

## Notice of Meeting

# Northern Area Planning Committee

**Date:** Thursday 2 January 2020

**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](http://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 V Harber	Andover St Mary's
Councillor L Lashbrook	Charlton & the Pentons
Councillor N Lodge	Andover Downlands
Councillor N Matthews	Andover Romans
Councillor R Rowles	Andover Winton
Councillor A Watts	Andover Millway

## Northern Area Planning Committee

Thursday 2 January 2020

### 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 5 December 2019
- 6 Information Notes 5 - 10
- 7 19/02017/FULLN 11 - 18  
  
**(OFFICER RECOMMENDATION: PERMISSION)**  
SITE: 37 Cusden Drive, Andover, Hampshire, SP10 3TF  
**ANDOVER (HARROWAY)**  
CASE OFFICER: Ms Alexandra Jeffery
- 8 19/02600/FULLN 19 - 25  
  
**(OFFICER RECOMMENDATION: PERMISSION)**  
SITE: 100 Olympic Park Road, Andover, SP11 6RY  
**ANDOVER (ROMANS)**  
CASE OFFICER: Mr Luke Benjamin
- 9 19/02617/FULLN 26 - 31  
  
**(OFFICER RECOMMENDATION: PERMISSION)**  
SITE: New Branscombe, Drove Road, Chilbolton, SO20  
6AB **CHILBOLTON**  
CASE OFFICER: Ms Katherine Bundy

**10 Exclusion of the Public 32**

The following item is confidential.

**11 Enforcement 33 - 41**

Confidential item.

## 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 19<sup>th</sup> 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

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<b>APPLICATION NO.</b>	19/02017/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	07.10.2019
<b>APPLICANT</b>	Mr and Mrs Hodson
<b>SITE</b>	37 Cusden Drive, Andover, Hampshire, SP10 3TF, <b>ANDOVER (HARROWAY)</b>
<b>PROPOSAL</b>	Demolition of garage, erection of two storey side extension to provide utility/w.c/dining room with bedroom and bathroom over
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Alexandra Jeffery

Background paper (Local Government Act 1972 Section 100D)

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### 1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 37 Cusden Drive is a semi-detached two bedroom property within a residential area of Andover. 37 Cusden Drive is sited at an elevated position at the end of the residential cul-de-sac. The neighbouring pair of properties, 34 and 36 Cusden Drive, are set lower as the land gently slopes to the east. The attached property, 36 Cusden Drive is sited north-east of the site the subject of this application and has been extended in line with the front of the building with a matching ridge and eaves height. Four mature Rowan trees stand on land immediately to the south west of 37 Cusden Drive.

### 3.0 PROPOSAL

- 3.1 This application seeks to demolish the existing garage and erect a two-storey side extension. The proposed materials together with the height of the eaves and roof would match the existing property. Internally, the extension would host a bathroom and bedroom on the first floor and a W/C, utility room and extended living space on the ground floor. Two off road parking spaces are proposed on the driveway.

### 4.0 HISTORY

- 4.1 TVN.03927 – Erection of 48 houses and garages and construction of access road. Permission subject to conditions on 14.03.1984.

### 5.0 CONSULTATIONS

- 5.1 Landscape – No objection.
- 5.2 Southern Gas – No response received.

5.3 Highways – No objection.

5.4 Trees – No objection.

6.0 **REPRESENTATIONS** Expired 07.11.2019

6.1 Andover Town Council – No objection.

6.2 1 x Letter of Objection - 34 Cusden Drive (summarised)

- Contrary to Policy T2: proposed extension could reduce their current parking down to zero and would therefore result in parking both their vehicles on the highway which is already busy with cars and vans.
- Out of the character of the area: the proposal will see a full two storey extension from the front of the house to the back where a number of the two bedroom houses have extended above the garage but have still kept their garage and hence the step back from the front of the house. Proposal would create a huge flat fronted building of which there are not other properties of this type in the cul-de-sac.

6.3 1 x Letter of Objection - 35 Cusden Drive (summarised)

- Does not accord with policy T2: The proposed extension will prevent them parking outside their property, resulting in them parking both their vehicles on an already heavily used highway with other neighbour's vehicles.
- Out of character of the area: Some of the two bedroom houses have extended above their garage but have maintained the step back from the front of the house. If this application were to be approved it would create a large flat fronted building that will create/add to the neighbourhoods ability to park safely.

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
- E2: Protect, Conserve and Enhance the Landscape Character of the Borough
- LHW4: Amenity
- T2: Parking Standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- The impact on the character and appearance of the area
- Trees
- Amenity
- Parking

**8.2 Principle of development**

37 Cusden Drive is within the Andover settlement boundary as defined within the Test Valley Borough Revised Local Plan (2016). The proposal would be acceptable in regard to policy COM2 subject to being appropriate to the other policies of the Revised Local Plan.

**The impact on the character and appearance of the area**

**8.3** Policies E1 and E2 of the RLP seek to protect the landscape of the Borough through the provision of high quality development that integrates with, respects and complements the character of the area, and through the provision and/or retention of appropriate landscaping and landscape features. Accompanying paragraph 7.12 explains that when considering policy E1 :

“Extensions or alterations can have a cumulative impact on the character of the area and can overwhelm an existing building to the extent that its original character and symmetry is significantly eroded. To minimise this, the proposal would need to be subsidiary to the original building and not dominate in scale.”

**8.4** In order to achieve a subsidiary design within proposed extensions, applicants are often requested to set extensions back from the front wall of the building which in turn reduces the ridge height of the extension, visually emphasising the size and form of the host property.

**8.5** Near to the application property, 41 Cusden Drive was granted permission for a two storey side extension over the garage in 1992 and, 24 Cusden Drive was granted permission for a single storey front and two-storey side extension in 1998. These properties incorporate set backs and are subsidiary in form.

**8.6** The proposed extension would be readily visible within the street scene. The proposed two storey side extension at 37 Cusden Drive would be in line with the principal elevation and the ridge and eaves height the same as that on the host property. The neighbouring property, 36 Cusden Drive, has been extended in line with the principal elevation of the property therefore it would not appear out of place with the immediate surroundings for no.37 to be extended in the same manner.

**8.7** Although the proposed extension would not incorporate a set back or appear subsidiary, in mirroring the extension at 36 it would re-balance the two semi-detached properties, and as such, the proposal would not appear overly dominant or harmful in these particular circumstances. It is therefore considered that the proposed development would not be detrimental to the character and appearance of the street scene or surrounding area.

**8.8** The Landscape Officer considers that the plot sits within a residential close where other neighbouring properties have been extended. As such, from a landscape perspective it is considered that the impact of the development would have a neutral impact on the immediate and wider landscape. It is considered that the scale of the proposed two storey side extension would be in keeping with the host property and that its appearance, design and

materials would complement the surrounding area. As such the proposal complies with policies E1 and E2 of the RLP.

### **Trees**

- 8.9 The Trees Officer comments that four mature, modestly sized Rowan trees, stand on land immediately to the south west of the application site. The proposed extension extends the footprint of the building 400mm closer to the northern most Rowan tree. The Tree Officer considers that ground works (for footings or drain laying) would be within the tree's root protection area and could be expected to result in some root loss and damage to the tree.
- 8.10 Although the proposed development is likely to have an adverse impact on the closest tree, the tree is not of a condition worthy of inclusion within a Tree Protection Order.
- 8.11 It is considered that the development would have an acceptable impact on the immediate and wider landscape given the existing condition of the Rowan tree nearest to the application site and as such the proposal complies with Policy E2 of the RLP in regards to Trees.

### **Impact on amenity of the host property and neighbouring properties.**

- 8.12 The siting of the proposed two storey extension on the east elevation of 37 Cusden Drive and by virtue of the size and design of the proposal it is not considered that the proposal would have an adverse impact on the amenity of the occupants of neighbouring or nearby property. No objections have been received in this regard. It is therefore considered that the proposed development would comply with policy LHW4 of the RLP which seeks to protect the amenity of adjoining residential occupiers.

### **Parking**

- 8.13 Annex G of the RLP states that three bedroom properties must demonstrate space for the off-road parking of two vehicles. It has been demonstrated that off road parking for two vehicles can be achieved within the curtilage of the property. Further to this, the Case Officer has visited the site to measure the proposed parking spaces which are found to be in accordance with Policy T2 of the RLP; each measures 2.4 metres (width) by 4.8 metres (depth).
- 8.14 The Highways Officer confirms that the proposed plans for 2 driveway parking spaces are of satisfactory size and layout for their safe and efficient access and egress.
- 8.15 As such the proposal complies with policy T2 of the RLP.

### **9.0 CONCLUSION**

- 9.1 The proposal would integrate, respect and complement the character of the area and as such complies with Policy E1. It would not have a detrimental impact on the appearance of the immediate area in accordance with Policy E2 and provides for the privacy and amenity of its occupants and those of neighbouring properties in accordance with Policy LHW4. The parking proposed meets the requirements of Policy T2. The proposal would therefore accord with the relevant policies of the RLP.

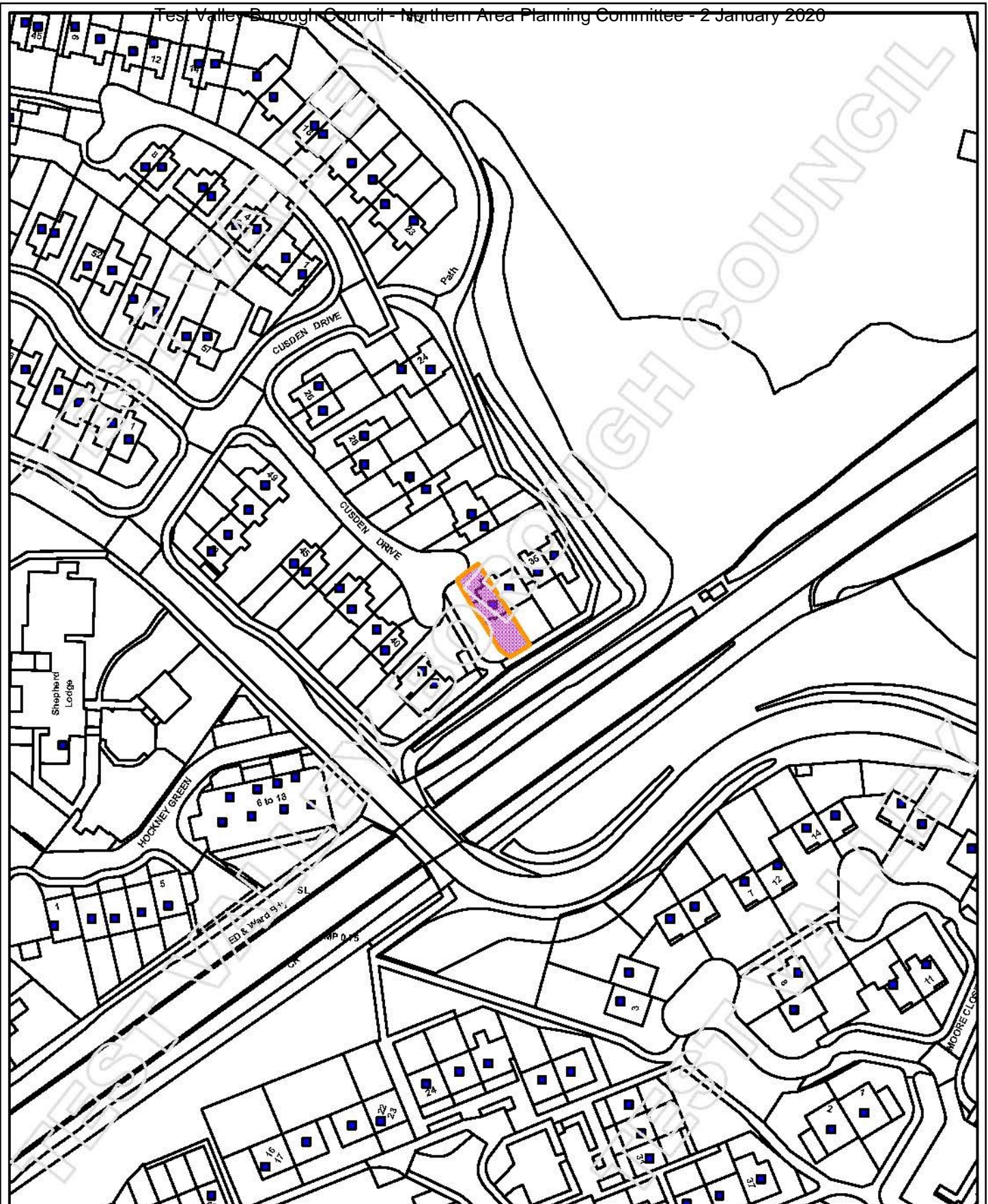
10.0 **RECOMMENDATION**

**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:  
**Drawing no.2 (Composite plan – proposed)  
Site Location Plan  
Reason: For the avoidance of doubt and in the interest of proper planning.**
3. The development hereby permitted shall not be brought into use except in complete accordance with the parking plan on the approved plan, Site Location Plan. The parking spaces hereby approved shall be provided before the development hereby is occupied and thereafter retained for as long as the development remains in existence.  
**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.
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**Siteplan**

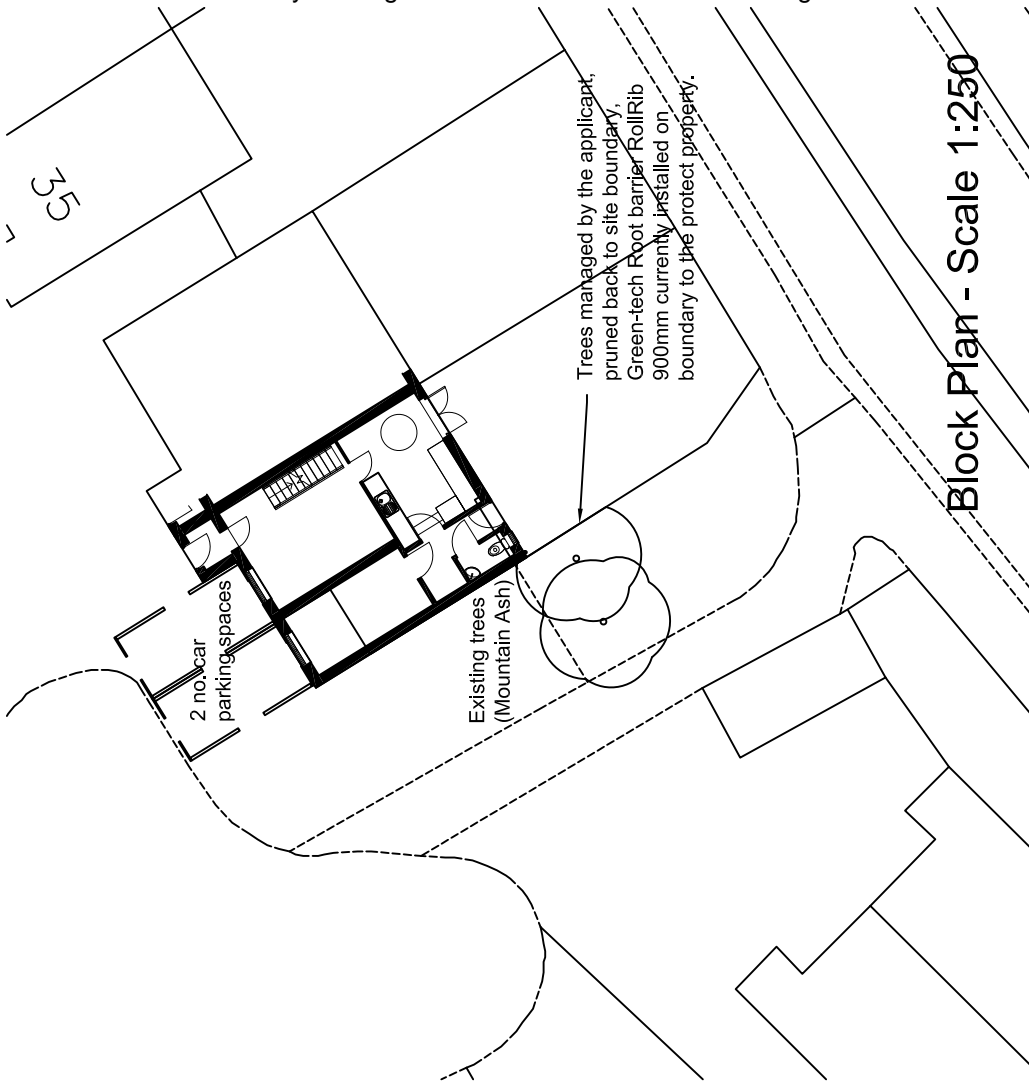
**Test Valley**  
Borough Council



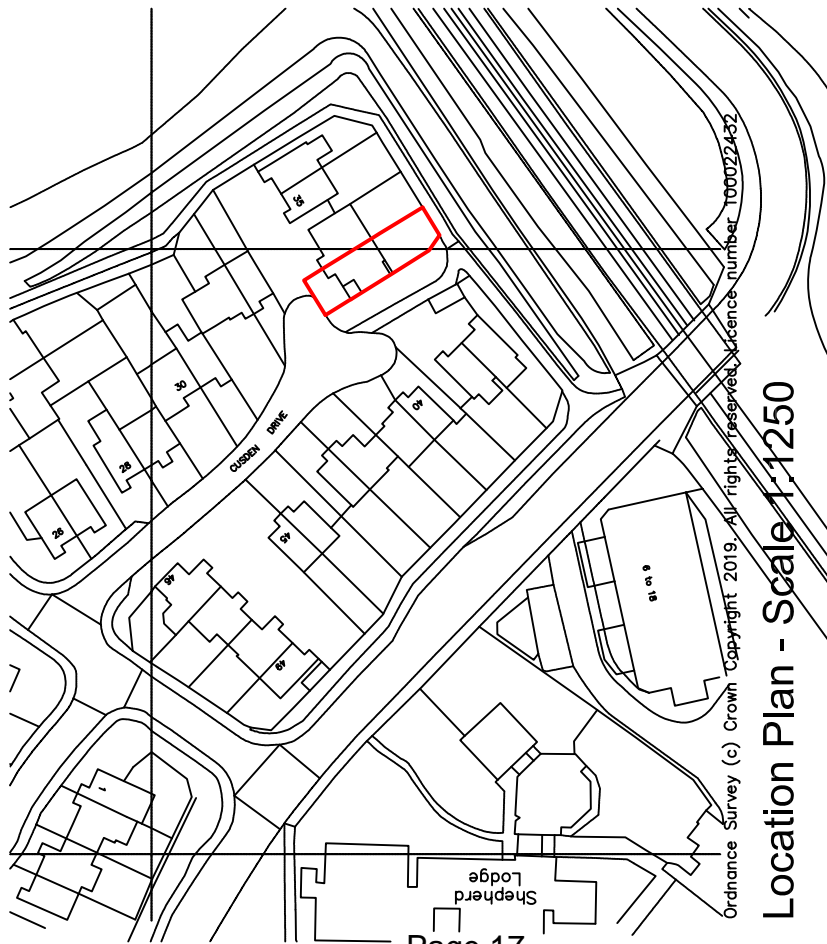
REPRODUCED FROM ORDNANCE SURVEY MAPPING  
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**19/02017/FULLN**





Block Plan - Scale 1:250



Location Plan - Scale 1:1250

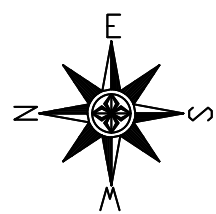
NUMBER - REV - CLIENT - PROJECT  
**02410-00 - A - Mr & Mrs Hodson - 37 Cusden Drive**

**BOURNE VALLEY ASSOCIATES**  
 ANDOVER LANE FARM  
 FABERSTOWN  
 ANDOVER  
 HAMPSHIRE  
 SP11 9PE  
 Tel: 01264 850159  
 Email: info@bournevalley.co.uk

TITLE			
Location & Block Plan	SHEET	SCALE	PAPER SIZE
07.10.19	01	1:1250&250	A4
AW	AW		

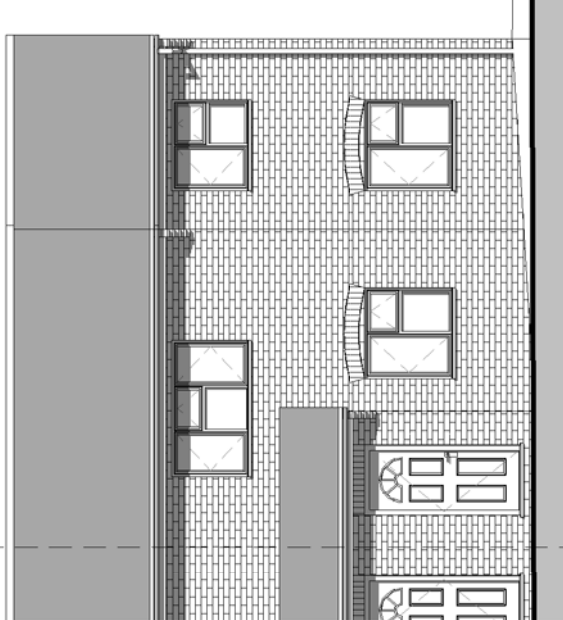


Rev No.	Revision Note.	Date	Drawn	Checked

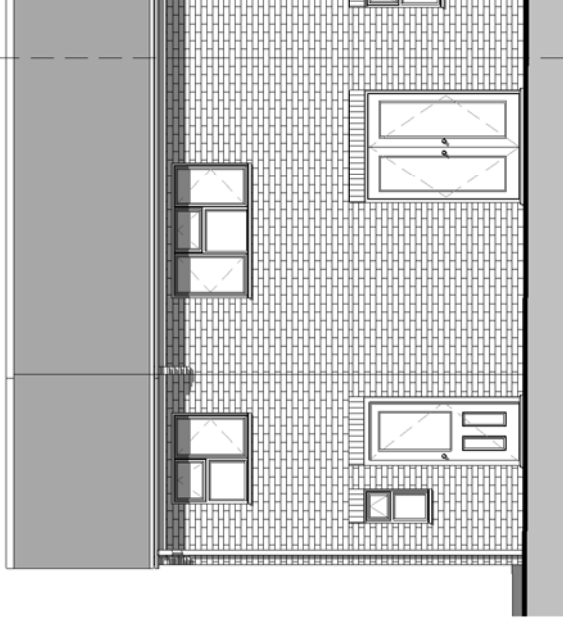


Project number 02410-01 37 Cusden Drive  
 Client House Extension  
 Project House Extension  
 Title Proposed Plans  
 Date 13.09.19  
 Sheet 02  
 Scale 1 : 100  
 Drawn by CJB  
 Checked by AW  
 Paper Size A3  
**BOURNE VALLEY ASSOCIATES**  
 ANDOVER LANE FARM  
 FABERSTOWN  
 ANDOVER  
 HAMPSHIRE  
 SP11 9PE  
 Tel: 01264 850159  
 Email: info@bournevalley.co.uk

37 Cusden Drive

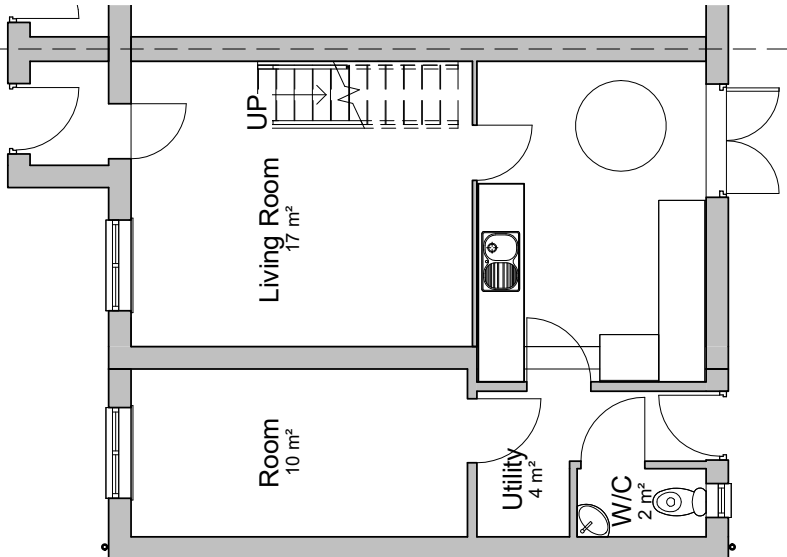


**North - Proposed**  
1 : 100

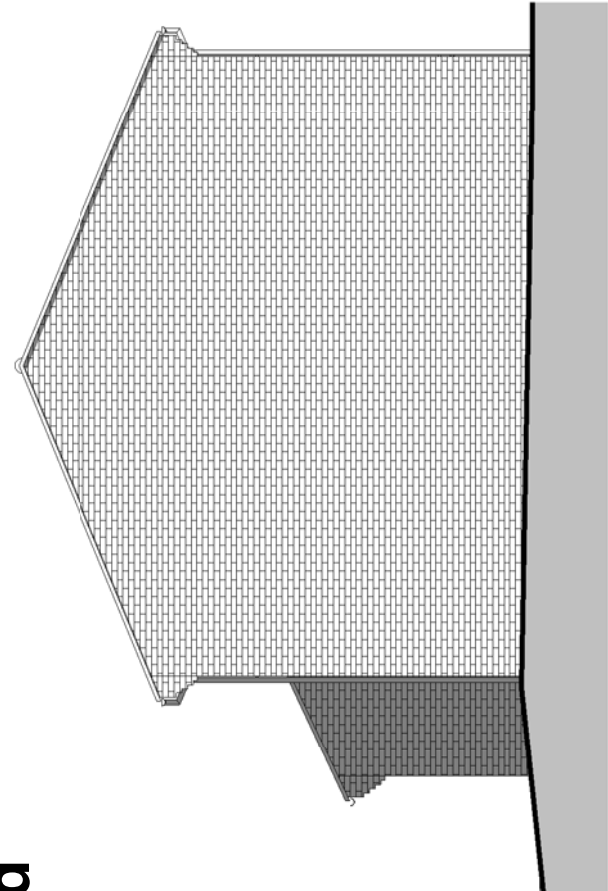
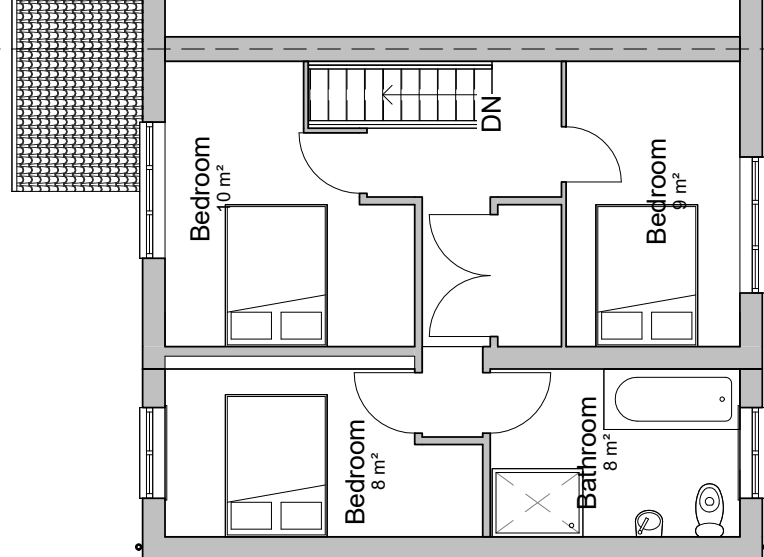


**South - Proposed**  
1 : 100

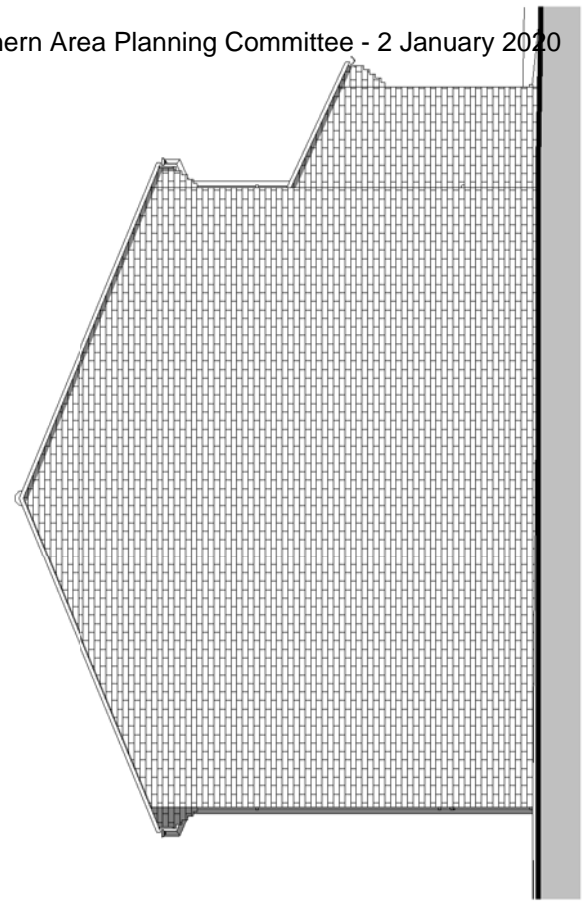
**Level 1 - Ground Floor Proposed**  
1 : 100



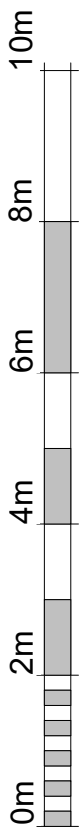
**Level 3 - First Floor Proposed**  
1 : 100



**West - Proposed**  
1 : 100



**East - Proposed**  
1 : 100



VISUAL SCALE 1:100 @ A3

Rev No.	Revision Note.	Date	Drawn	Checked
A	Planning Drawings	07.10.19	AW	AW

## ITEM 8

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<b>APPLICATION NO.</b>	19/02600/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	31.10.2019
<b>APPLICANT</b>	Ms K O'Connell
<b>SITE</b>	100 Olympic Park Road, Andover, SP11 6RY <b>ANDOVER (ROMANS)</b>
<b>PROPOSAL</b>	First floor extension over garage to form ensuite and dressing room at first floor and loft conversion with two dormer windows to provide bedroom, bathroom and dressing room (Amended scheme)
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Mr Luke Benjamin

Background paper (Local Government Act 1972 Section 100D)

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### 1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site consists of a modern detached two storey house and garage. It is constructed of red brick with white UVPC windows and a tiled roof. There is a garage at the rear of the property with a parking space in front of it providing capacity for two cars to park.

### 3.0 PROPOSAL

- 3.1 The proposal seeks to alter the internal layout of the first floor level and thus create two bedrooms served by en-suites and a dressing room. In addition, the application seeks to extend above the garage to form an en-suite, dressing room and second floor bedroom. Two front dormer windows are proposed to be installed in the front elevation of the property looking towards No.12 Woolwich Way. The proposal seeks permission to extend and alter the dwellinghouse whilst remaining as a 3 bedroomed property.

### 4.0 RELEVANT HISTORY

- 4.1 19/01413/FULLN - First floor extension over garage to form en-suite and dressing room at first floor and loft conversion with two dormer windows to provide bedroom, bathroom and study – 05.06.2019 – withdrawn.
- 4.2 19/00048/FULLN - First floor extension over garage to form en-suite and dressing room at first floor and loft conversion with two dormer windows to provide bedroom, bathroom and study – 17.04.2019 – withdrawn.

### 5.0 CONSULTATIONS

- 5.1 **Highways:** No objection.

6.0 **REPRESENTATIONS** Expired 06.02.2019

6.1 **Andover Parish Council:** No objection.

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
- Impact on highway safety

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.

8.3 **Character of the area**

No.100 Olympic Park Road is a detached property located on a corner plot bordered by Woolwich Way to the south-west and Olympic Park Road to the south-east. The property is constructed of red brick and has a tiled roof. There are a number of similar house types surrounding No.100, with variations in roof height, materials and scale between these properties.

8.4 The proposed development would raise the ridge height of the garage in line with the existing ridge height and install two dormer windows in the front elevation. Two nearby properties, Nos.17 and 19 Woolwich Way, have dormers with a similar appearance to those proposed at No.100. The proposed dormers would be seen in the context of these existing dormers and are considered to integrate with the character of the area to an acceptable degree.

8.5 The proposed development would incorporate materials to match those in the existing property. The additional UPVC windows would be of a similar appearance to the existing windows and would integrate with the character of the host property and neighbouring properties. Overall the proposed development would integrate, respect and complement the character of the area, complying with policy E1.

## **Amenity**

### Privacy

#### 8.6 *98 Olympic Park Road*

The proposed development would be approximately 12m from the side elevation of No.98 Olympic Park Road. The proposal would have two first floor windows and two second floor windows in the north east elevation facing No.98. The additional first floor windows would serve a bedroom and bathroom while the second floor windows would serve a bathroom and dressing room. The existing window in the first floor is proposed to be widened and would serve a bedroom. The widening of the window would provide similar views as already achievable from the current window. As such it is considered that the proposal would not result in a significantly greater impact on overlooking as the other existing window. In relation to the other proposed windows, it is noted that these would serve non-primary living rooms, ie an en-suite, bathroom and a dressing room, and therefore would not be in frequent use. In addition, these windows would be set away from the neighbour's garden and at a slight angle. As such it is considered that the proposal would provide for the privacy of the neighbour.

8.7 Taking into account the distance from the extension above the garage to the garden of No.98, is not considered that the increase in height and additional built form would result in any significant impact upon the outlook experienced by the occupants of No.98.

#### 8.8 *12 Woolwich Way*

The two dormer windows in the front elevation of No.100 would look towards the front elevation of 12 Woolwich Way. The properties are currently 13m apart from each other. Due to the separation distances between the properties the addition of two dormer windows looking towards the front elevation of No.12 Woolwich Way is considered to provide for the privacy of the occupants of this neighbouring property. These second floor windows would look towards the first floor bedroom windows at the front of the property.

#### 8.9 *21 Woolwich Way*

There would be an additional second floor window serving the second floor bedroom and an additional roof light serving the dressing room which would face towards this neighbouring property. There are currently first floor windows looking towards this neighbour which are closer to the neighbouring building. The proposed addition of the second floor windows is not considered to result in an increase in overlooking of the neighbouring property. Raising the roof of the garage is not considered to significantly reduce the outlook from this property.

#### 8.10 *14 Woolwich Way and 3 Eton Dorney Walk*

The north-west elevation of the proposed development would face towards these properties. There is a roof light proposed which would be visible from these properties but the opening is not considered to result in additional overlooking of the rear elevations of these properties. Raising the ridge height of the garage would not harm the outlook from these properties as it would be seen in the context of the existing building and would be the same height as the existing roof ridge.

8.11 Sunlight

The proposed development would result in a slight increase in the extent of shadows cast by No.100 Olympic Park Road. As a result of the proposal, the shadow between 10am and 11am would extend further into the garden of No.3 Eton Dorney Walk. By midday this would fall onto the lane between the properties and during the afternoon some additional shading would fall towards the rear garden of No.98 Olympic Park Road. The increase in shadowing to these properties would each be for a couple of hours during the day and is not considered to cause sunlight levels reaching these properties to fall below acceptable levels.

8.12 Daylight

The proposed development is a sufficient distance from neighbouring properties that it would not cause daylight levels to fall below acceptable levels.

8.13 Overall the proposal would provide for the privacy and amenity of neighbouring properties, complying with Policy LHW4.

8.14 **Highway safety**

The proposal would alter the internal layout of dwelling and proposed floor plans indicate that a three bedroom dwelling would remain. As such the scheme does not alter the number of bedrooms within the property. There are currently two parking spaces at the property formed of a garage and a space to the front of this garage. The parking standard set out in Annex G of the RLP requires two parking spaces for a three bedroom property. As such the site would provide two parking spaces in accordance with the parking standards. As such the proposal is considered to comply with the parking standards and policy T2 of the RLP.

9.0 **CONCLUSION**

9.1 The proposal is in accordance with the relevant planning policies as set out in 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.**

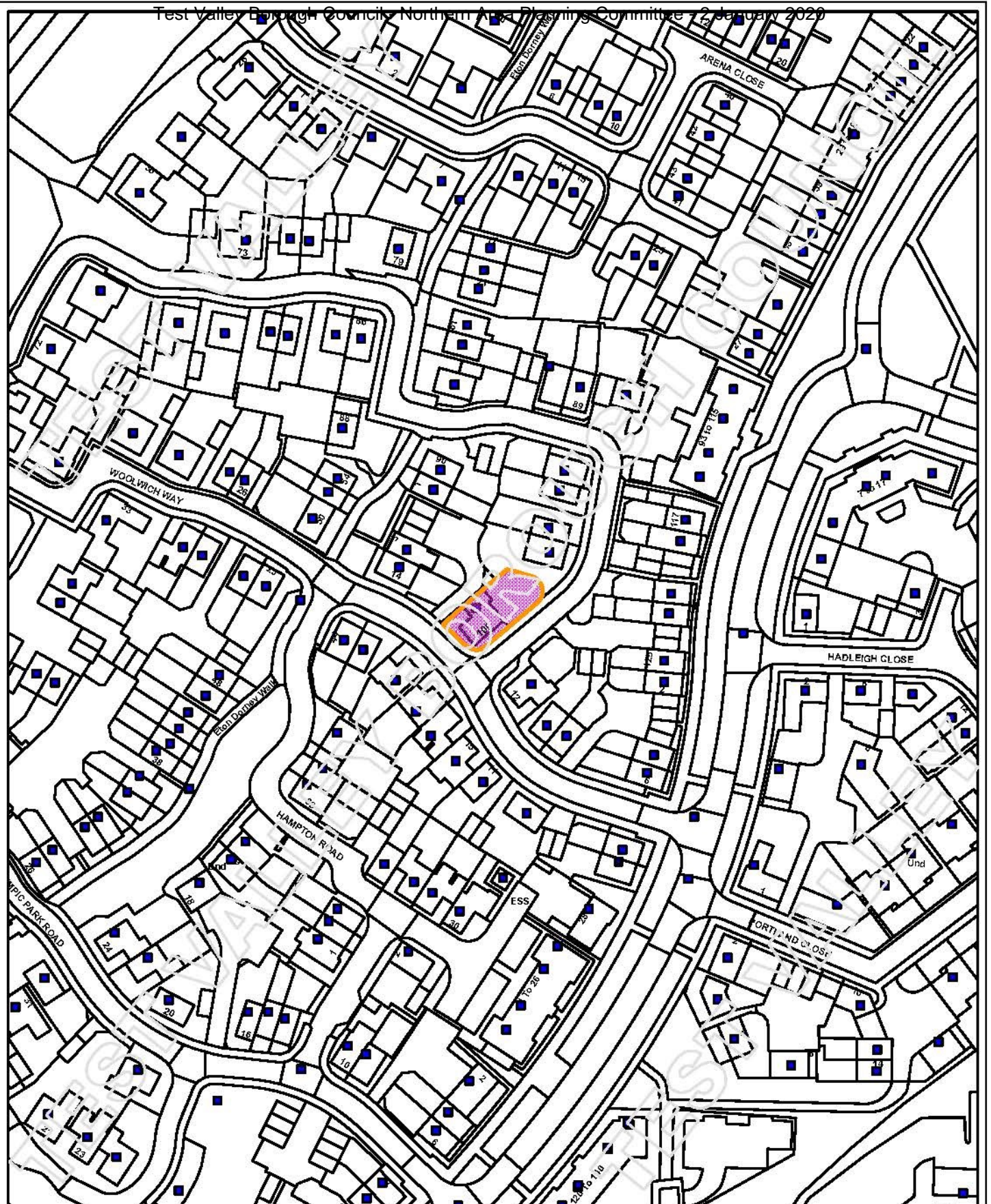
**Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**

2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number: MT / 1547 / 1 Rev A**

**Reason: For the avoidance of doubt and in the interests of proper planning.**

**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**

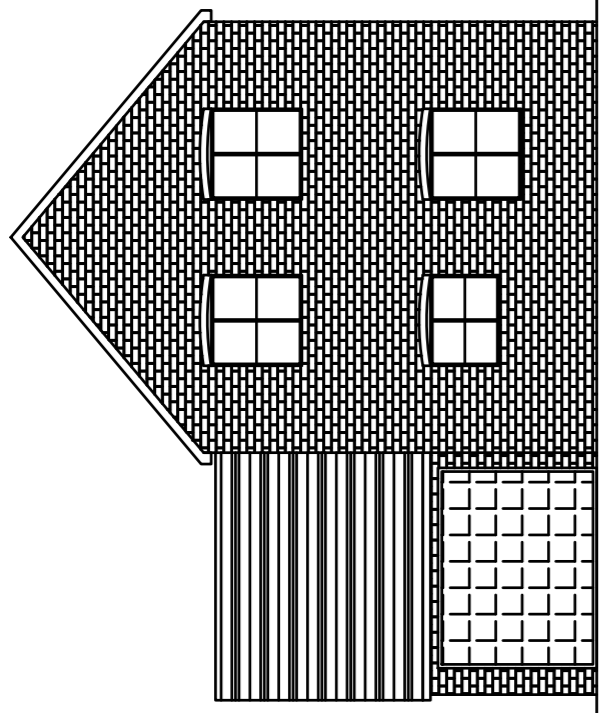
**Test Valley**  
Borough Council 

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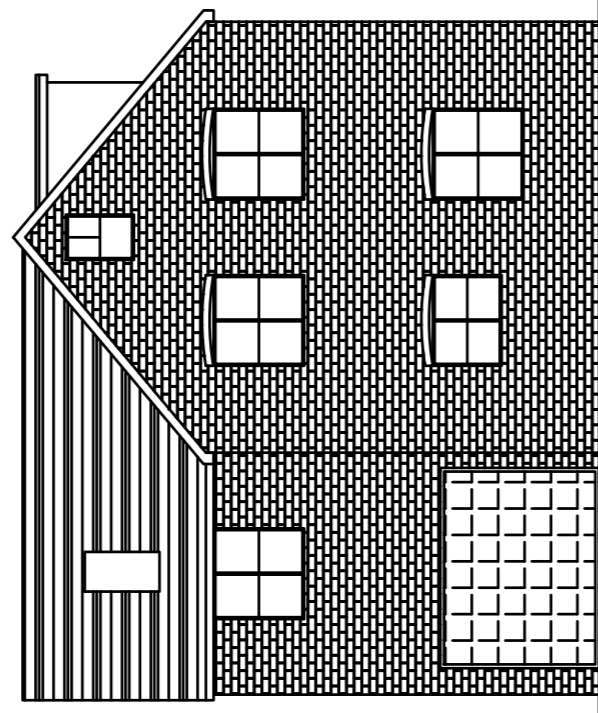
**19/02600/FULLN**



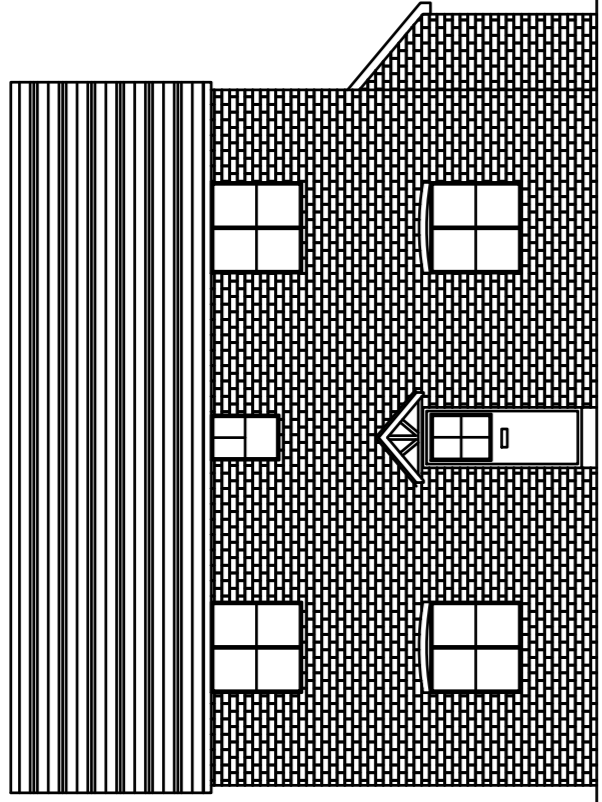
IF IN DOUBT - ASK



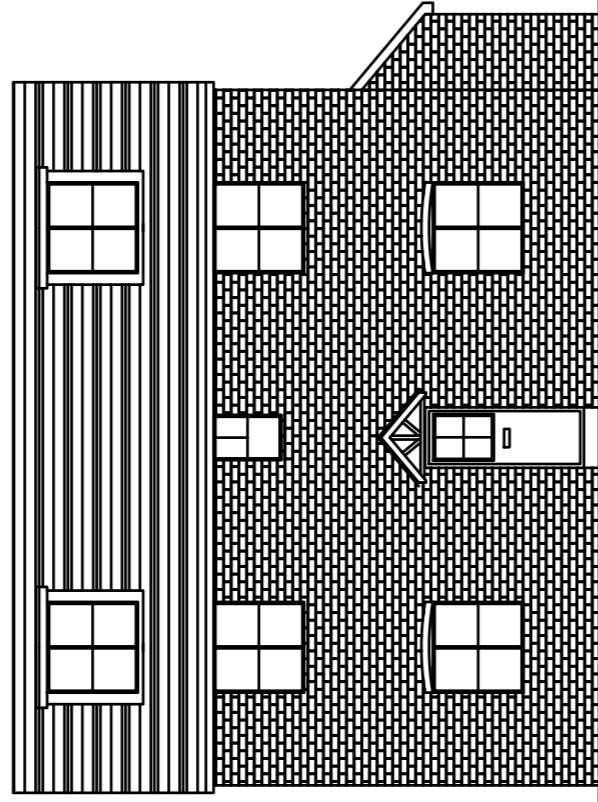
Existing side elevation



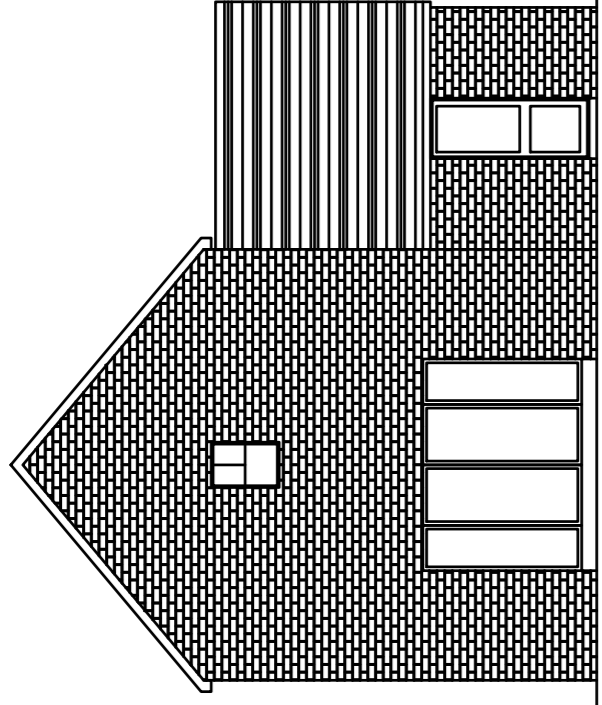
Proposed side elevation



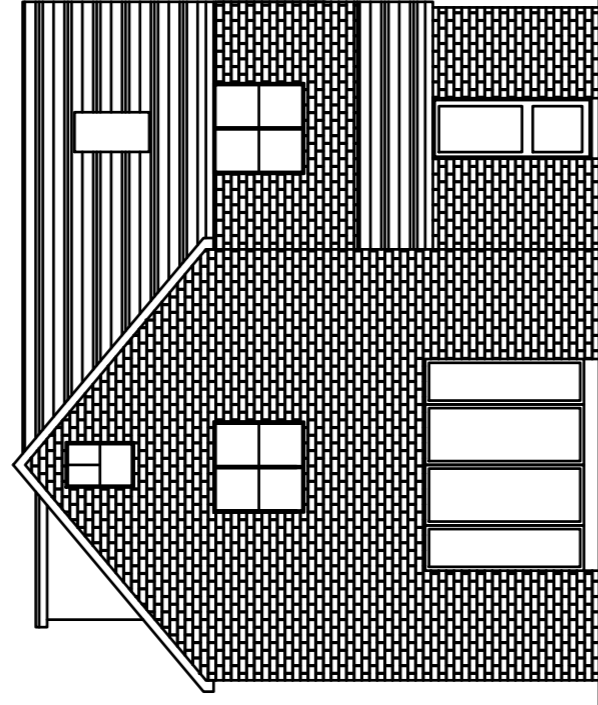
Existing front elevation



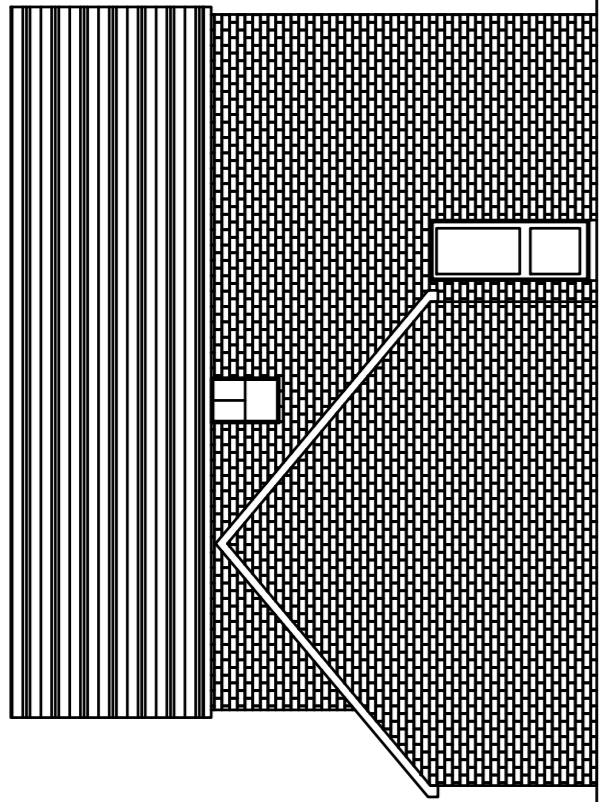
Proposed front elevation



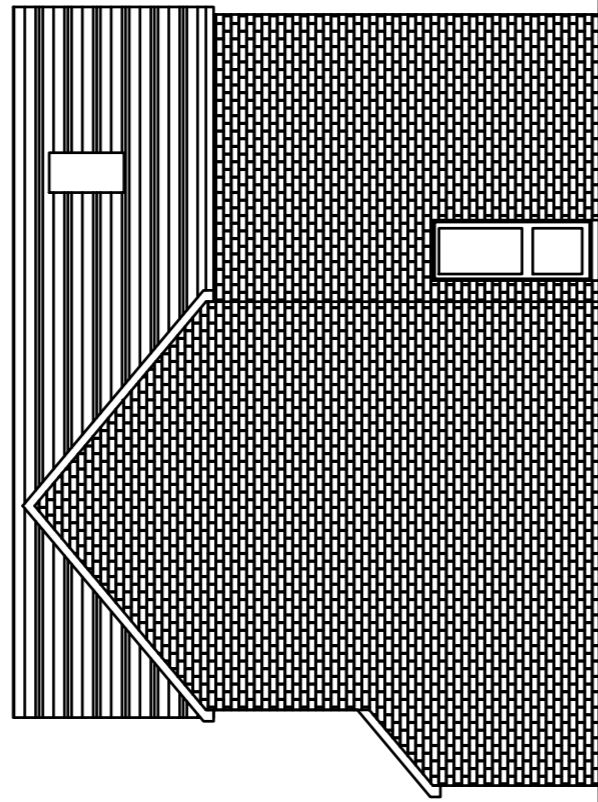
Existing side elevation



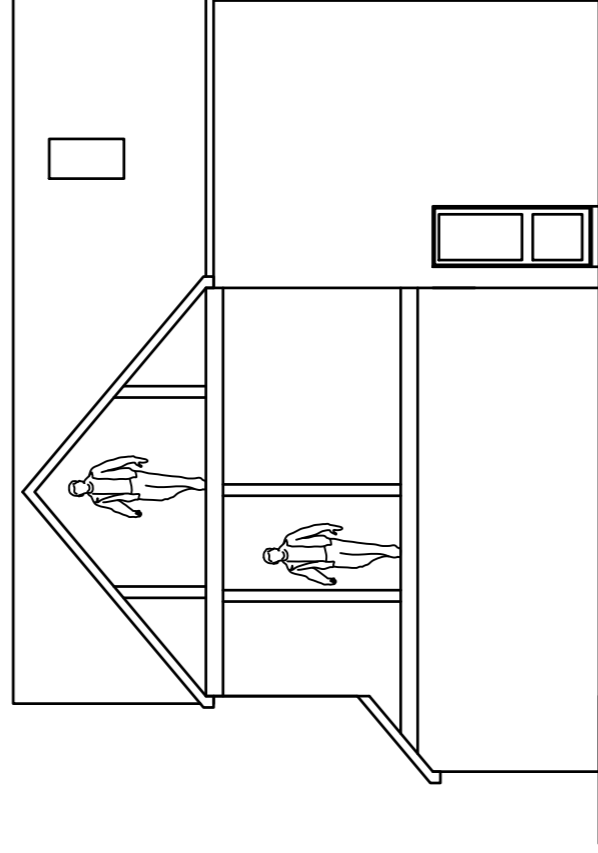
Proposed side elevation



Existing rear elevation



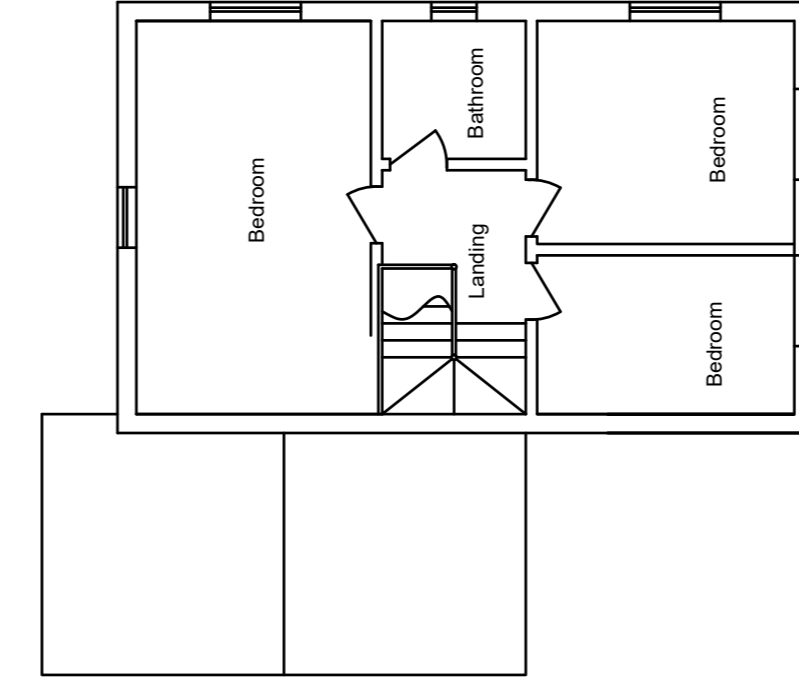
Proposed rear elevation



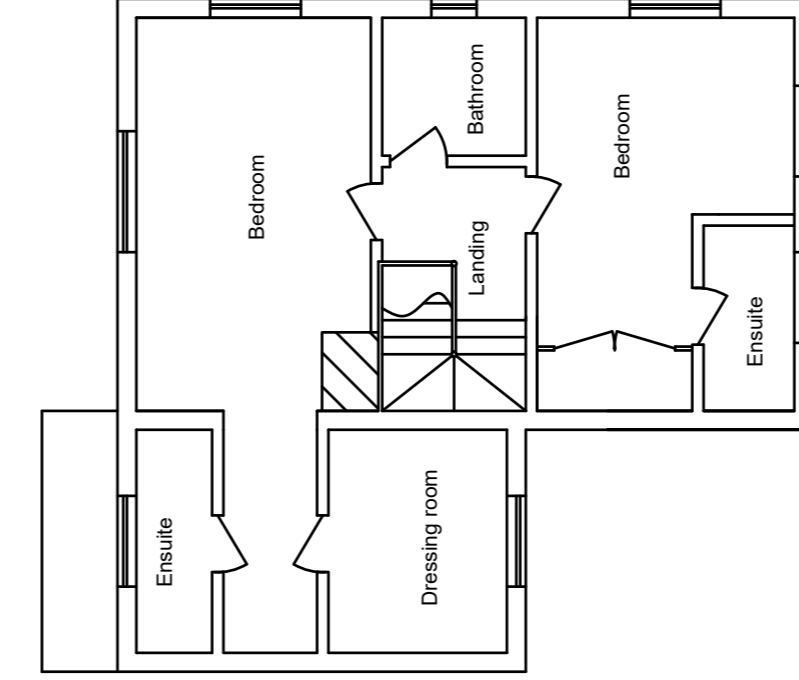
Proposed section



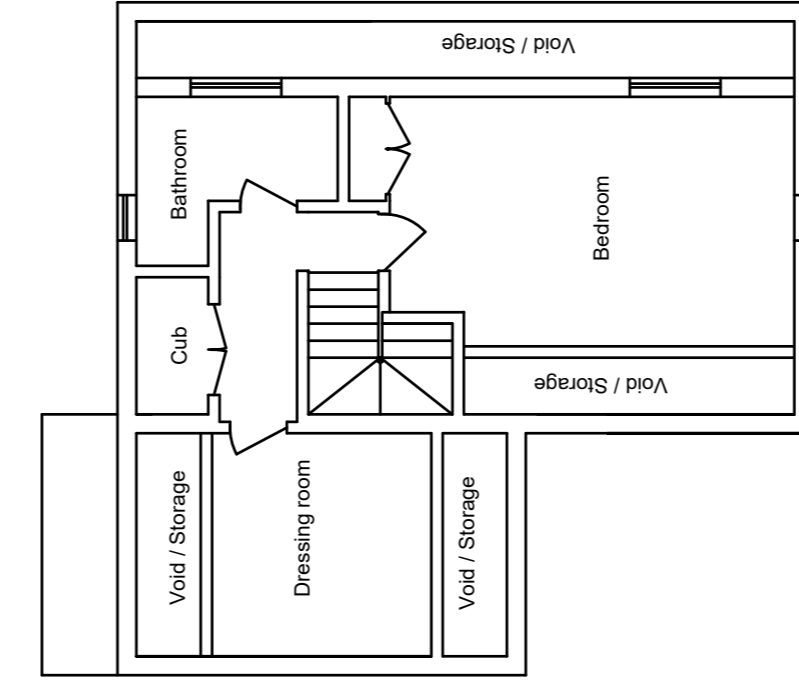
Existing ground floor



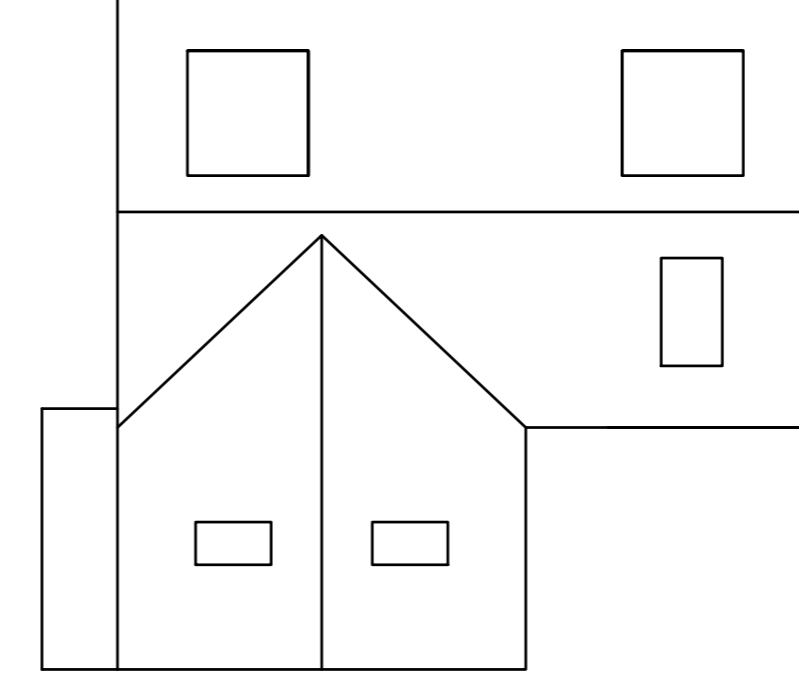
Existing first floor



Proposed first floor



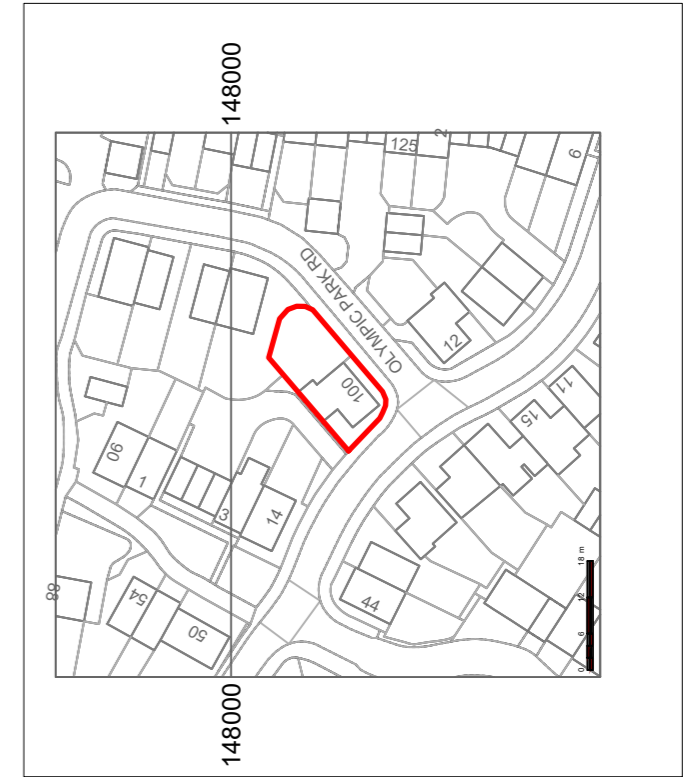
Proposed loft room



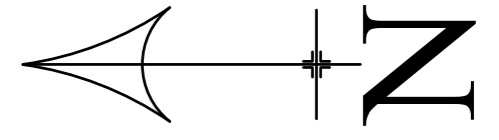
Proposed roof plan



PROPOSED SITE PLAN - 1 : 500  
(Footprint remains unchanged)



SITE PLAN - 1 : 1250



**NOTE!**  
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<b>Date</b> November 2018	<b>Approved by</b>
<b>Drawn by</b> Mark Tuson	<b>Scale - 1 : 50</b>
<b>Notes</b>	
<b>Client</b> Ms Cassie O'Connell	<b>Site</b> 100 Olympic Farm Road Andover Hants

**MT Planning & design**  
For all your planning needs

07950 887579 mtplanning@hotmail.co.uk

REVISION:- A DRAWING NO:- MT / 1547 / 1

## ITEM 9

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<b>APPLICATION NO.</b>	19/02617/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	04.11.2019
<b>APPLICANT</b>	Mr and Mrs Noble
<b>SITE</b>	New Branscombe, Drove Road, Chilbolton, SO20 6AB, <b>CHILBOLTON</b>
<b>PROPOSAL</b>	Extension to garage, with reduced roof pitch, and re- position bedroom window
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Katherine Bundy

Background paper (Local Government Act 1972 Section 100D)

---

### 1.0 INTRODUCTION

1.1 The application is presented to Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

### 2.0 SITE LOCATION AND DESCRIPTION

2.1 New Branscombe is a detached, single-storey property located within the Chilbolton Settlement Boundary. The property is set back a generous distance from the highway and is accompanied by a gravel driveway and a garden that wraps around the property.

2.2 The property is located fairly centrally within its plot, and the detached garage is located in the south-eastern corner of the plot, to the rear of the property. The property is accessed by a private driveway off of Drove Road, which also leads to the western neighbouring property, Glenfarin.

### 3.0 PROPOSAL

3.1 Permission is sought for a single-storey extension to the existing garage, with a reduction of the pitch of the roof. The door is proposed to be re-positioned from the south-west to north-west elevation of the garage.

3.2 Permission is also sought to re-position the bedroom window on the main dwelling, from the south-east to the north-east elevation of the property. The application form states that the proposal would use face brickwork and concrete interlocking tiles to match those used in construction of the existing garage

3.3 The existing detached garage is 3.1 metres in width, 3.5 metres in height to the ridge, and 6.9 metres in depth. The proposal would increase the width to 6.3 metres and the ridge height to 3.85 metres. The depth would remain unchanged.

3.4 The Agent has confirmed that the proposed development would still be used as garage and as such be used in association with the existing house.

#### 4.0 **HISTORY**

- 4.1 TVN.07790/1 - Retention of garage. **PERMISSION** subject to notes: 11.08.2000.

#### 5.0 **CONSULTATIONS**

- 5.1 None.

#### 6.0 **REPRESENTATIONS** Expired 02.12.2019

- 6.1 **Chilbolton Parish Council:** No objection.

#### 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)(TVBRLP)

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 LHW4 – Amenity

Policy T2 – Parking Standards

##### 7.3 Supplementary Planning Document

Chilbolton Village Design Statement

#### 8.0 **PLANNING CONSIDERATIONS**

- 8.1 The main planning considerations are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on amenity
- Impact on the landscape character of the area and trees
- Impact on parking provision

##### 8.2 **Principle of development**

The site lies within the Chilbolton 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.

##### 8.3 **Impact on the character and appearance of the area**

The development is located in a position such that only extremely limited public views would be possible, given that the property is set back from the highway by a generous distance. Any glimpsed views of the proposal would be seen in the context of the existing dwelling.

- 8.4 The proposed materials stated on the application form would match those used in the existing building, and as such would be considered to integrate, respect and complement the character of the host property and the wider area.

- 8.5 The proposed re-positioning of the bedroom window is not considered to result in any impact upon the character of the host property or wider area. In conclusion the proposal would not adversely affect the character and appearance of the area, in compliance with Policy E1 of the TVBRLP.
- 8.6 **Impact on amenity**  
The proposed development would be visible from the neighbouring garden at Lilybowers, to the east of the host property. However, as the extension would be on the western elevation of the detached garage, it is considered that the proposal would have no detrimental impact upon the outlook from Lilybowers.
- 8.7 The proposed window re-positioning would involve the window being moved to the south-eastern elevation of the main dwelling, which faces Lilybowers. However, by virtue of the distance between the host and neighbouring property and the boundary treatment between the two properties, it is considered that the re-positioning of the window would not result in a loss of privacy for either property, in accordance with Policy LHW4 of the TVBRLP.
- 8.8 By virtue of the generous distance and screening between New Branscombe and its western neighbour, Glenfarin, it is not considered that the proposal would result in a detrimental impact on the amenity of either the neighbouring or host property.
- 8.9 In conclusion, it is considered that the proposal would not give rise to an adverse impact on the living conditions of neighbouring properties by virtue of loss of daylight, sunlight, or privacy. The proposal is therefore in accordance with Policy LHW4 of the TVBRLP.
- 8.10 **Impact on the landscape character and trees**  
The Council's Tree Officer has been informally consulted on this application and is content with the scheme. It is stated that no services would be excavated through any of the tree root protection zones marked out on the Site Layout plan. By virtue of the scale and siting of the proposed single-storey garage extension, it is not considered that the tree root protection zones would be negatively affected. Due to its single-storey nature, the proposed extension would not result in harm to the crown of either of the two trees situated in the garden of New Branscombe.
- 8.11 To ensure the preservation of these tree root protection areas, a condition has been added to ensure that no materials or machinery is stored over these during construction. To conclude, it is considered the proposal would preserve the landscape character of the area and the trees located on the site in accordance with Policy E2 of the TVBRLP.
- 8.12 **Impact on parking provision**  
It has been confirmed that with the proposed extension, the use of the garage would remain incidental to the enjoyment of the dwellinghouse. As such, it is not considered that the proposal would result in additional demand for car parking, in accordance with the parking standards set out in Annex G and Policy T2 of the TVBRLP.

**9.0 CONCLUSION**

9.1 The proposal is considered acceptable and in accordance with the policies of the TVBRLP.

**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 plan, number 2937-01 A.  
Reason: For the avoidance of doubt and in the interests of proper planning.
3. No development shall take place (including site clearance and any other preparatory works) until a scheme for the protection of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location and specification of tree protective barriers. Such barriers shall be erected prior to any other site operations and at least three working days notice shall be given to the Local Planning Authority that it has been erected.  
Note: The protective barriers shall be as specified at Chapter 6.2 and detailed in figure 2 of B.S.5837:2012 unless otherwise agreed in writing with the Local Planning Authority.  
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2 (2016).

**Note to Applicant:**

1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of 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.
-

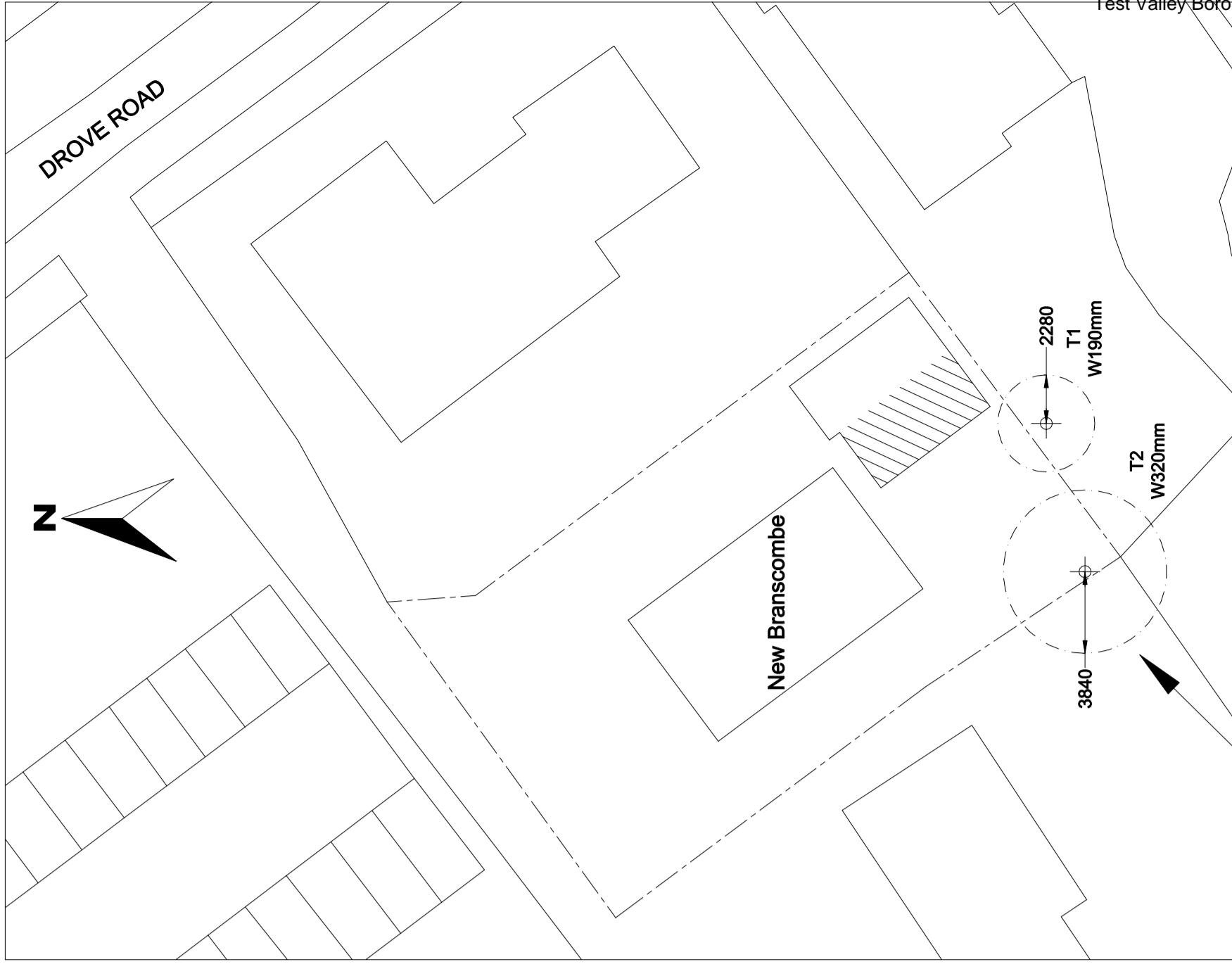


**Siteplan**



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**19/02617/FULLN**



Site Layout  
scale 1:250

**TREE ROOT PROTECTION ZONES**

Tree positions and trunk widths (measured at 1.5m off ground level) have been taken from a detailed site survey.  
Root protection zones have been calculated as follows:

Trunk width at 1.5m x 12 = root protection zone

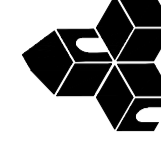
**T1** - trunk width 190mm  
190 x 12 = 2280mm  
Root protection zone - 2280mm

**T2** - trunk width 320mm  
320 x 12 = 3840mm  
Root protection zone - 3840mm

No services will be excavated through any of the root protection zones.

**REVISIONS**

**A** - 4/11/2019  
Dwelling elevations added.



**Leslie Timmons BSc (Hons) MRICS**  
Chartered Building Surveyor

Office 3, Pelican House, New Street  
Andover SP7 0JDR  
01264 369824

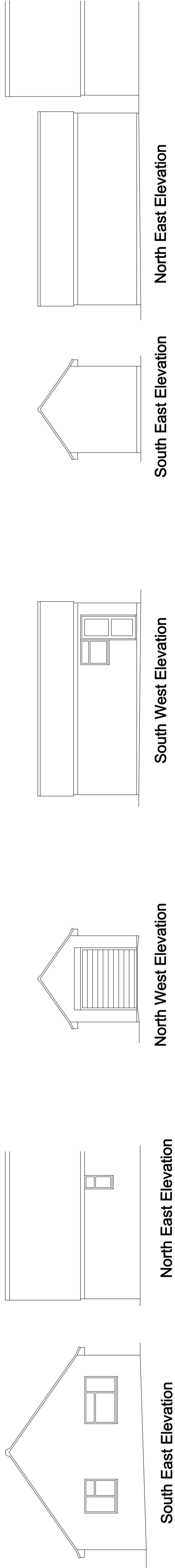
**Client**  
Mr & Mrs Noble  
New Branscombe  
Drove Road, Chilbolton  
SO20 6AB

**Project**  
Enlargement of existing garage with reduced roof pitch & reposition dwelling bedroom window

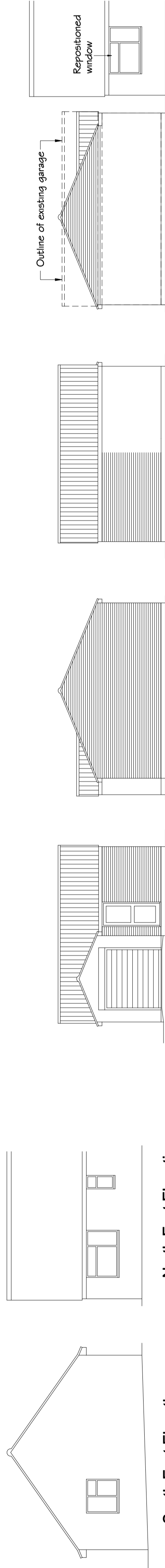
**Drawing title**  
Householder planning application

<b>Scale</b> 1:100, 1:50, 1:250	<b>Drawn</b> LJT	<b>Date</b> October 2019
<b>Drawing No.</b> 2937-01	<b>Revision</b> A	

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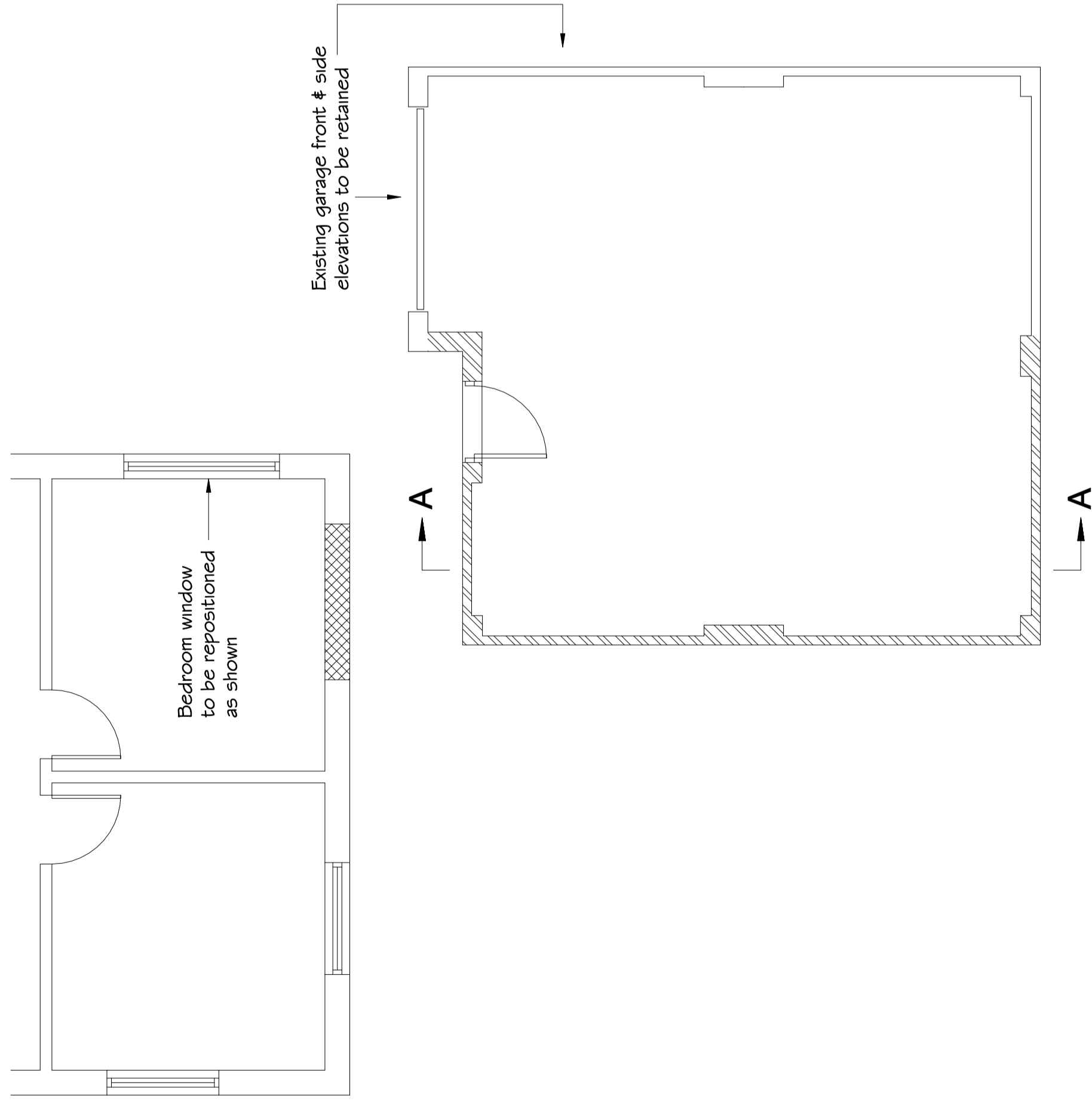
EXISTING ELEVATIONS (dwelling)



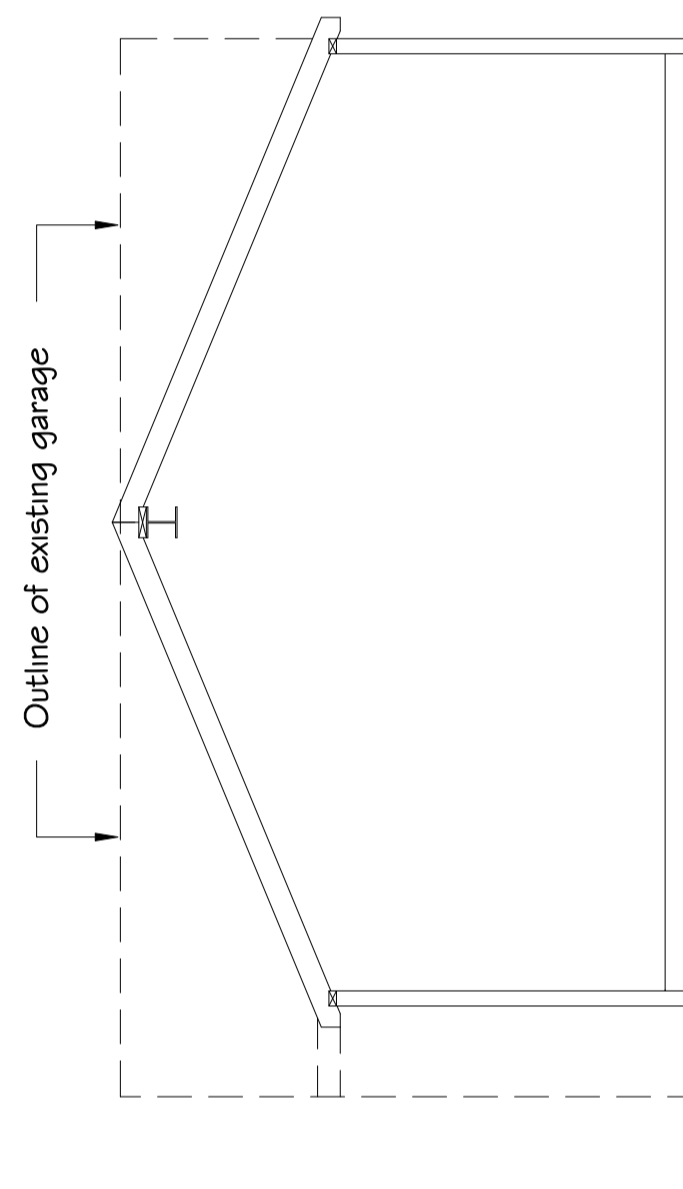
PROPOSED ELEVATIONS (dwelling)

EXISTING ELEVATIONS

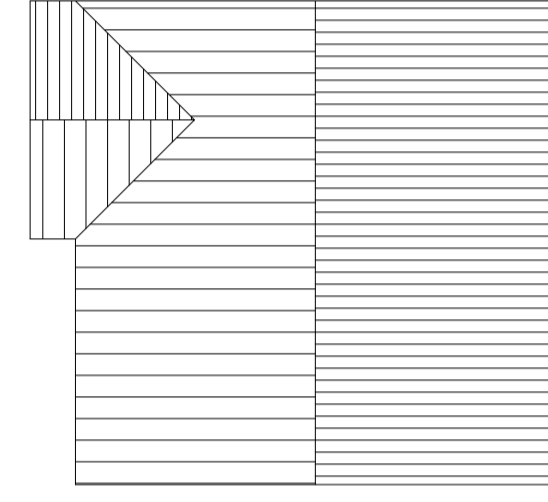
PROPOSED ELEVATIONS



Proposed Floor Plan



Section A - A



Roof Plan

**ITEM 10**

**Exclusion of the Public**

**Recommended:**

**That, pursuant to Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the following report on the grounds that it involves the likely disclosure of exempt information as defined in the following Paragraphs of Part 1 of Schedule 12A of the Act, as amended, indicated below. The public interest in maintaining the exemption outweighs the Public interest in disclosing the information for the reason given below:**

**ENFORCEMENT**

**Paragraph 1 and 3**

It is considered that this report contains exempt information within the meaning of paragraph 1 and 3 of Schedule 12A of the Local Government Act 1972, as amended. It is further considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information because the information relates to the financial or business affairs of an individual along with information relating to action which may be taken for the prosecution of crime.