documents (SPD)

Andover Town Access Plan

Affordable Housing

8.0 **PLANNING CONSIDERATIONS**

8.1 The application seeks planning permission for minor revisions to the approved plans for a development of 9 new affordable dwellings and for alterations to the existing housing stock within the site. The development benefits from an extant planning permission and therefore, the material planning considerations are associated with the proposed revisions to the proposed landscaping (and fencing positions at Block B), external finishes and windows. The planning considerations are set out below:

- Principle of development
- Impact on the landscape and design
- Tree impacts
- Residential amenity considerations
- Highway considerations and parking
- Affordable housing

8.2 **The principle of development**

The application is for a variation to a previously approved scheme, and the principle of development has therefore already been accepted by the Council. Notwithstanding this, the site lies within a built up area of Andover, where development is supported, in principle, by RLP policy COM02.

8.3 Impact on the landscape of the area and design

RLP Policy E1 permits development if it is of a high quality in terms of design. To achieve this, development should integrate, respect and complement the character of the area in which the development is located in terms of appearance, scale and building styles. Policy E2 seeks to ensure the protection, enhancement and conservation of the landscape of the Borough.

8.4 The area is characterised by simple short terraces, of two storey housing, interspersed with green amenity space, trees, roads and footways, arranged around the access roads off Vespasian Road. The current proposal does not include any revisions to the size, scale, form, or siting of the buildings, which are as previously approved under permission 16/00474/FULLN.

8.5 Revisions to new housing designs

The proposed external changes to the buildings are minor and would have a modest impact on the external appearance of the dwellings, when compared against the approved plans. The proposed substitution of the previously approved cedar cladding panels to the front and rear elevations of the new houses, with contrasting panels of dentil brickwork, would provide an attractive design and contemporary finish. It is also noted that the proposed brickwork is likely to require less maintenance than cedar panels. In all other respects, the designs are very similar to that previously approved, with some minor revisions to the window sizes and positions.

8.6 The proposed variation is considered to be acceptable, with regard to the impact upon the character and appearance of the development and its landscape setting, with regard to the provisions of RLP policies E1 and E2.

8.7 The proposed details of porches, bin stores, external materials, hardstandings and landscaping

During the course of the current application, additional details have been submitted to show the proposed hard landscaping and planting details, landscape management, material finishes, porches and bin store designs. The proposed details are consistent with the details previously submitted in compliance with conditions associated with the approved scheme (16/00474/FULLN).

8.8 Tree impacts

No changes are proposed within the current application that would have any implications for the existing, or proposed additional, within and around the development. The proposals are considered to be acceptable with regard to trees, in accordance with RLP policy E2.

8.9 Residential Amenities

Policy LHW4 of the local plan permits development where it provides for the privacy and amenity of its occupants and those of neighbouring properties. There are two elements to the consideration of residential amenity. Firstly, the amenity of the future residents of the new houses, and secondly the impact of the proposal upon the amenities of the occupiers of the existing neighbouring properties.

8.10 Impact on the amenities of the future occupiers

The proposed variation would have no significant or additional implications or impacts for the future occupants of the new development. The new dwellings would each have an enclosed and private rear garden of at least 9m depth. Parking, bin storage and hard and soft landscaping is proposed to the frontages and garden sheds are to be provided within rear gardens. The layout provides for adequate private amenity for each dwelling in accordance with the provisions of RLP policy LHW4.

8.11 Impact on the amenities of neighbouring properties

The proposed variation results in no significant additional impact upon the existing residential properties, when compared against the approved scheme, with regard to amenity considerations including overlooking, shadow, light and sunlight, privacy and outlook.

8.12 **Highway impacts**

No changes are proposed to the access and parking arrangements for the development, within the current variation, against the previously approved scheme.

Parking

It is noted that third party representations raise concerns about the loss of the existing parking courts within the scheme, stating that the existing parking courts are well used and that the loss of these areas would result in additional parking pressures on adjoining roads, to the detriment of amenity. This issue was fully and satisfactorily addressed within the previous applications (16/00474/FULLN and 17/00898/FULLN), which were supported by Transport Statements, including day and evening/overnight parking surveys. The approved scheme (planning permission 16/00474/FULLN) shows 56 off road car spaces, to be provided within the layout, largely within new property frontages, with further spaces available within new laybys and on the street. No changes are proposed to the previously approved parking layout, within the current variation application and the parking provision is considered to be acceptable, with regard to RLP policy T2.

8.13 Cycle storage

The proposed dwellings are to be provided with sheds within their rear gardens, meeting the requirement for secure on site cycle storage, as set out under Annex G to the local plan.

8.14 **Affordable Housing**

The proposal is for a variation to the approved plans, for a development of 9 additional affordable dwellings on the site. The application is submitted by the Housing Association, Stonewater Ltd, a registered affordable housing provider. Although the development of 9 new dwellings falls below the usual threshold to trigger a requirement for affordable housing, as set out in RLP policy COM7, the applicant offered a Unilateral Undertaking (or UU) at appeal, to secure the housing as 100% affordable. The Planning Inspector accepted the UU and noted that it affirmed 'the applicants clear intention' to provide affordable

housing' on the site (appeal decision letter, 13.11.2017, para 5). The current application does not seek to vary this and at the time of writing, a legal agreement is progressing towards completion, to carry forward the requirements of the UU and secure 100% affordable housing under the current variation. The status of the s.106 agreement will be updated within the Committee Update Papers.

8.15 Third party representations have raised concerns about the disproportionately high level of social housing provided with the area and the proposed increase in this provision. The provision of 9 additional units of affordable housing is proposed to meet an identified local need and the Housing Officer has raised no objection to the proposal. This level of provision forms part of the approved scheme, as agreed at appeal (16/00474/FULLN). It is noted that within the vicinity of the site, there is a mix of housing tenures and types.

8.16 **Conditions**

During the course of application, additional details have been submitted to show proposed hard landscaping and planting, landscape management, material samples and finishes, porches and bin store designs. These reflect the current proposal and plans, and are submitted with regard to the requirements of conditions attached to the approved scheme (16/00474/FULLN). These details are currently being assessed and the recommended conditions will be updated to reflect this assessment, within the Committee Update Papers.

8.17 **Other Matters**

A third party has commented on the limited capacity of local primary schools to accommodate the additional pressure that will be generated by the development. It is noted that contributions towards educational infrastructure would not normally be sought by the local planning authority for a development of this size (less than 10 dwellings) under Government Guidance and RLP policy COM15.

9.0 **CONCLUSION**

9.1 The proposed development, as set out within the current variation application, would improve the housing stock within the site, and complement and integrate with the character of the area, without detriment to the amenities of the occupiers of the existing and proposed dwellings or highway safety. In these respects the proposal complies with the relevant policies of the Revised Local Plan and is acceptable.

10.0 **RECOMMENDATION**

PERMISSION subject to:

1. **The development hereby permitted shall be begun within three years from the date 13.11.2017**

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no buildings, structures or works as defined within Part 1 of Schedule 2, classes A, B, C and E of that Order shall be erected or undertaken on the site.**
Reason: To protect the character and appearance of the area, with regard to Test Valley Borough Revised Local Plan Policies E1 and E2.
- 3. Development shall take place in accordance with the materials schedule and samples submitted with this application, unless an alternative schedule of materials is first submitted to and approved in writing by the Local Planning Authority. The relevant works shall be carried out in accordance with the approved sample details.**
Reason: In the interests of visual amenities in accordance with policy E1 of the Test Valley Borough revised Local Plan 2016.
- 4. No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:**

 - i) earthworks showing existing and proposed finished levels or contours;**
 - ii) means of enclosure, retaining structures walls, steps, railings, and gates;**
 - iii) boundary treatments;**
 - iv) vehicle parking layouts;**
 - v) other vehicle and pedestrian access and circulation areas;**
 - vi) hard surfacing materials;**
 - vii) minor artefacts and structures e.g. furniture, play equipment, refuse or other storage units;**
 - viii) an indication of trees and hedgerows to be retained together with measures for their protection;**
 - ix) for the soft landscape works details shall include planting plans, written specifications and schedule of plants noting species;**
 - x) an implementation programme, including phasing of work where relevant;**
 - xi) a management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaping areas.**

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with the approved scheme of management and/or maintenance.
Reason: To protect and enhance the amenities and landscape of the locality and development, having regard to policies E1, E2 and LHW4 of the Test Valley Borough Revised Local Plan 2016.

- 5. Removal of the hardsurfacing and construction works shall take place only between 08:00 and 18:00 on Monday to Friday and 08:00 and 13:00 on Saturdays and shall not take place at any time on Sundays or on Bank or Public Holidays.**
Reason: To protect the amenities of the area and neighbouring residential properties, in accordance with Test Valley Borough Revised Local Plan Policy LHW4.
- 6. No development shall take place, including any works to remove the hard surfacing, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:**

 - i) the parking of vehicles of site operatives and visitors;**
 - ii) loading and unloading of plant and materials;**
 - iii) storage of plant and materials used in constructing the development;**
 - iv) wheel washing facilities;**
 - v) measures to control the emission of dust and dirt during construction;**
 - vi) a scheme for recycling/disposing of waste resulting from demolition and construction works;**

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.
Reason: In the interests of highway safety and the amenities of the area, with regard to Test Valley Borough Revised Local Plan Policies T1, T2 and LHW4.
- 7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows or openings other than those expressly authorised by this permission shall be constructed on the side or end elevations of the dwellings hereby permitted.**
Reason: To protect the privacy and amenities of the neighbouring residential properties, with regard to Policy LHW4 of the Test Valley Borough Revised Local Plan 2016.
- 8. No development shall take place until full details of the finished levels, above ordnance datum, of the ground floors of the proposed dwellings in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.**
Reason: In the interests of the visual amenity of the area and living conditions of the neighbouring residents, with regard to Test Valley Borough Revised Local Plan policies E1 and LHW4.
- 9. No dwelling shall be occupied until space has been provided for 2 bicycles to be parked in connection with it and that space shall thereafter be kept available for the parking of bicycles.**
Reason: To accord with Policy T2 and Annexe G.

10. The dwellings hereby permitted shall be constructed to meet the Building Regulations Optional requirement of 110 litres per person per day and no dwelling shall be first occupied until this requirement has been complied with.
Reason: To accord with Test Valley Borough Revised Local Plan Policy E5.
11. Before the preparation of any ground works and foundations for the development hereby permitted, a scheme, including detailed drawings of highway works shown in principal on drawing 110_PLN_100 shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of any of the dwellings.
Reason: In the interests of the function, safety and character of the local highway network, with regard to Test Valley Borough Revised Local Plan Policy T1.
12. The development hereby permitted shall be carried out in accordance with the following approved plans:
3976/PL/31
3976/PL/30
3976/PL/21
3976/PL/20
3976/PL/11
3976/PL/10
3976/500
3976/1002
3976/1003
Reason: In the interests of good 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. Any works which require alteration to the existing highway network must be undertaken by the Highway Authority or its appointed agents. An Agreement under Section 278 of the Highways Act 1980 will be required.
 3. This permission is subject to an agreement under Section 106 of the Town and Country Planning Act 1990.
 4. The developer is required to contact the Council as Street Naming & Numbering Authority, in writing, enclosing a site layout plan, to agree a scheme of house numbering, and for the allocation of postcodes.
-



Siteplan

OFFICER NOTES

- All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted.
- Where any drawing is to be read in conjunction with another, including specifications, the two drawings shall be cross-checked and any discrepancies reported to the architect before the work is put in hand.
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- Any discrepancies in dimensions or details on or between these drawings/specifications should be drawn to the attention of the person to whom they are issued or the engineer in writing for clarification.
- Drawing prepared solely for the use of client, as detailed in text box, and not to be copied, lent or used by any third party without written permission.

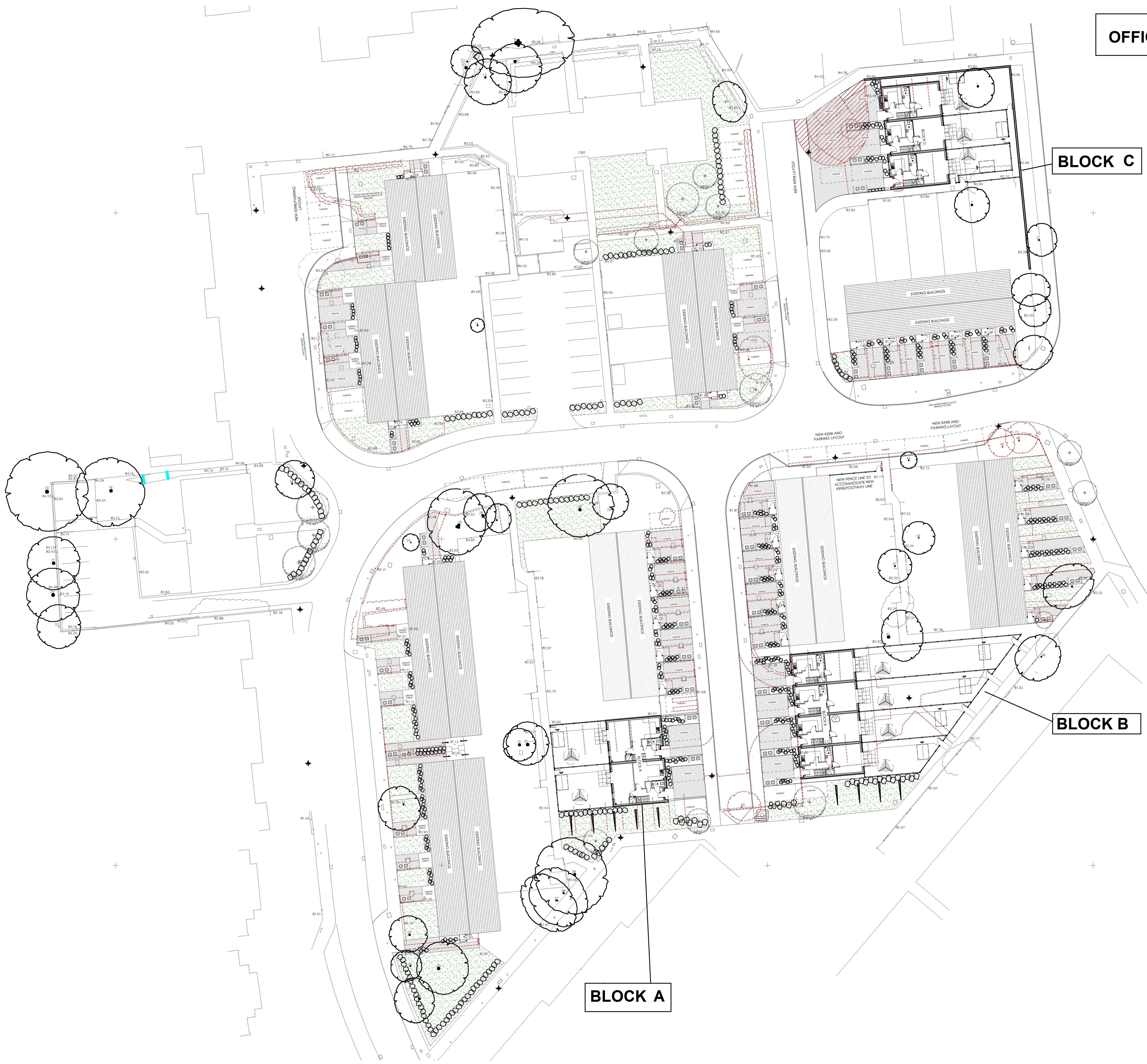
External Works Legend

- 1800mm High Close Boarded Timber Fence on concrete posts
- 1800 x 2400mm Pallets comprising 800 x 400mm Fine-Grained Concrete non-slip surface pallets
- High Quality and Heavy Duty Rotary Warning line with 10 galvanneal post bases in concrete
- Boundary planting in accordance with the latest edition of the Book of Trees Landscaping drawings and to the LPA approval
- Denotes bin store locations to individual properties. Please refer to drawing - 397/004
- Denotes driveway (DCC) panel locations to individual properties, in accordance with the LPA approved material
- Proposed tree planting in accordance with the latest edition of the Book of Trees Landscaping drawings and to the LPA approval
- Denotes trees to be removed as per the approved procedure and the '10, 25, 100 level' produced by ICG Architects

BLOCK C

BLOCK B

BLOCK A



Rev	Date	Description	Dm



Motivo Unit 33A T: 01935 420803
 Alvington Spaces Business Centre T: 0207 4987158
 Yeovil 15-17 Ingate Place F: 01935 475466
 Somerset London W: www.boonbrown.com
 BA20 2FG SW8 5HG E: info@boonbrown.com

Project
 PROPOSED RESIDENTIAL DEVELOPMENT
 VESPAIAN ROAD,
 ANDOVER

Client
 ASHCOT CONSTRUCTION

Drawing Title
 EXTERNAL WORKS PLAN

Scale 1-200 @ A0 **Date** APR 19

Drawn T.Twidale **CHKD** -

DWG No. 3976/500 **Rev.** -

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Rev	Date	Description	Dim
-	-	-	-



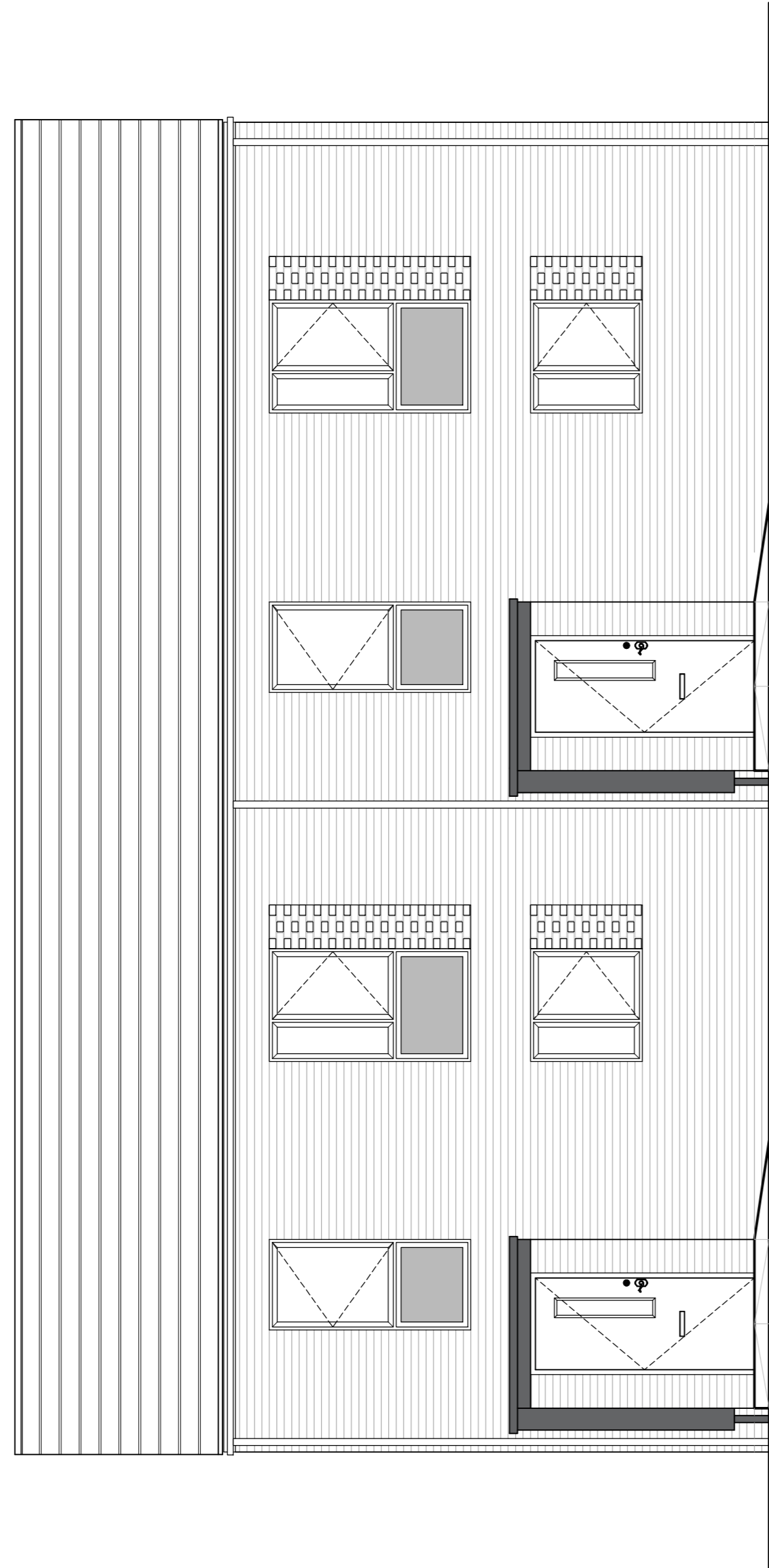
Unit 33A
 Millbrook
 Somersel
 BA20 2FG
 T: 01935 475693
 F: 0207 4899158
 W: www.boonbrown.com
 E: info@boonbrown.com

Project
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 VESPASIAN ROAD,
 ANDOVER

Client
 ASHCOT CONSTRUCTION

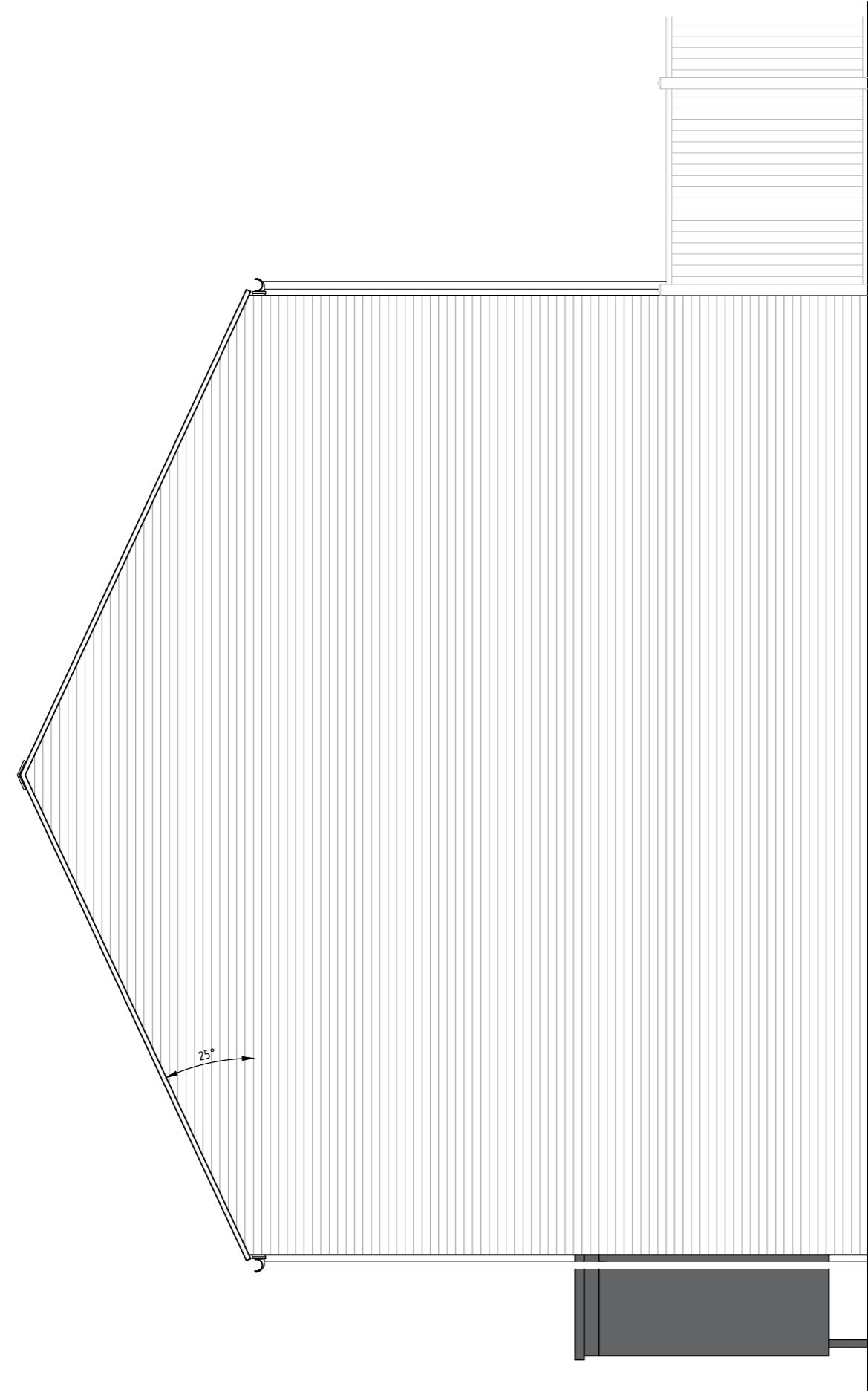
Drawing Title
 BLOCK A (House Type - A)
 PLOTS 1 - 2 ELEVATIONS

Scale	1-50 @ A1	Date	MAR 19
Drawn	T.Iw/Idale	CHKD	-
DWG No.	3976/PL/11	Rev.	-

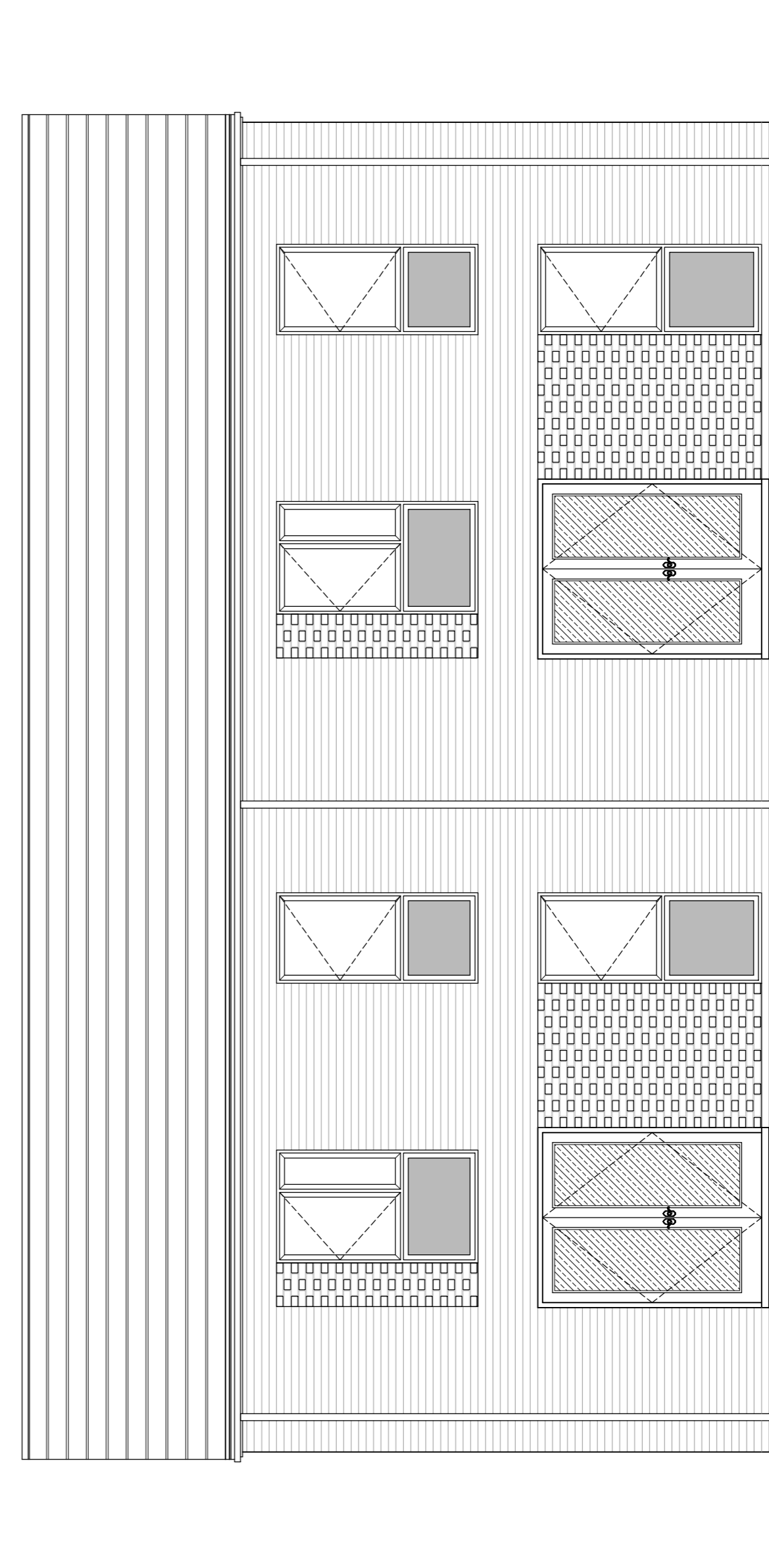


PLOT 1
 TYPE A - 3 BED, 5 PERSON - 93m²

PLOT 2
 TYPE A - 3 BED, 5 PERSON - 93m²

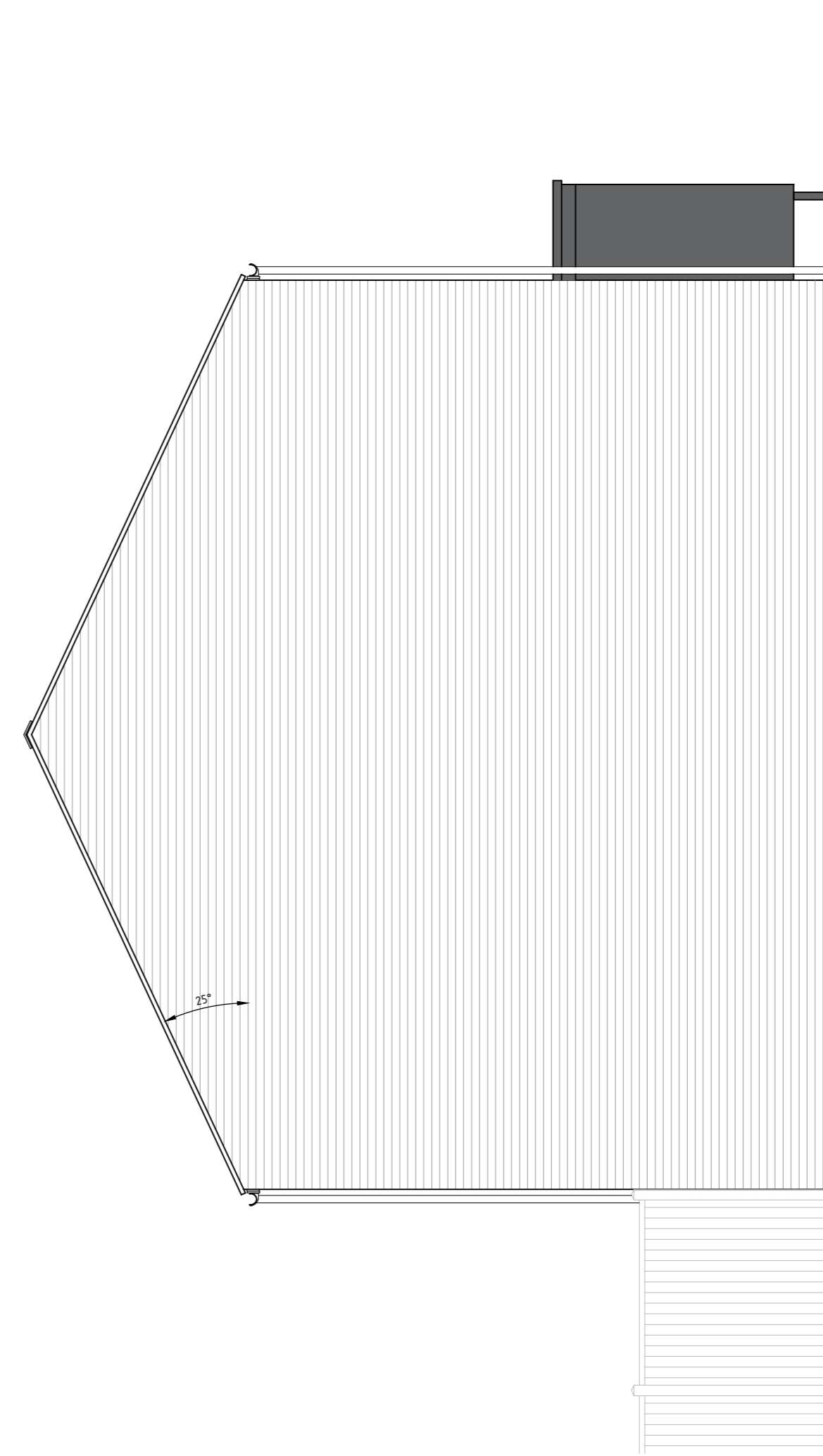


PLOT 2
 TYPE A - 3 BED, 5 PERSON - 93m²



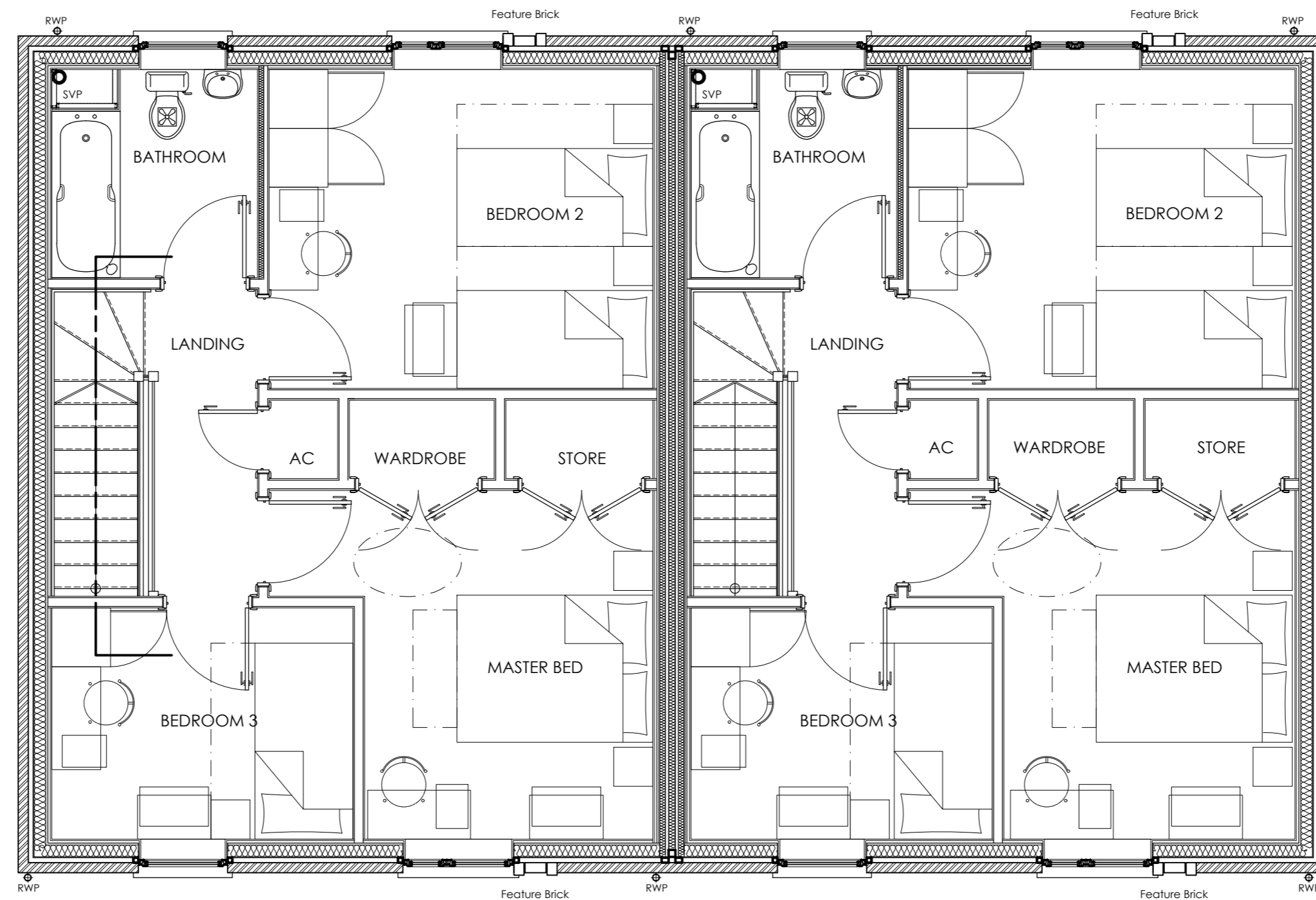
PLOT 1
 TYPE A - 3 BED, 5 PERSON - 93m²

PLOT 2
 TYPE A - 3 BED, 5 PERSON - 93m²



PLOT 1
 TYPE A - 3 BED, 5 PERSON - 93m²

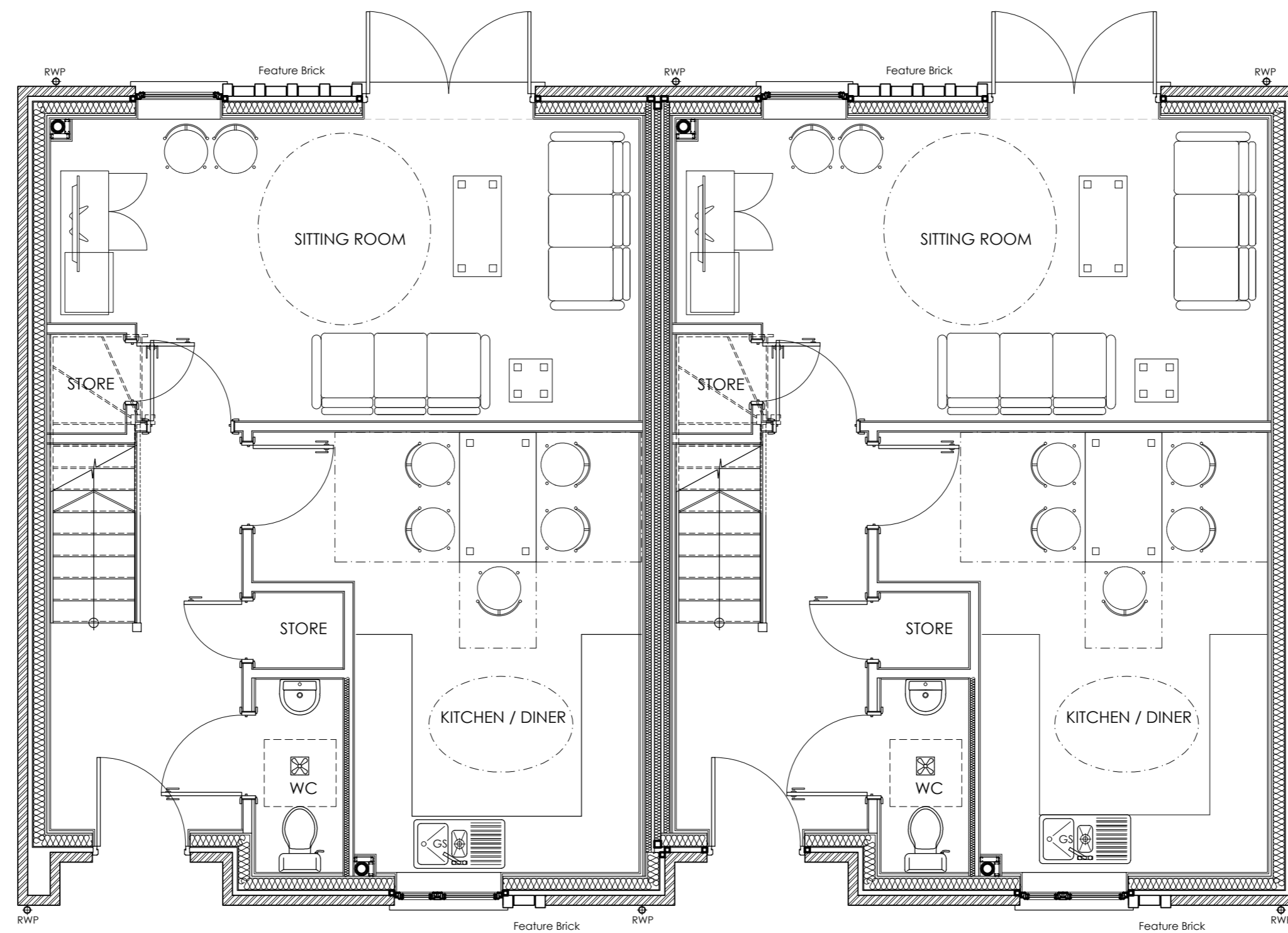
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PLOT 1
TYPE A - 3 BED, 5 PERSON - 93m²

PLOT 2
TYPE A - 3 BED, 5 PERSON - 93m²

FIRST FLOOR PLAN scale 1-50



PLOT 1
TYPE A - 3 BED, 5 PERSON - 93m²

PLOT 2
TYPE A - 3 BED, 5 PERSON - 93m²

GROUND FLOOR PLAN scale 1-50

Rev	Date	Description	Drn
-	-	-	-



Motivo Unit 33A T: 01935 420803
 Alvington Spaces Business Centre T: 0207 4989158
 Yeovil 15-17 Ingate Place F: 01935 475466
 Somerset London W: www.boonbrown.com
 BA20 2FG SW8 3NS E: info@boonbrown.com

Project
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 VESPASIAN ROAD,
 ANDOVER

Client
 ASHCOT CONSTRUCTION

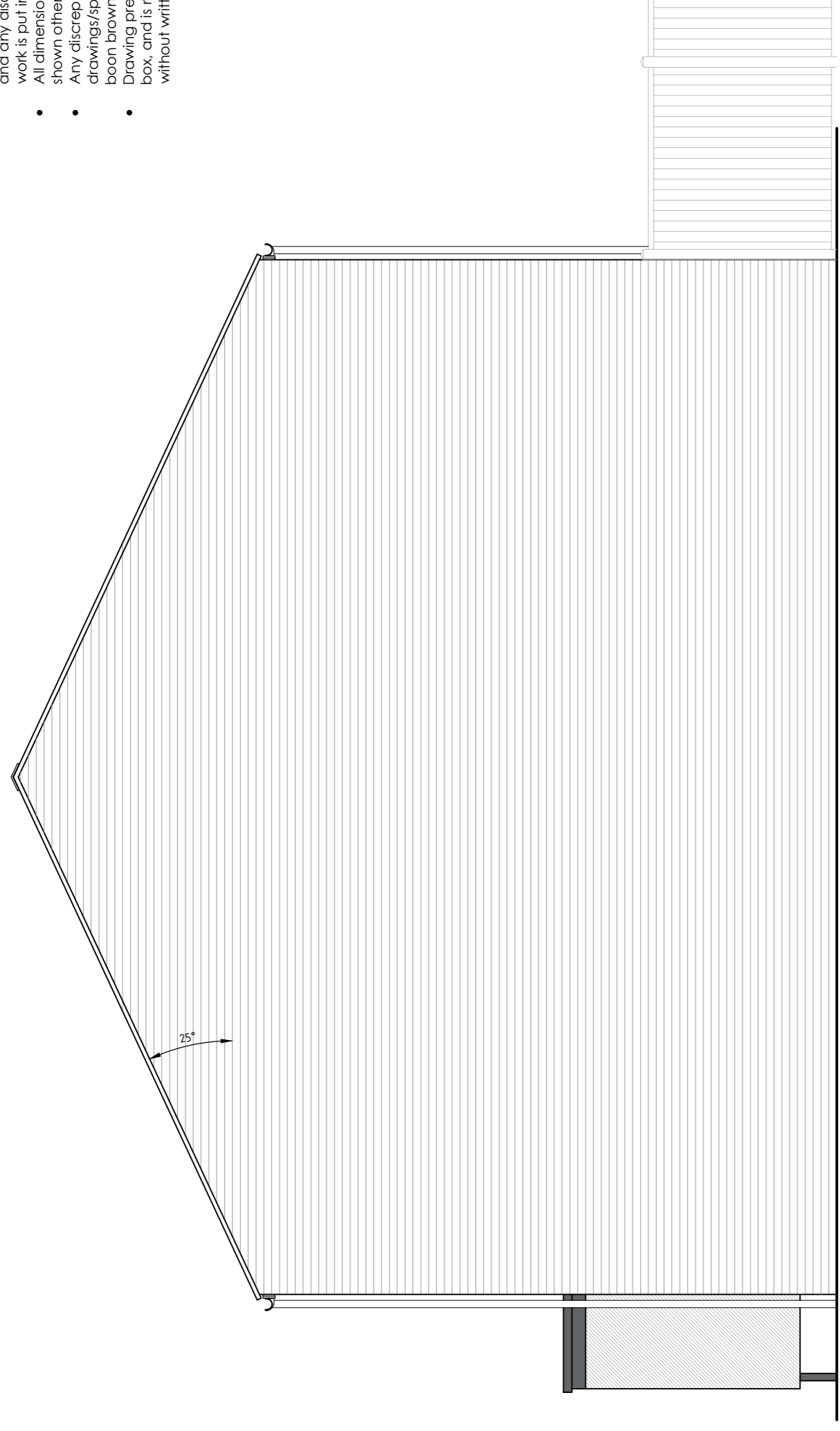
Drawing Title
 BLOCK A (House Type - A)
 GROUND & FIRST FLOOR
 GENERAL ARRANGEMENT PLANS

Scale 1-50 @ A1 **Date** MAR 19

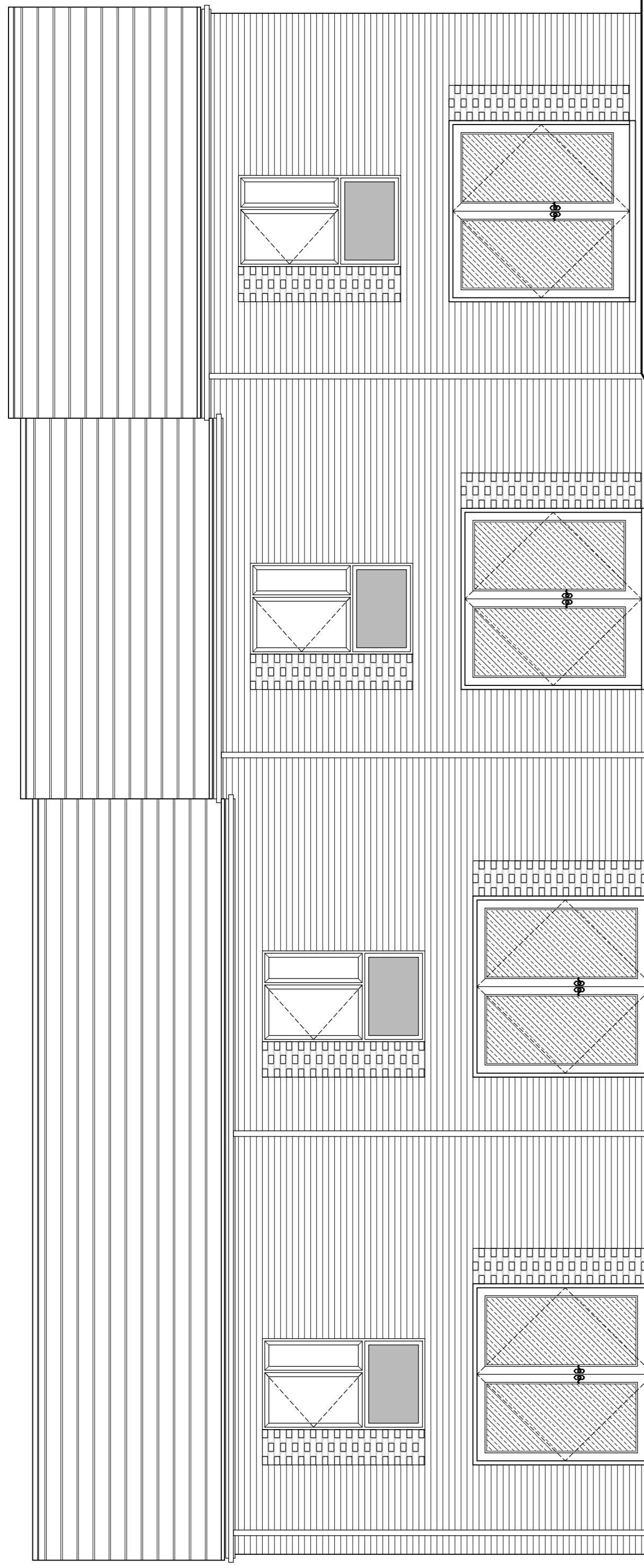
Drawn T.Twidale **CHKD** -

DWG No. 3976/PL/10 **Rev.** -

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PLOT 6
TYPE B - 2 BED, 4 PERSON - 79m²

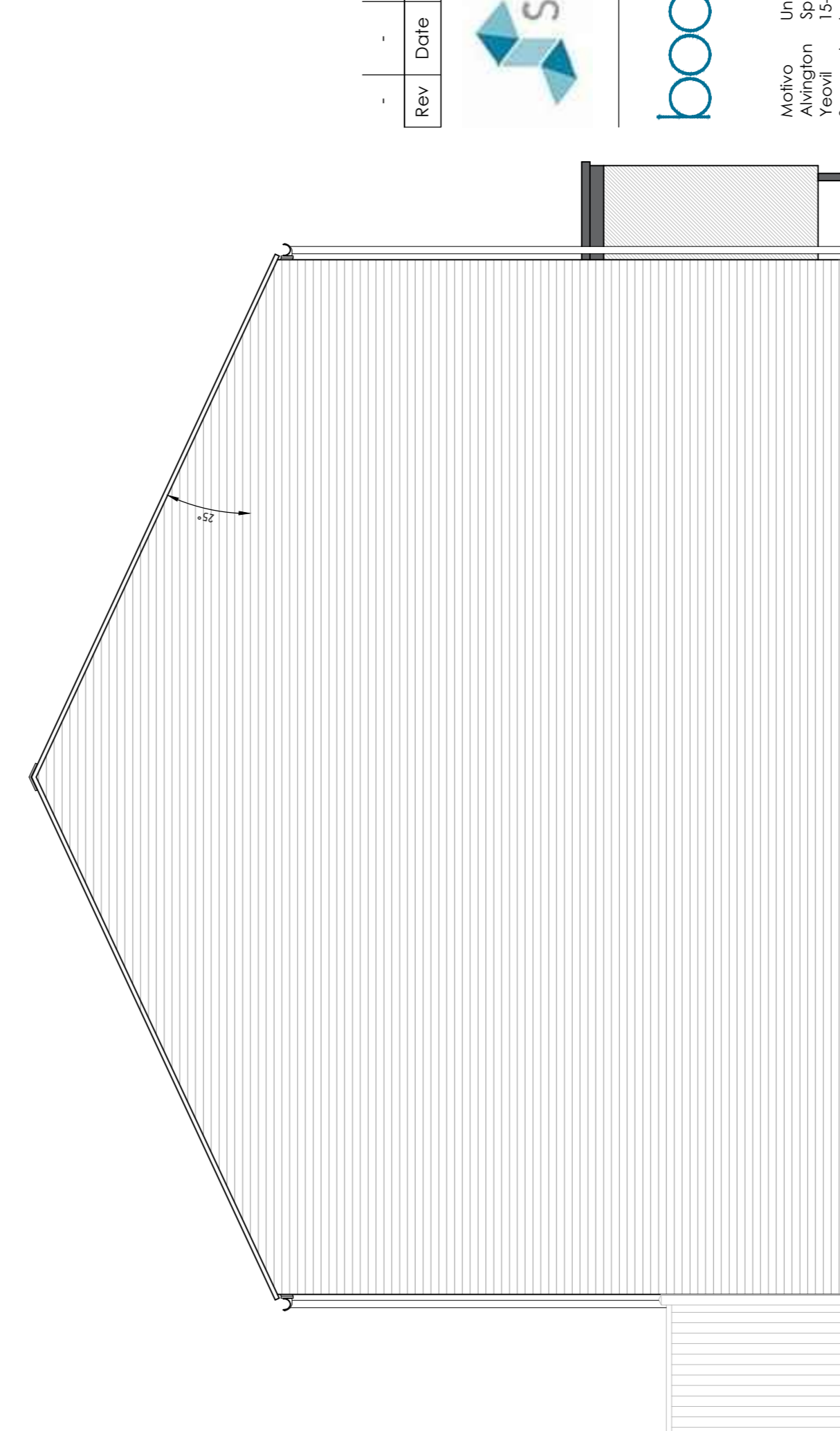


PLOT 3
TYPE B - 2 BED, 4 PERSON - 79m²

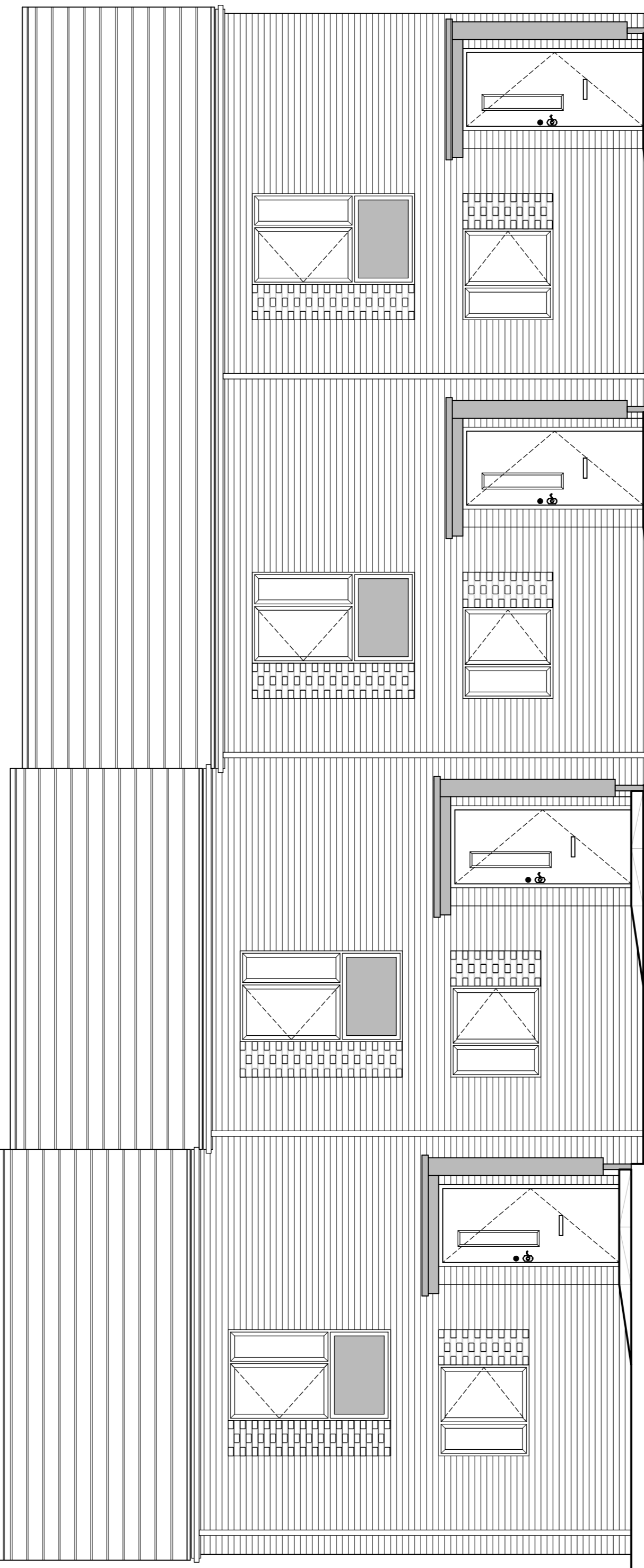
PLOT 4
TYPE B - 2 BED, 4 PERSON - 79m²

PLOT 5
TYPE B - 2 BED, 4 PERSON - 79m²

PLOT 6
TYPE B - 2 BED, 4 PERSON - 79m²



PLOT 3
TYPE B - 2 BED, 4 PERSON - 79m²



PLOT 6
TYPE B - 2 BED, 4 PERSON - 79m²

PLOT 5
TYPE B - 2 BED, 4 PERSON - 79m²

PLOT 4
TYPE B - 2 BED, 4 PERSON - 79m²

PLOT 3
TYPE B - 2 BED, 4 PERSON - 79m²

Rev	Date	Description	Dm
-	-	-	-



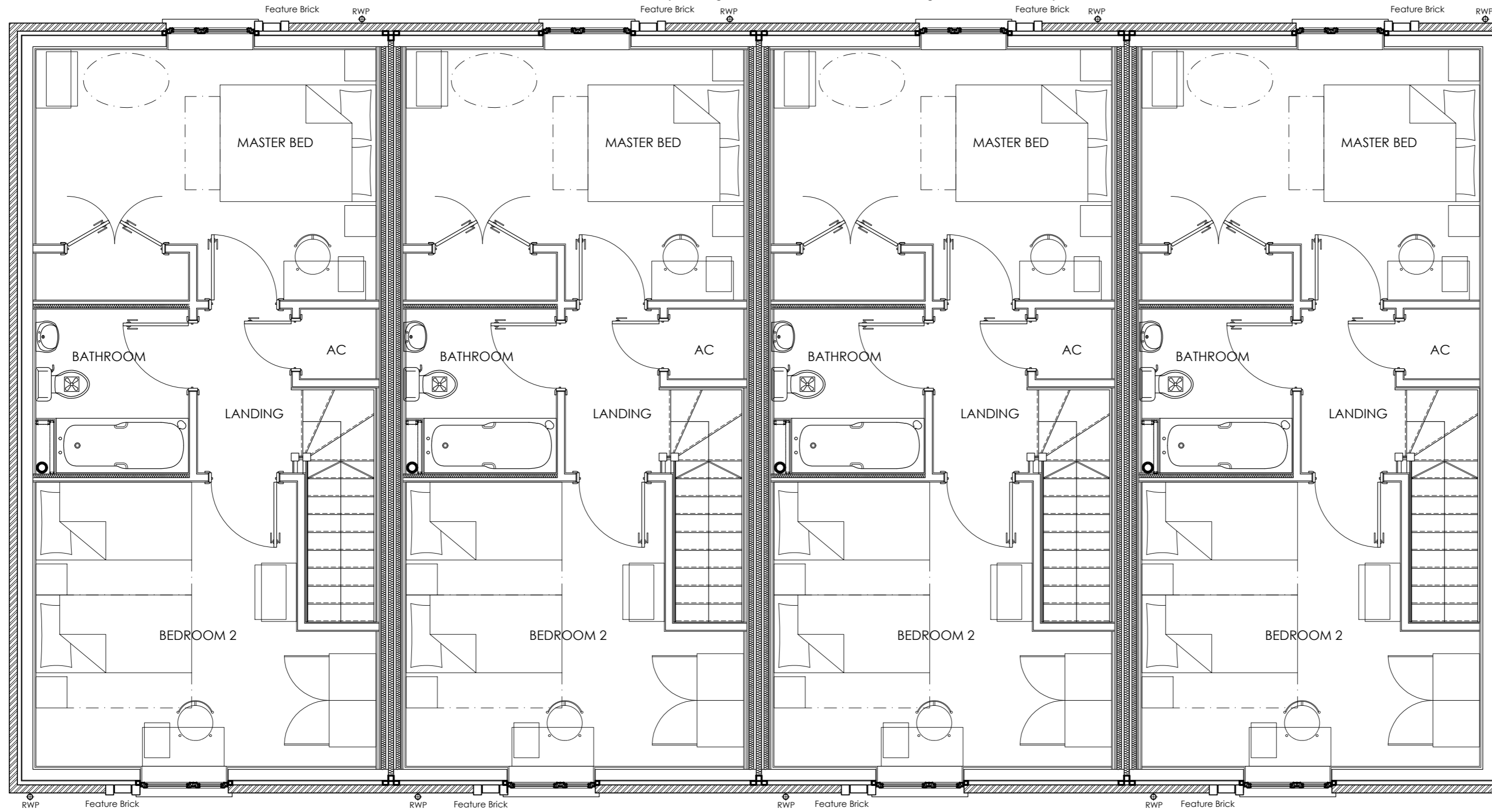
Unit 33A
Aurion
Yeovil
Somerset
BA20 2FG
SWB 3NS
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S: 0207 489158
F: 01935 475466
W: www.boonbrown.com
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Project
PROPOSED RESIDENTIAL
DEVELOPMENT
VESPASIAN ROAD,
ANDOVER

Client
ASHCOT CONSTRUCTION

Drawing Title
BLOCK B (House Type - B)
PLOTS 3 - 6 ELEVATIONS

Scale	1-50 @ A1	Date	MAR 19
Drawn	T.Iw/Idale	CHKD	-
DWG No.	3976/PL/21	Rev.	-



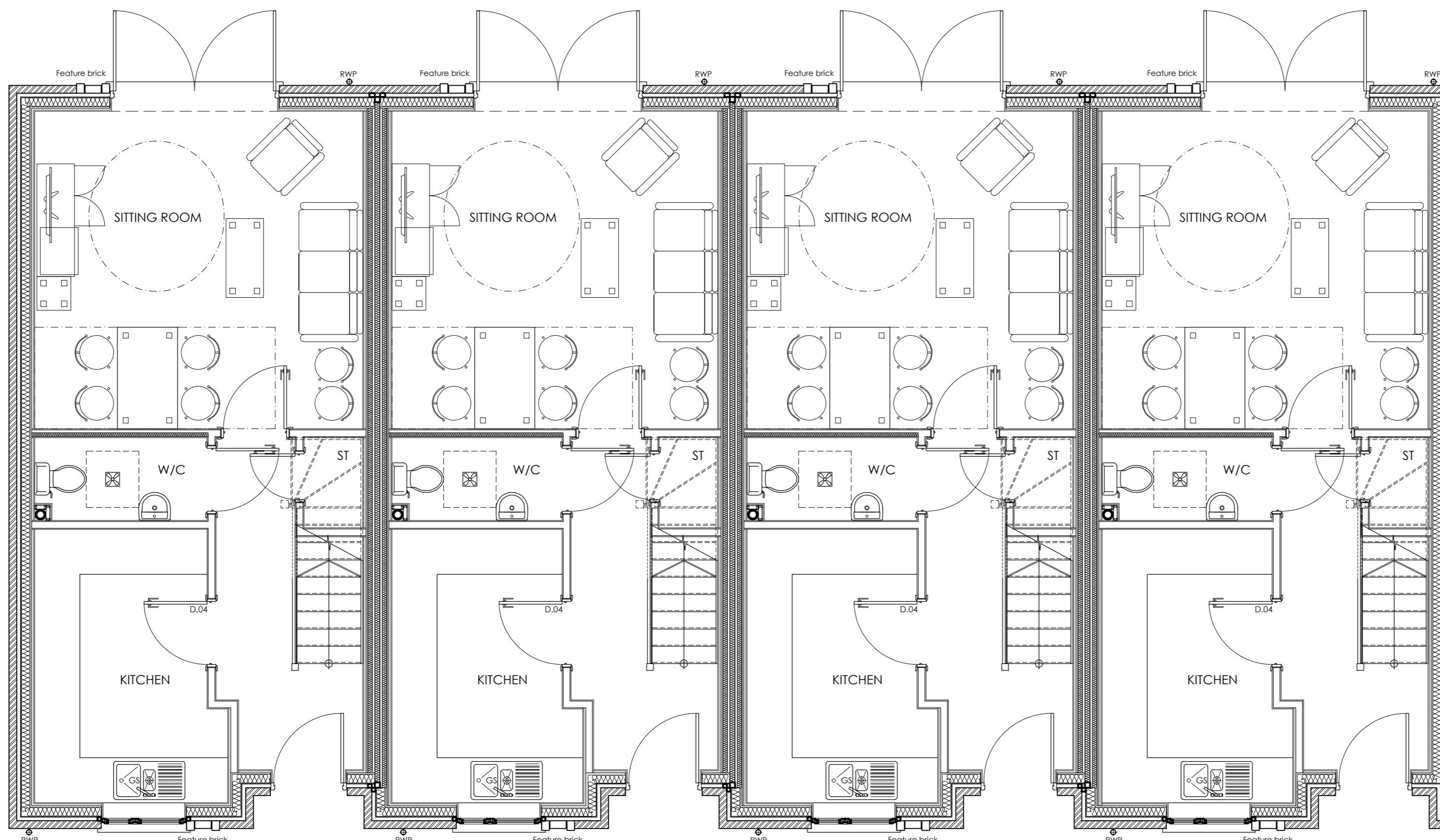
PLOT 3
TYPE B - 2 BED, 4 PERSON - 79m²

PLOT 4
TYPE B - 2 BED, 4 PERSON - 79m²

PLOT 5
TYPE B - 2 BED, 4 PERSON - 79m²

PLOT 6
TYPE B - 2 BED, 4 PERSON - 79m²

FIRST FLOOR PLAN scale 1-50



PLOT 3
TYPE B - 2 BED, 4 PERSON - 79m²

PLOT 4
TYPE B - 2 BED, 4 PERSON - 79m²

PLOT 5
TYPE B - 2 BED, 4 PERSON - 79m²

PLOT 6
TYPE B - 2 BED, 4 PERSON - 79m²

GROUND FLOOR PLAN scale 1-50

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 Somerset London W: www.boonbrown.com
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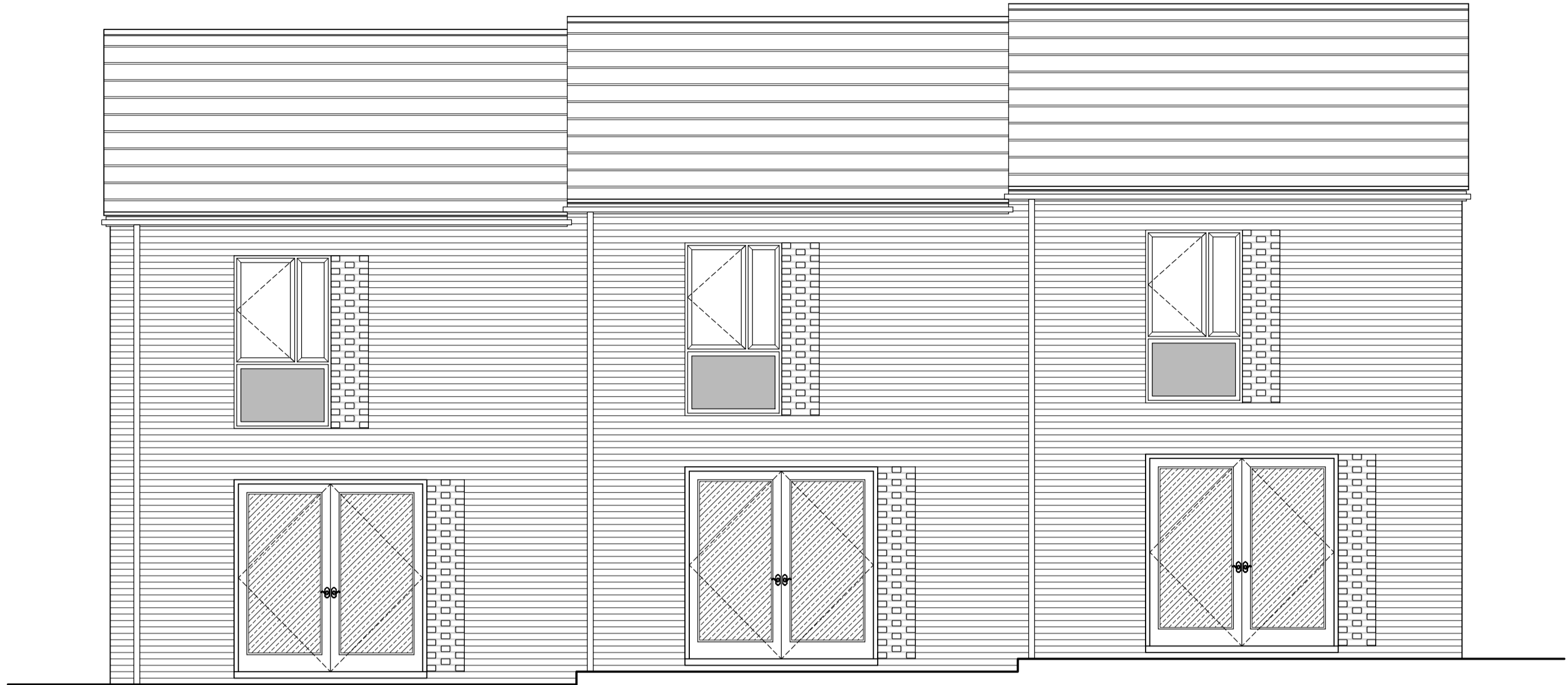
Drawing Title
 BLOCK B (House Type - B)
 GROUND & FIRST FLOOR
 GENERAL ARRANGEMENT PLANS

Scale 1-50 @ A1 **Date** MAR 19

Drawn T.Twidale **CHKD** -

DWG No. 3976/PL/20 **Rev.** -

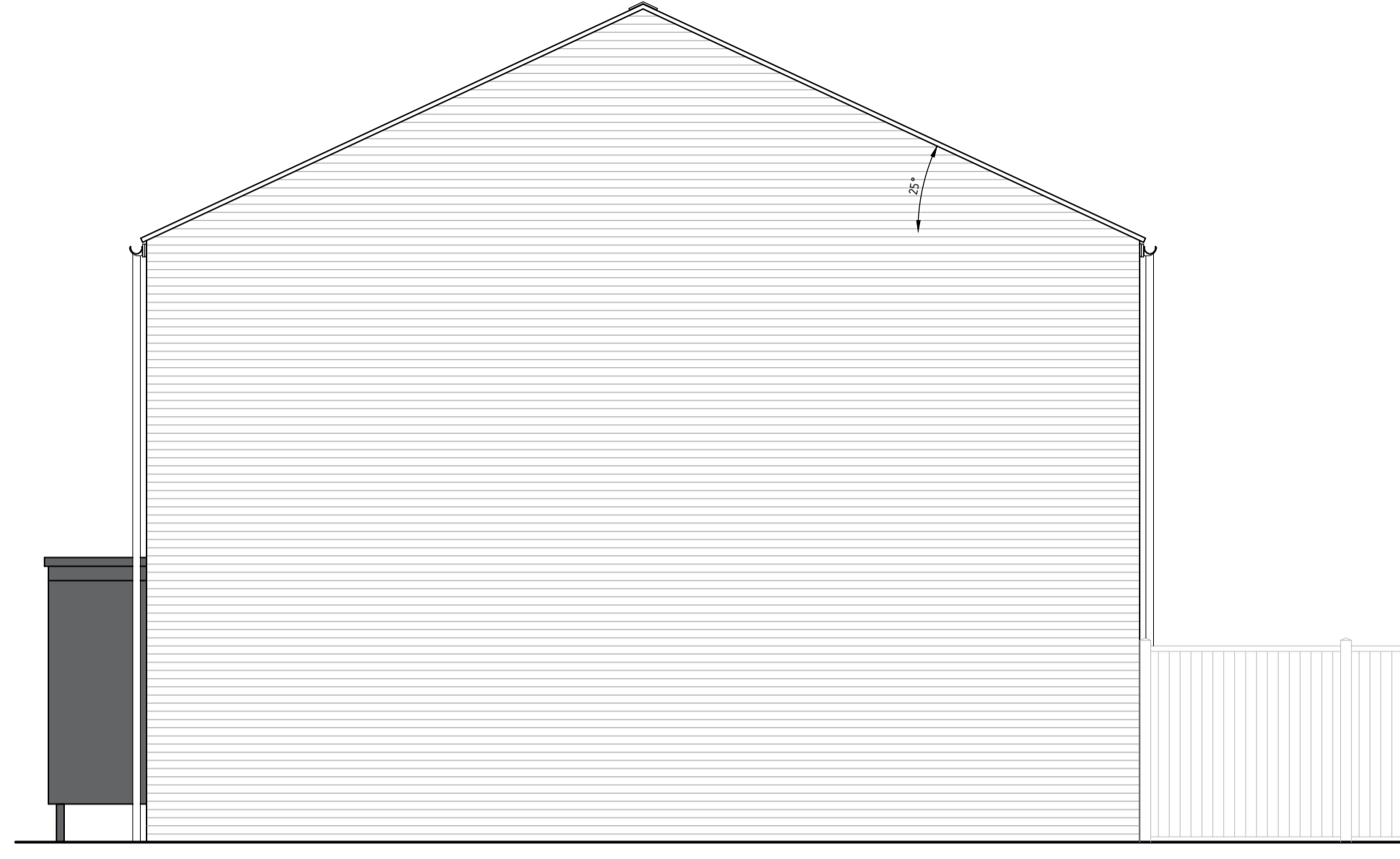
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PLOT 9
TYPE C - 2 BED, 4 PERSON - 79m²

PLOT 8
TYPE C - 2 BED, 4 PERSON - 79m²

PLOT 7
TYPE C - 2 BED, 4 PERSON - 79m²



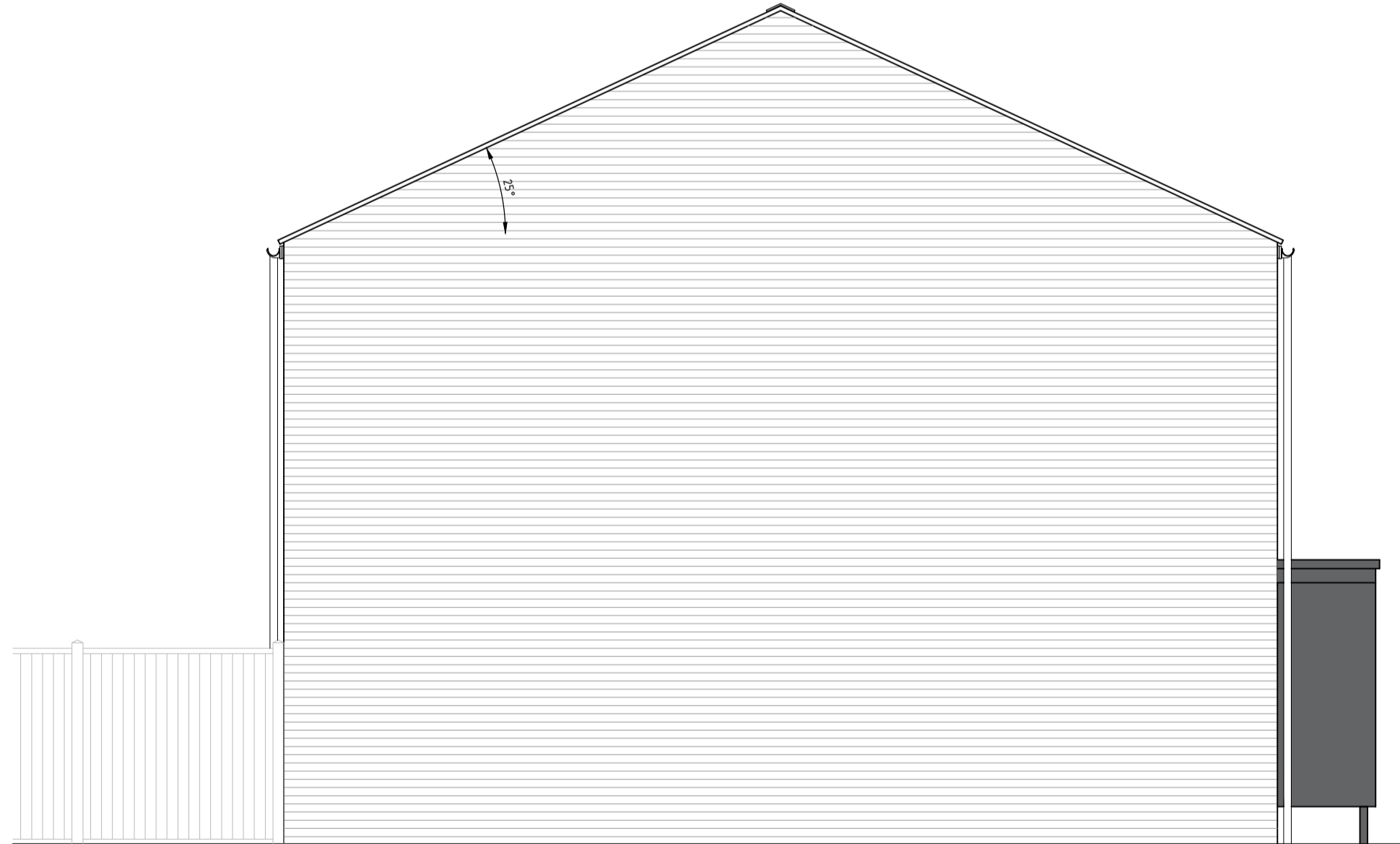
PLOT 9
TYPE A - 3 BED, 5 PERSON - 93m²



PLOT 7
TYPE C - 2 BED, 4 PERSON - 79m²

PLOT 8
TYPE C - 2 BED, 4 PERSON - 79m²

PLOT 9
TYPE C - 2 BED, 4 PERSON - 79m²



PLOT 7
TYPE A - 3 BED, 5 PERSON - 93m²

Rev	Date	Description	Drn
-	-	-	-



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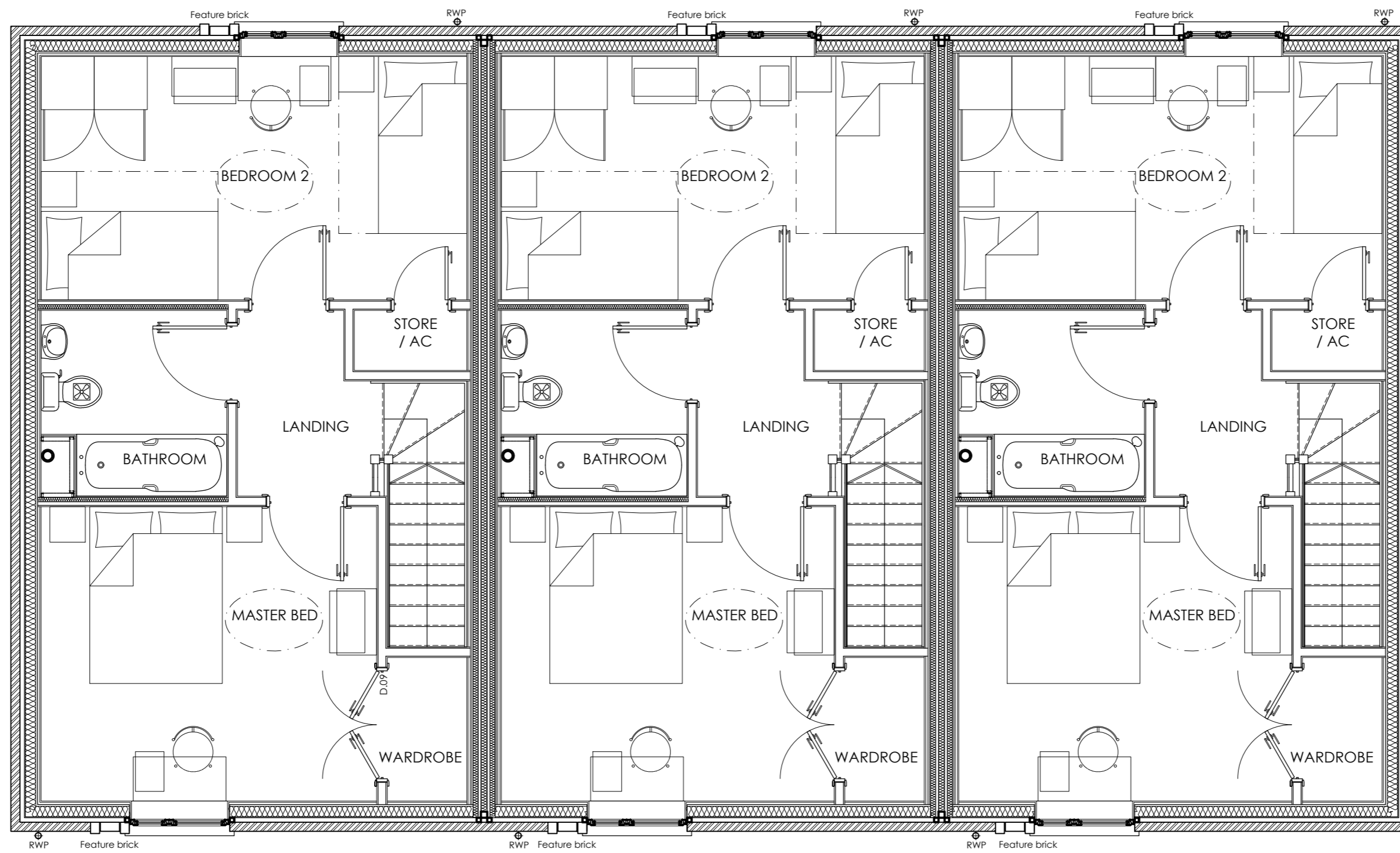
Client
 ASHCOT CONSTRUCTION

Drawing Title
 BLOCK C (House Type - C)
 PLOTS 7 - 9 ELEVATIONS

Scale	1-50 @ A1	Date	MAR 19
Drawn	T.Twidale	CHKD	-
DWG No.	3976/PL/31	Rev.	-

Test Valley Borough Council - Northern Area Planning Committee - 11 July 2019

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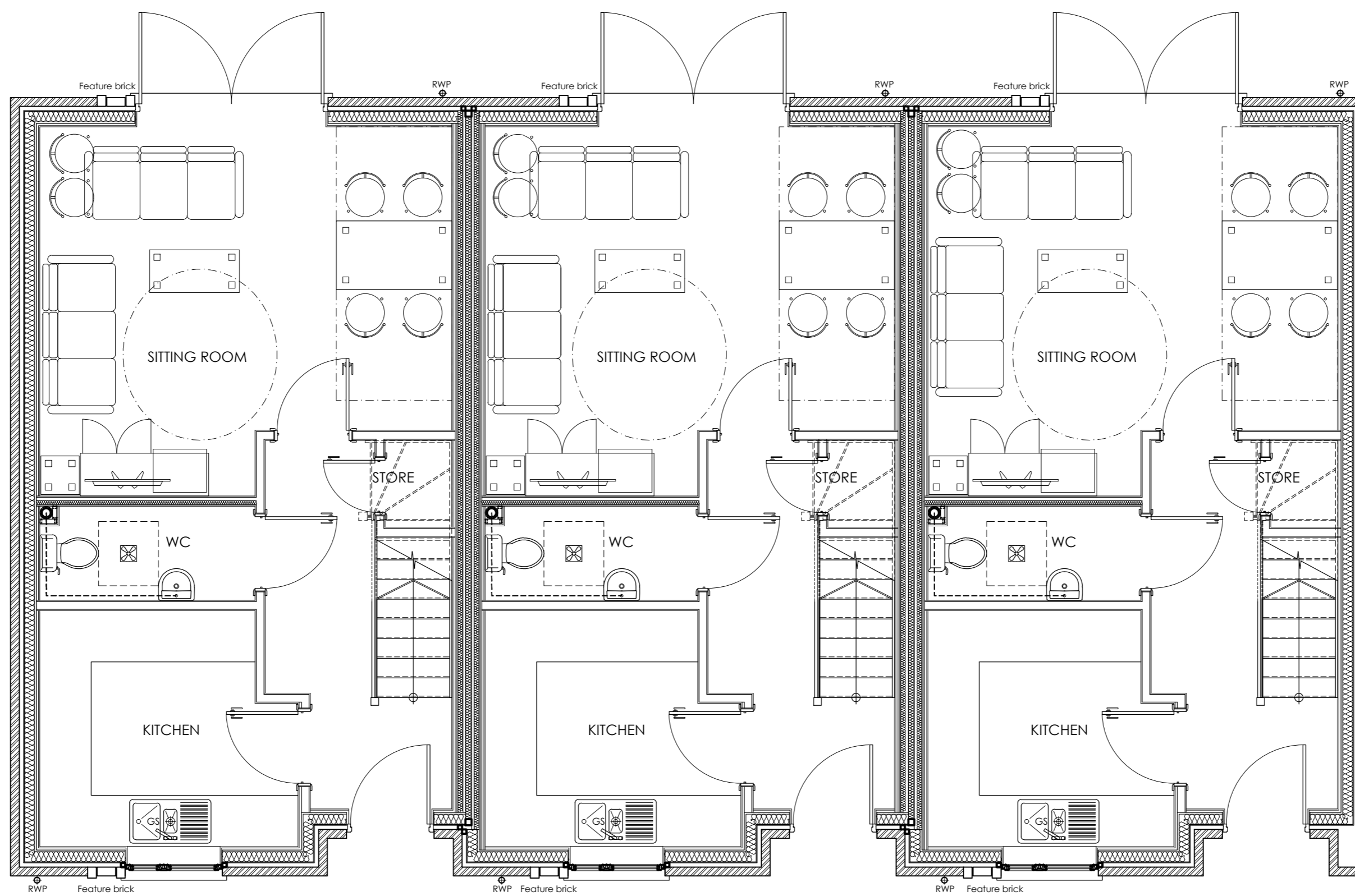


PLOT 7
TYPE C - 2 BED, 4 PERSON - 79m²

PLOT 8
TYPE C - 2 BED, 4 PERSON - 79m²

PLOT 9
TYPE C - 2 BED, 4 PERSON - 79m²

FIRST FLOOR PLAN scale 1:50



PLOT 7
TYPE C - 2 BED, 4 PERSON - 79m²

PLOT 8
TYPE C - 2 BED, 4 PERSON - 79m²

PLOT 9
TYPE C - 2 BED, 4 PERSON - 79m²

GROUND FLOOR PLAN scale 1:50

Rev	Date	Description	Drm



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Somerset London W: www.boonbrown.com
BA20 2FG SW8 3NS E: info@boonbrown.com

Project
PROPOSED RESIDENTIAL
DEVELOPMENT
VESPASIAN ROAD,
ANDOVER

Client
ASHCOT CONSTRUCTION

Drawing Title
BLOCK C (House Type - C)
GROUND & FIRST FLOOR
GENERAL ARRANGEMENT PLANS

Scale 1-50 @ A1 **Date** MAR 19

Drawn T.Twidale **CHKD** -

DWG No. 3976/PL/30 **Rev.** -



Rev	Date	Description	IT	Dm

STONewater

boon brown ARCHITECTS

Unit 33A
Surrey
15-17 Highgate Place
London
WC2R 2PC
T: 01753 420093
F: 01753 424466
W: www.boonbrown.com
E: info@boonbrown.com

Project
PROPOSED RESIDENTIAL
DEVELOPMENT
VESPASIAN ROAD,
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Client
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Drawing Title
EXTERNAL WORKS
SITE SECTION GA (BLOCK B)

Scale 1:100 @ A2 Date MAY 19
Drawn T. Twiddle CHKD NT
DWG No. 3976/1002 Rev. -

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box, and shall not be copied, lent or used by any third party...
without the prior written consent of the architect.



Reconfigured parking spaces.
Lockable gate added

TYPE 1: New porch to existing dwellings. Refer to drawing 110_GAD_500.

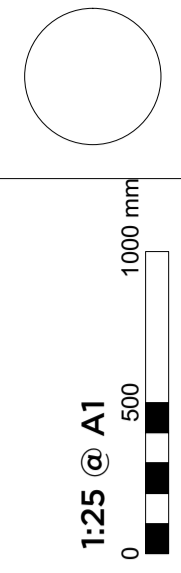
Lockable gate added

New shed to provide 2no cycle spaces per new dwelling. 18no. spaces in total.

Proposed 2B4P units. Refer to drawings 110_GAD_1200.

Proposed 3B5P units. Refer to drawings 110_GAD_1100.

previously approved.
layout rear of
block B
16/00474/FULLN



NOTES:

All dimensions to be checked on site.
All drawings to be read in conjunction with engineer's drawings. Any discrepancies between consultants drawings to be reported to the Architect before any work commences.
The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous.
These items should not be considered as a full and final list.
The Work Package Contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.
Ayre Chamberlain Gaunt take no responsibility for the location of legal boundaries indicated on this drawing and advise a separate drawing be completed by a specialist surveyor in order to establish exact boundaries.
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Test Valley Borough Council - Northern Area Planning Committee - 11 July 2019

ACGARCHITECTS.CO.UK
Ayre Chamberlain Gaunt
14a London Street
Basingstoke
Hampshire, RG21 7NU
+44 (0)1256 411 450
mail@acgarchitects.co.uk



PROJECT
Vespasian Road
Andover

DRAWING TITLE
Proposed 3B5P Elevations
Block A. (Units 1 - 2)

REV	DATE	NOTES
A	31/07/15	ISSUED FOR PLANNING
B	1/2/16	ISSUED FOR CLIENT SIGN OFF
C	12/10/16	ISSUED FOR PLANNING. Planning bin store area flipped to right hand side of front elevation due to site plan changes.

DRAWN BY
GW

CHECKED BY
IW

JOB NO.
110

STATUS
PLANNING

DRAWING NO.
110_PLN_1110

REV
C

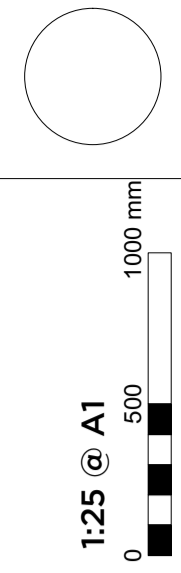


- Flat clay tiles
- Dark grey powder coated aluminium box gutter and hopper
- Powder coated aluminium rain water downpipe
- Grey PVC framed windows
- Vertical slatted wood panel
- Solid panels
- Multi red brickwork
- Grey PVC framed glazed double doorset
- Proposed storage. Refer to drawing 110_PLN_500

3 Front Elevation

4 Rear Elevation

previously approved elevations block A



NOTES:

All dimensions to be checked on site.

All drawings to be read in conjunction with engineer's drawings. Any discrepancies between consultants drawings to be reported to the Architect before any work commences.

The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous.

These items should not be considered as a full and final list.

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ACGARCHITECTS.CO.UK
 Ayre Chamberlain Gaunt
 14a London Street
 Basingstoke
 Hampshire, RG21 7NU
 +44 (0)1256 411 450
 mail@acgarchitects.co.uk



PROJECT
 Vespasian Road
 Andover

DRAWING TITLE
 Proposed 2B4P Elevations
 Block B (Units 3 - 6)

REV	DATE	NOTES
A	29/05/14	Issued for pre application advice
B	19/12/14	Issued for comment
C	31/07/15	ISSUED FOR PLANNING
D	2/2/16	ISSUED FOR CLIENT SIGN OFF
E	12/10/16	ISSUED FOR PLANNING. Proposed bin store area flipped to right hand side of front elevation due to site plan changes.

DRAWN BY
 GW

CHECKED BY
 GW

JOB NO.
 110

STATUS
 PLANNING

DRAWING NO.
 110_PLN_1210

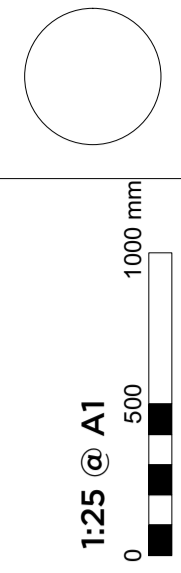
REV
 E



1 Front Elevation

2 Rear Elevation

previously approved elevations block B



NOTES:

All dimensions to be checked on site.
All drawings to be read in conjunction with engineer's drawings. Any discrepancies between consultants drawings to be reported to the Architect before any work commences.
The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous.
These items should not be considered as a full and final list.
The Work Package Contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.
Ayre Chamberlain Gaunt take no responsibility for the location of legal boundaries indicated on this drawing and advise a separate drawing be completed by a specialist surveyor in order to establish exact boundaries.
DWG files provided for information only. Refer to PDF record.
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Test Valley Borough Council - Northern Area Planning Committee - 11 July 2019

ACGARCHITECTS.CO.UK
Ayre Chamberlain Gaunt
14a London Street
Basingstoke
Hampshire, RG21 7NU
+44 (0)1256 411 450
mail@acgarchitects.co.uk



PROJECT
Vespasian Road
Andover

DRAWING TITLE
Proposed 2B4P Elevations
Block C (Units 7 - 9)

REV	DATE	NOTES
A	29/05/14	Issued for pre application advice
B	19/12/14	Issued for comment
C	31/07/15	ISSUED FOR PLANNING
D	2/2/16	ISSUED FOR CLIENT SIGN OFF
E	12/10/16	ISSUED FOR PLANNING. Planning and bin store area flipped to right hand side of front elevation. Site elevation to be flipped in layout. Flipped in response to site plan changes.

DRAWN BY
GW

CHECKED BY
GW

JOB NO.
110

STATUS
PLANNING

DRAWING NO.
110_PLN_1310

REV
E



3 Front Elevation

4 Rear Elevation

previously approved elevations block C