

Notice of Meeting

Southern Area Planning Committee

Date: Tuesday 19 November 2019

Time: 5.30 pm

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

For further information or enquiries please contact:

Caroline Lovelock - 01264 368014
clovelock@testvalley.gov.uk

Legal and Democratic Service

Test Valley Borough Council,
Beech Hurst, Weyhill Road,
Andover, Hampshire,
SP10 3AJ

www.testvalley.gov.uk

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 Southern Area Planning Committee

MEMBER

WARD

Councillor M Cooper (Chairman)	Romsey Tadburn
Councillor A Finlay (Vice-Chairman)	Chilworth, Nursling & Rownhams
Councillor N Anderdon	Chilworth, Nursling & Rownhams
Councillor G Bailey	Blackwater
Councillor P Bundy	Chilworth, Nursling & Rownhams
Councillor J Burnage	Romsey Cupernham
Councillor A Dowden	Valley Park
Councillor C Dowden	North Baddesley
Councillor S Gidley	Romsey Abbey
Councillor M Hatley	Ampfield & Braishfield
Councillor J Parker	Romsey Tadburn
Councillor A Ward	Mid Test
Councillor A Warnes	North Baddesley

Southern Area Planning Committee

Tuesday 19 November 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 8 October 2019**
- 6 Information Notes 4 - 9**
- 7 19/01730/FULLS 10 - 22**

(OFFICER RECOMMENDATION: PERMISSION)
SITE: Greenwood, Woodington Road, East Wellow, SO51
6DQ **WELLOW**
CASE OFFICER: Mr Paul Goodman
- 8 19/01446/FULLS 23 - 44**

(OFFICER RECOMMENDATION: REFUSE)
SITE: Oak Tree Farm, Staff Road, Michelmersh, SO51
0NQ **MICHELMERSH AND TIMSBURY**
CASE OFFICER: Mr Graham Melton
- 9 19/02056/FULLS 45 - 57**

(OFFICER RECOMMENDATION: PERMISSION)
SITE: Cheriton House, Roman Road, Chilworth, SO16
7HE **CHILWORTH**
CASE OFFICER: Ms Katie Andrew

ITEM 6

TEST VALLEY BOROUGH COUNCIL SOUTHERN 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.	19/01730/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	08.08.2019
APPLICANT	Mr J Harvey
SITE	Greenwood, Woodington Road, East Wellow, SO51 6DQ, WELLOW
PROPOSAL	Change of use of land to accommodate expansion of existing employment site for the erection of an extension to existing building and provision of additional parking, and erection of palisade fencing.
AMENDMENTS	Amended plan received 25/10/19
CASE OFFICER	Mr Paul Goodman

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is presented to Southern Area Planning Committee because it is contrary to the provisions of an approved or draft Development Plan or other statement of approved planning policy, adverse third party representations have been received- and the recommendation is for approval.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is situated to the eastern wide of Woodington Road and within the countryside area of Wellow Parish. The site was a former poultry farm latterly used as offices, storage and accommodation in associated with Chevron Traffic Management and most recently redeveloped for office/warehouse use by the current equestrian enterprise.

3.0 PROPOSAL

- 3.1 The application is made for change of use of land to accommodate expansion of existing employment site for the erection of an extension to existing building and provision of additional parking, and erection of palisade fencing.
- 3.2 The original submission referred only to the erection of the proposed extension. However it is apparent that the site has been extended into the countryside to the north of the building and about the access track resulting in the change of description and re-advertisement of the scheme.

4.0 HISTORY

- 4.1 17/01101/FULLS - Erection of office and warehouse and provision of septic tank, car parking and 2.4m high galvanised fence. Permission 14.08.2017.
- 4.2 15/02151/FULLS - Proposed stand by generator compound. Withdrawn 18.02.2016.

4.3 12/01530/FULLS - Retention of seven mobile homes for occupation by workers employed by Chevron Traffic Management at their depot. Permission 15.10.2012.

4.4 08/02514/FULLS - Retrospective use of land for the siting of twelve mobile homes for occupation by workers employed by Chevron Traffic Management Ltd at their depot at East Wellow. Temporary permission 17.02.2009.

5.0 **CONSULTATIONS**

5.1 **Planning & Building (Landscape)** – No objection.

5.2 **Planning & Building (Trees)** – No objection.

5.3 **Highways** – No objection.

5.4 **Ecology** – No objection, subject to informative.

5.5 **Housing & Environmental Health (Environmental Protection)** – No objection, subject to condition.

6.0 **REPRESENTATIONS** Expired 11.11.2019

6.1 **Wellow Parish Council** – Support.

6.2 **4 representations of Objection received to original submission;**

- Loss of trees to accommodate extension undertaken before the application was submitted.
- Concern that lack of turning space will result in further loss of woodland.
- Further woodland has been lost either side of the access.
- Woodland should not be sacrificed for warehousing.
- The surrounding area is sensitive for bat conservation and woodland should be preserved.
- Lighting should be kept to a minimum.
- Vehicle movements are in excess of those stated in the application and will increase as a result of the extension. Large vehicle movements are underrepresented.
- Detrimental to highways safety on the access track and at the unmarked crossroads.
- Lack of public transport facilities.
- Noise impact from building works combined with adjacent sites.

6.3 **1 representation of Objection received to amended submission;**

- The revised plan is inaccurate in showing the access being extended on only one side. The parking area was extended on both sides to form the current arrangement.
- Pressure on lorry manoeuvrability within the turning area will create the need for further space by intrusion into the wooded area which is an important habitat for protected wildlife.
- The palletized storage area on the plan was part of the woods before the application was submitted.

7.0 POLICY

7.1 National Planning Policy Framework 2019

7.2 Test Valley Borough Local Plan 2016 – COM2 (Settlement Hierarchy), E1 (High Quality Development in the Borough), E2 (Protect, Conserve and Enhance the Landscape Character of the Borough), E5 (Biodiversity), E8 (Pollution), LHW4 (Amenity), T1 (Managing Movement), T2 (Parking Standard), LE10 (Retention of Employment Land and Strategic Employment Sites), LE17 (Employment Sites in the Countryside).

8.0 PLANNING CONSIDERATIONS

The main planning considerations are the principle for development, character of the area, highways, protected species & ecology and the amenities of neighbouring properties.

- 8.1 The application site is located within the designated countryside as outlined in the local plan. The proposal is therefore considered in relation to the countryside policy COM2. This policy sets out that development will only be permitted where there is an overriding need for a countryside location, or it is a type appropriate within the countryside as identified in the relevant policies.
- 8.2 Policy LE17 states that the redevelopment, extension of buildings or erection of new buildings on existing employment sites for employment use will be permitted provided that:
- a) it is contained within the lawful employment site; and
 - b) the proposal is well related to any retained buildings; and
 - c) it does not include outside storage where this could be visually intrusive.
- 8.3 The extent of the employment site has been extended into the countryside to the north of the existing building, on the site of part of the proposed extension and about the access track. Whilst the extension is not yet commenced the palisade fencing has been relocated and the parking area informally created about the access. As a result the proposals extend beyond the employment site established in the 2017 permission and do not comply with criterion A of Policy LE17. Whilst policy LE17 is referenced under policy COM2 (a) it does not specifically provide for the extension of employment sites within the main body of the policy. The development is therefore outside of the scope of development provided for by Policy LE17, notwithstanding whether the outside storage proposed would be visually intrusive in any event (Criterion C).
- 8.4 The supporting text of Policy LE17 states that “Proposal which involve the extension of the site boundary into the countryside would be considered on their individual merits. Open storage will only be permitted if it is not visually intrusive”. However as described above the proposals do not comply with the main body of policy LE17. As a result the proposals cannot comply with criterion a) of Policy COM2. Furthermore it is not considered that there is an essential need for the proposed storage/office use to be located in the countryside beyond the existing building being situated within that designation.

As a result the proposals are considered to be contrary to criterion b) of Policy COM2. In this case there are considered to be other material considerations weighing in favour of the development outlined below.

8.5 NPPF 2019

Paragraph 83 of the NPPF states that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

8.6 Paragraph 84 also states that “Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”

8.7 The wider site was formerly used as a poultry farm and latterly as offices, storage and accommodation in associated with Chevron Traffic Management who was undertaking improvement works on the M27. When this was no longer required, an application was submitted to redevelop the site (where the former buildings were located) with the office/storage building that is now on the site today (17/01101/FULLS). The red line for that application, and therefore the extent of the employment site previously approved, was drawn tightly around the buildings and access drive being proposed. As a result an area of approximately 8.5m by 40m to the north of the existing building is outside of the extent of the employment site established by the previous permissions. With regard to the access representations have stated that the submitted plan, which shows an extension to the west of the track, is incorrect and that the previous access was extended on both sides. It appears that this could be the case but, in any event, the extent of the proposal is dictated by the submitted red edge which reflects the current arrangement on the ground.

8.8 The current proposals, to extend the employment area beyond the permitted boundary are contrary to criterion a) of policy LE17 and by extension criterion a) of Policy COM2 as described above. However it is considered that in the light of the NPPF, the supporting text of policy LE17, the economic benefit of the proposal and the relevant material considerations detailed below that the proposals represent an acceptable departure from local plan policy.

8.9 **Character, Appearance and Landscape**

The application site is effectively screened from public views from Woodington Road by virtue of its set back (approximately 200m) and the existing mature woodland which surrounds the site. The site has no landscape designations and there are no public rights of way in close proximity to the site.

- 8.10 Whilst the proposed extension is of a substantial size it would remain screened from public vantage points. The extension would protrude into the area of woodland cleared to the north of the building, the remainder of which would be occupied by the proposed open storage area which would also be obscured. The previously approved palisade fencing on the boundary of the site has already been relocated to the edge of the applicants' ownership.
- 8.11 The Arboricultural Officer raised no objection to the application. Whilst it appears that the extension of the application site has resulted in the loss of some woodland the trees are not subject to preservation orders and no other consent would have been required. The cleared area, whilst substantial if considered in isolation, represents a small fraction of the overall woodland area. Concern has been raised with regard to the potential for further loss of the woodland and in relation to its management. However the wider woodland and its management are outside of the applicants' control. Any further expansion of the site would require specific planning permission and does not form part of the current application.
- 8.12 Given the rural location of the site there is potential for light spillage around the building which could have a detrimental impact on the character of the site. As a result a condition is imposed requiring the submission of details in relation to any external lighting.
- 8.13 Subject to the required conditions the proposed development would be effectively obscured from public views in the wider landscape and is considered to have no significant detrimental impact on the character and appearance of the site.
- 8.14 **Ecology**
The woodland adjacent to the site is lowland deciduous habitat, although it is neither a Site of Importance for Nature Conservation (SINC) or designated Ancient Woodland.
- 8.15 The Ecology Officer has raised no objection but has advised that the woodland may support species such as reptiles, badgers and other mammals which could cross the area of works during development. The Ecology Officer has therefore advised that an informative to avoid impacts to protected and notable species is added to any permission.
- 8.16 In permitting the previous application for the existing building it was identified that new developments in rural areas near woodland can adversely affect nocturnal wildlife such as bats where the development introduces new external lighting. New lighting could illuminate potential bat foraging habitat and as a result a condition was applied to secure details of any new external lighting to ensure that the surrounding woodland edge would not be illuminated either at levels over that currently experienced. That condition is therefore replicated on the current extension proposals.

- 8.17 Subject to the required condition and informative the application is considered to have no significant adverse impact on protected species and complies with policy E5.
- 8.18 **Amenities of neighbouring properties**
The nearest neighbouring dwellings are situated some 100m west and 200m southwest of the application site. Given the surrounding woodland two storey construction and the distances to neighbouring dwellings the proposal is considered to comply with policy LHW4 and is unlikely to have any significant detrimental impact on neighbouring amenity virtue of overlooking, overbearing or overshadowing impact.
- 8.19 In considering the previous application the Environmental Protection Officer advised that warehouse buildings have the potential to generate noise but has also noted that the layout and design of the building is good from a noise minimisation perspective. Residential dwellings to the south are protected largely because there would remain no service yard on the southern side of the building. To the north, the nearest homes are approximately 100 metres away to the north-west and the loading bay in the new extension is enclosed, with the opening facing to the north-east.
- 8.20 The previous permission was subject to conditions are applied to restrict noise generating uses on the site to further minimise the risk of amenity impact. Specifically controls on the hours of operation and deliveries are restricted. Those conditions are equally applicable to the extension and are reapplied. Subject to the required conditions the proposed development is considered to have no significant noise impact and complies with policy E8.
- 8.21 **Highways**
Representations have raised highways concerns in relation to the vehicle movement information provided by the applicant, the turning space within the site and the number and safety of vehicle movements along the access track and its junction with Woodington Road.
- 8.22 With regard to the information submitted by the applicants, this would be used to inform the consideration and the Council has no reason to disbelieve the submission. However the Highways Officers advice would be based on the use of the building rather than being limited to the current occupiers.
- 8.23 The Highways Officer has confirmed no objection to the proposed development and is satisfied that the proposal would not result in any material increase in traffic generation and sufficient manoeuvring space is provided for the operational requirements of the site. In addition the proposed parking provision would meet the required standard specified in Policy T2.
- 8.24 As a result the proposed development is not considered to result in any significant detrimental impact on highways or pedestrian safety and complies with policies T1 and T2.

9.0 **CONCLUSION**

- 9.1 In this instance considering the NPPF, the supporting text of policy LE17 and the economic benefit of the development the proposal to extend the existing employment site represent an acceptable departure from local plan policies COM2 and LE17.
- 9.2 As is provided for in the supporting text to policy LE17 the proposed development for open storage, when considered on its merits can be accommodated without detriment and as such would comply with criterion C of Policy LE17.
- 9.3 The development is considered to have no significant detrimental impact on the rural character of the site or visual character of the local gap. As such the proposed development is considered comply with the relevant TVBLP policies and is on balance acceptable.

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 external materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.**
Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.
3. **The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.**
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.
4. **Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting before the building(s) is/are occupied. Development shall be carried out in accordance with the approved details.**
Reason: To safeguard the amenities of the area and/or in the interests of road safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.
5. **The premises shall be used for offices (Class B1) and storage and distribution (Class B8) and for no other purpose, including any purpose in Class B2 of the Schedule of to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 6. The external storage of goods and materials (excluding the storage within vehicles, the storage within closed storage containers and waste kept in suitable receptacles) shall not be permitted other than within the area identified and hatched blue on the approved site plan Ref PP Rev A unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In the interest of the amenities and character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E2 and E8.

- 7. Storage and distribution activities, including all HGV movements to and from site, all loading and unloading operations and all mechanical goods handling operations, shall be restricted to 0730 - 1830 hrs Weekdays and 0800 - 1300 hrs Saturday, with no such activities on Sundays or public holidays.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

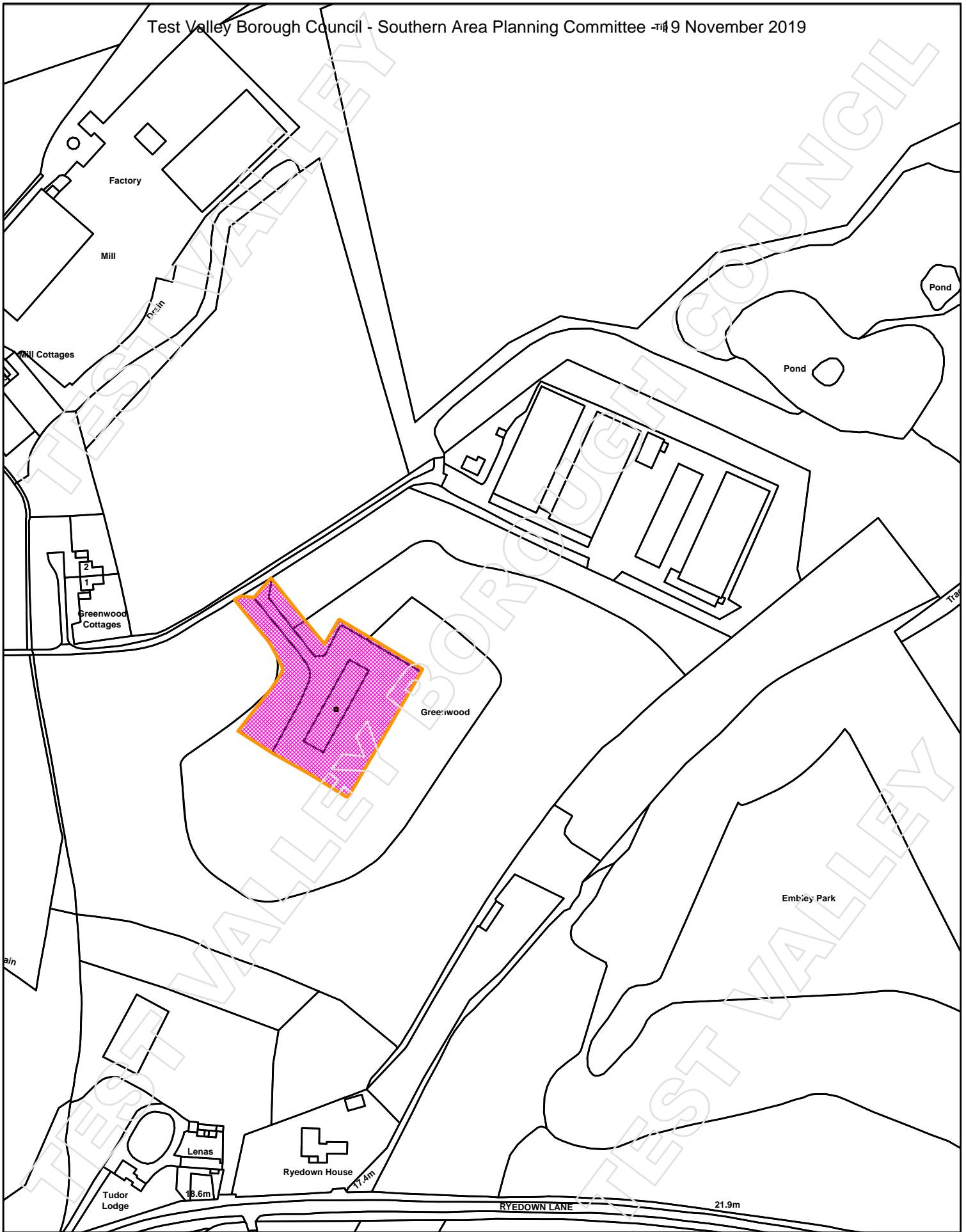
- 8. The site shall not be used for refrigerated storage and refrigerated lorries shall not be permitted to park on site between 2300 - 0700 hrs without prior written consent from the Local Planning Authority.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

Notes to applicant:

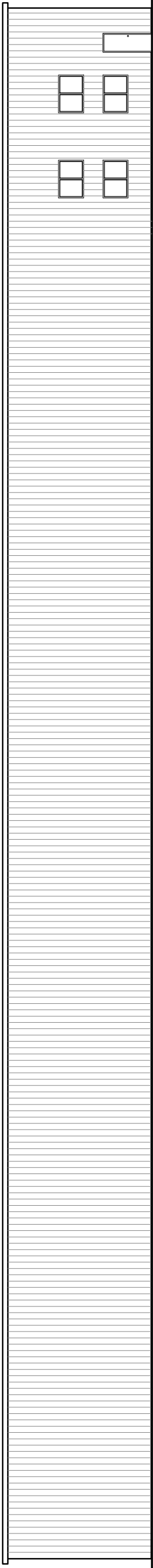
- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**
- 2. 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.**

- 3. The existing building is surrounded by woodland habitat. The woodland may support species such as reptiles, badgers and other mammals which could cross the area of works during development. The applicant is therefore advised that trenches should be checked before works start each day for any wildlife that could be trapped. Any reptiles revealed should be moved to adjacent retained rougher / boundary habitat or allowed to move off on their own accord. Sloping boards or steps should be provided to allow animals such as badger and hedgehogs to escape.**
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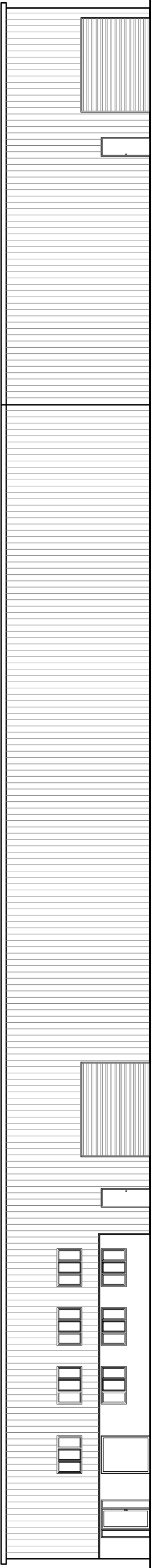


Siteplan

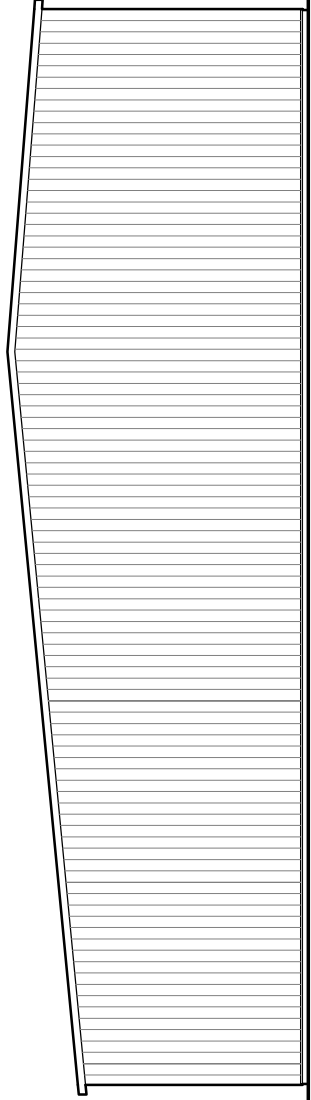




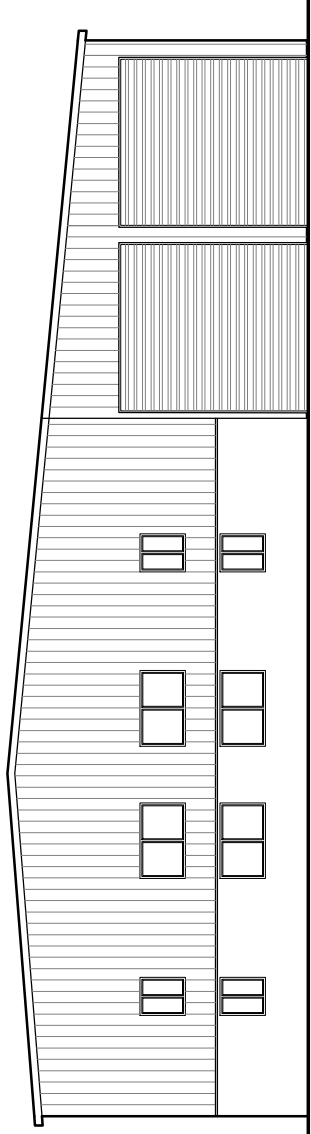
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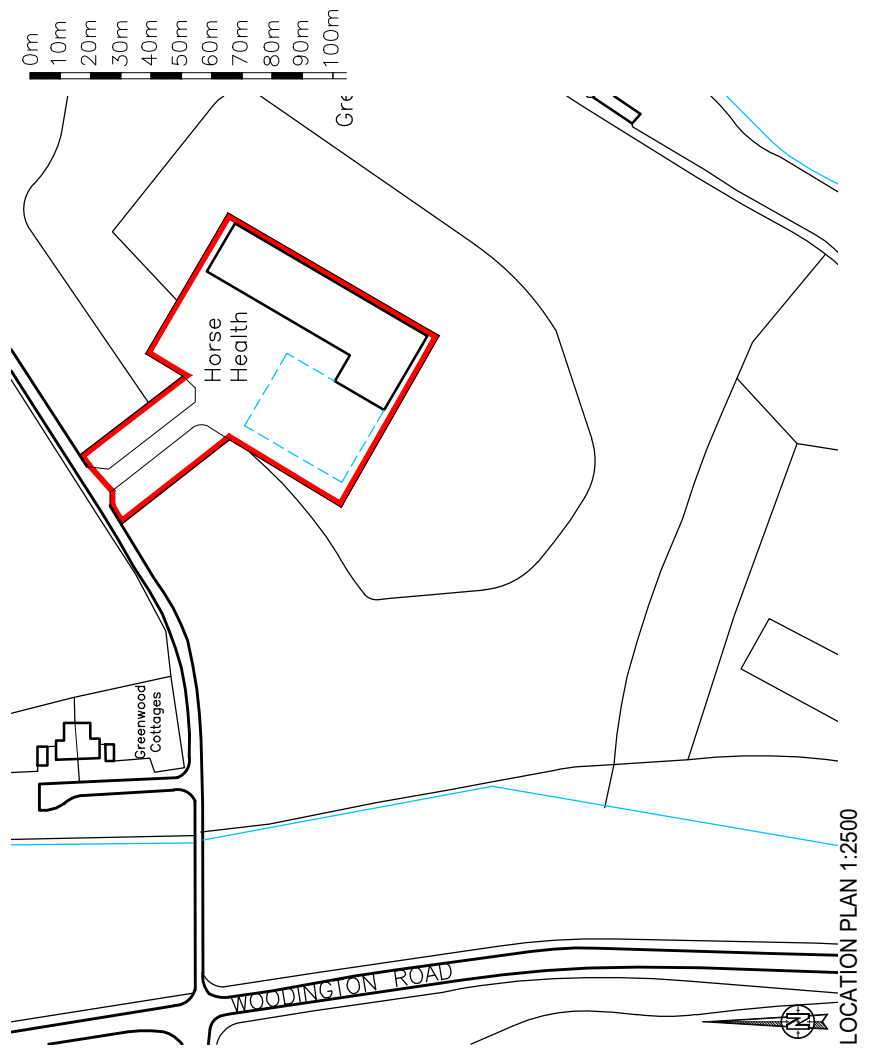
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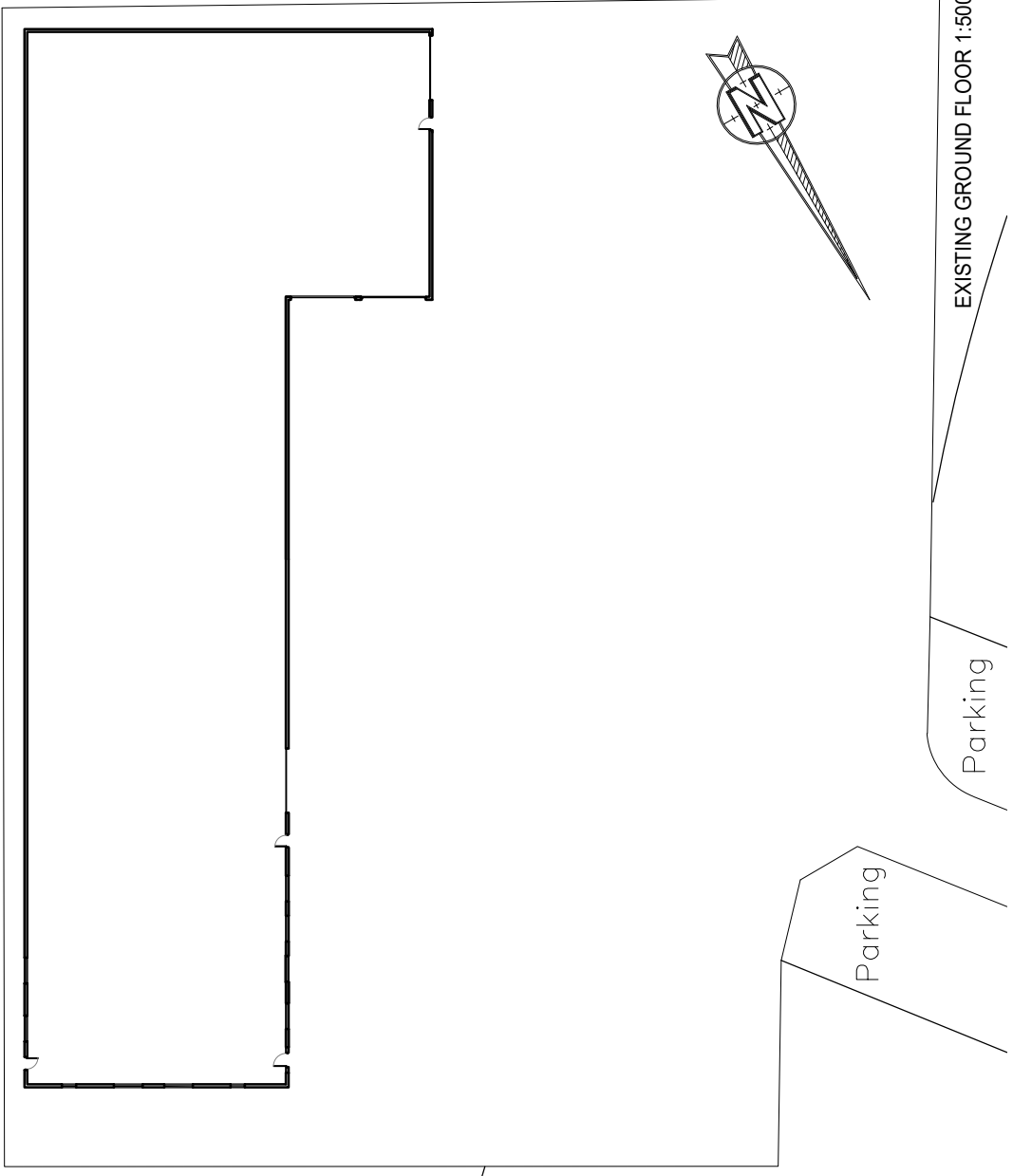
EXISTING SOUTH SIDE ELEVATION 1:200



EXISTING NORTH SIDE ELEVATION 1:200



LOCATION PLAN 1:2500



EXISTING GROUND FLOOR 1:500

Rev	Revision	By	Date

KAD ARCHITECTURAL
 K.A.D. Ltd
 First Floor
 Quarrendon Offices
 Park Street
 PO2 9TP
 T: 01489 680194
 E: info@kad.co.uk
 W: www.kad.co.uk

DESIGN

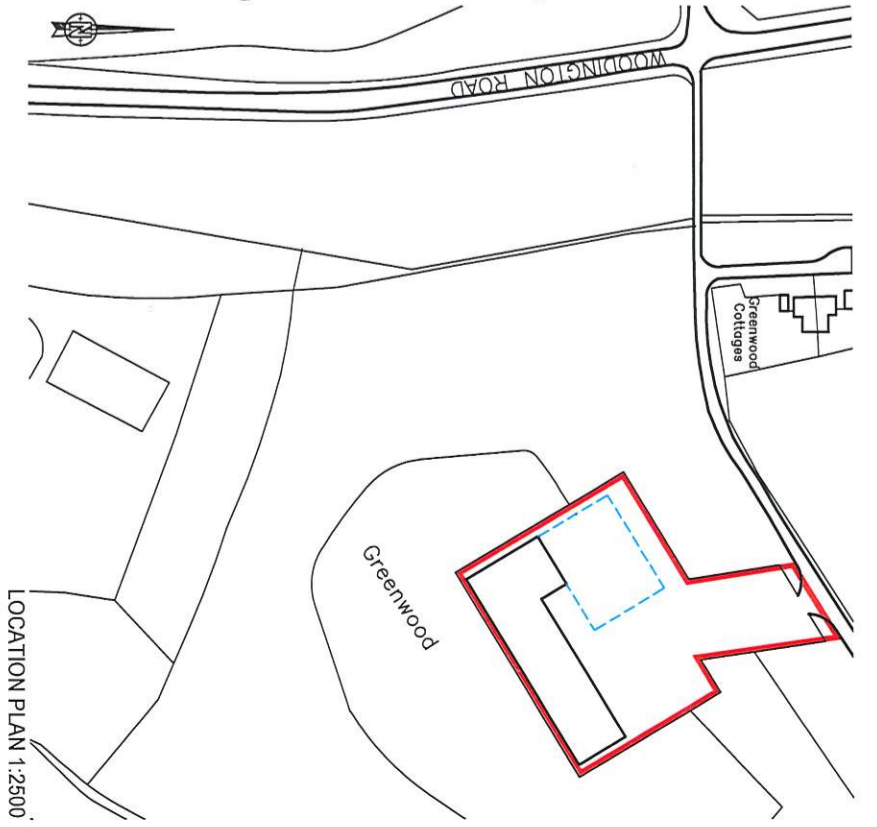
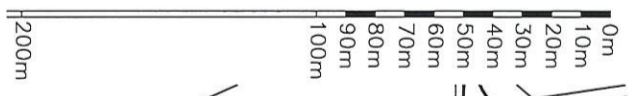
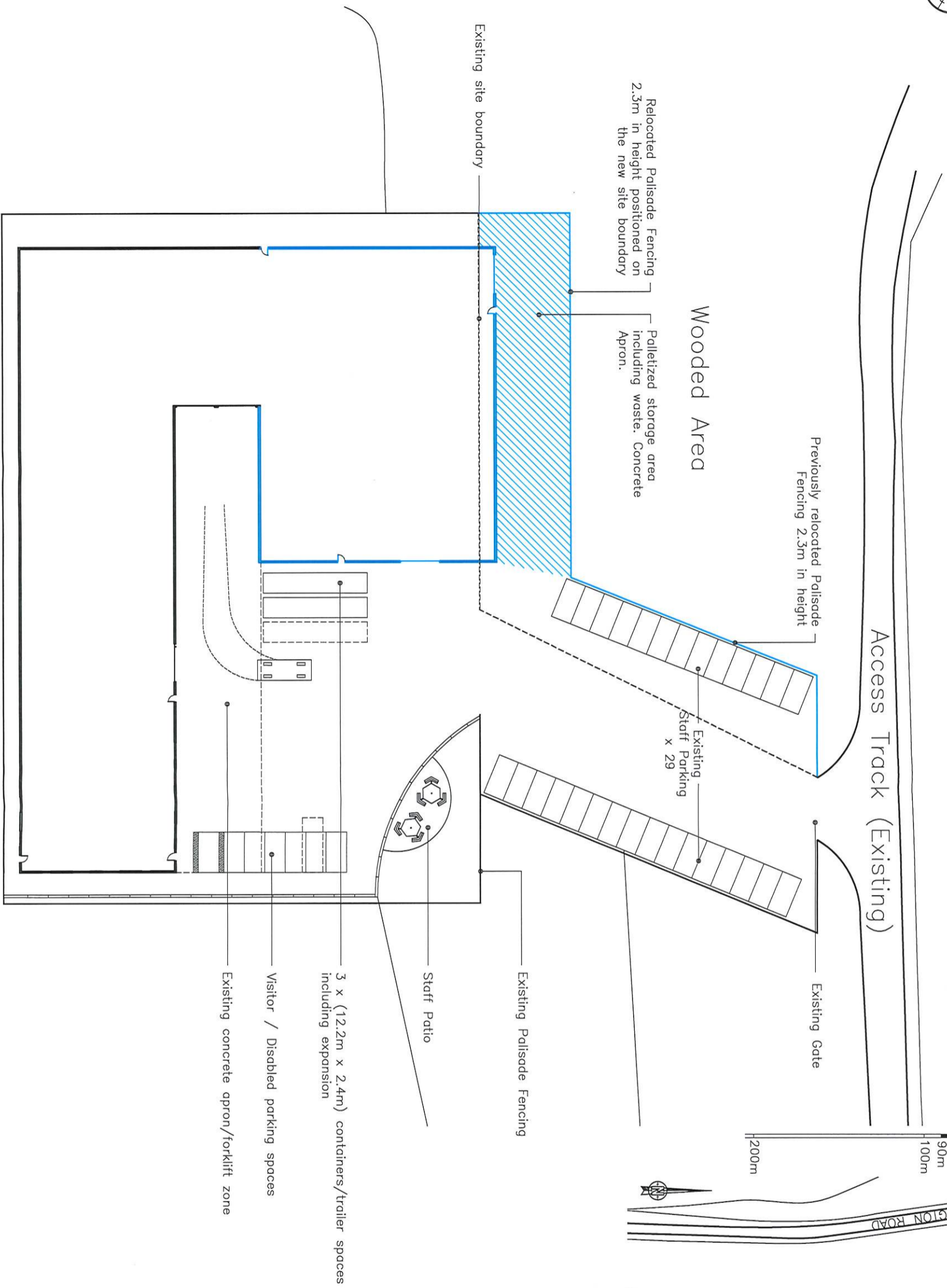
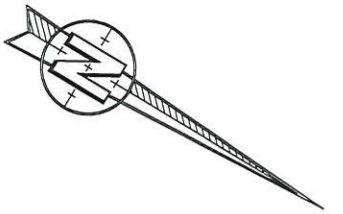
Client: **JOE HARVEY**

Project: **HORSE HEALTH
 GREENWOOD
 WOODINGTON ROAD
 ROMSEY
 SO51 6DQ**

Drawing: **EXISTING PLANS AND
 ELEVATIONS**

Scale: **1:200@A3** Date: **JUNE 2019**

Project no.	Sequential	Block/Floor	Detail	Rev
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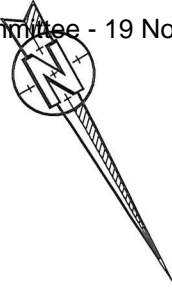
LOCATION PLAN 1:2500

SITE PLAN 1:500



PALLETIZED STORAGE AREA INCLUDING WASTE

		KAD Ltd Unit 7 First Floor The Mill POB 819 T. 01488 89014 E. admin@kad.co.uk W. www.kad.co.uk	
Client: JOE HARVEY			
Project: HORSE HEALTH GREENWOOD WOODINGTON ROAD ROMSEY SO51 6DQ			
Drawing: PROPOSED SITE PLAN			
Scale:	1:500@A3	Date:	AUG 2019
Project:	KAD	Sequential:	01
Engineer:	A	Designer:	PP
Checker:	A	Rev:	A



Rev	Revision	By	Date

KAD
 NIGHT ARCHITECTURAL
 Quantifect Offices
 Park Street
 PO8 4TP

T: 01489 660194
 E: admin@k-a-d.co.uk
 W: www.k-a-d.co.uk

Client
 JOE HARVEY

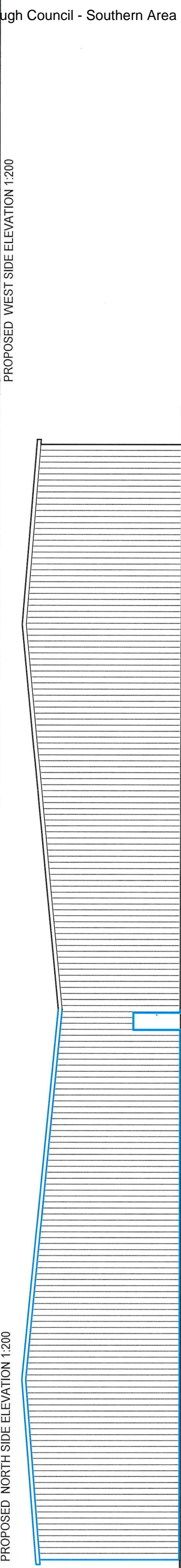
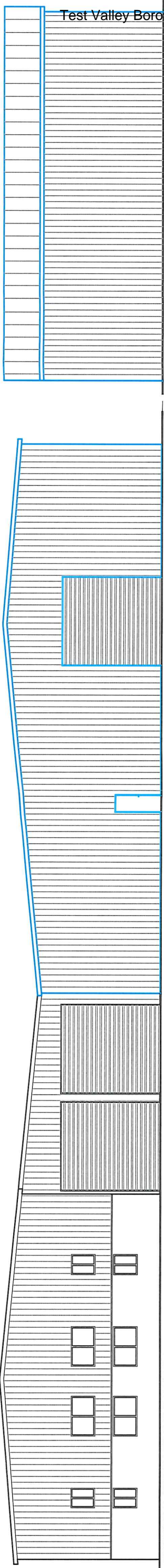
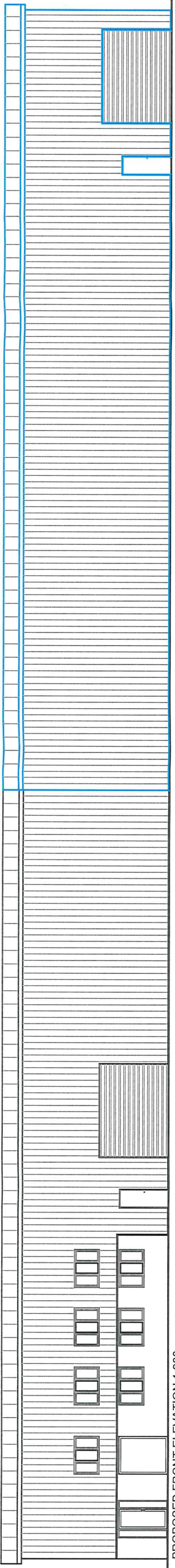
Project
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 GREENWOOD
 WOODINGTON ROAD
 ROMSEY
 SO51 6DQ

Drawing PROPOSED PLANS AND ELEVATIONS

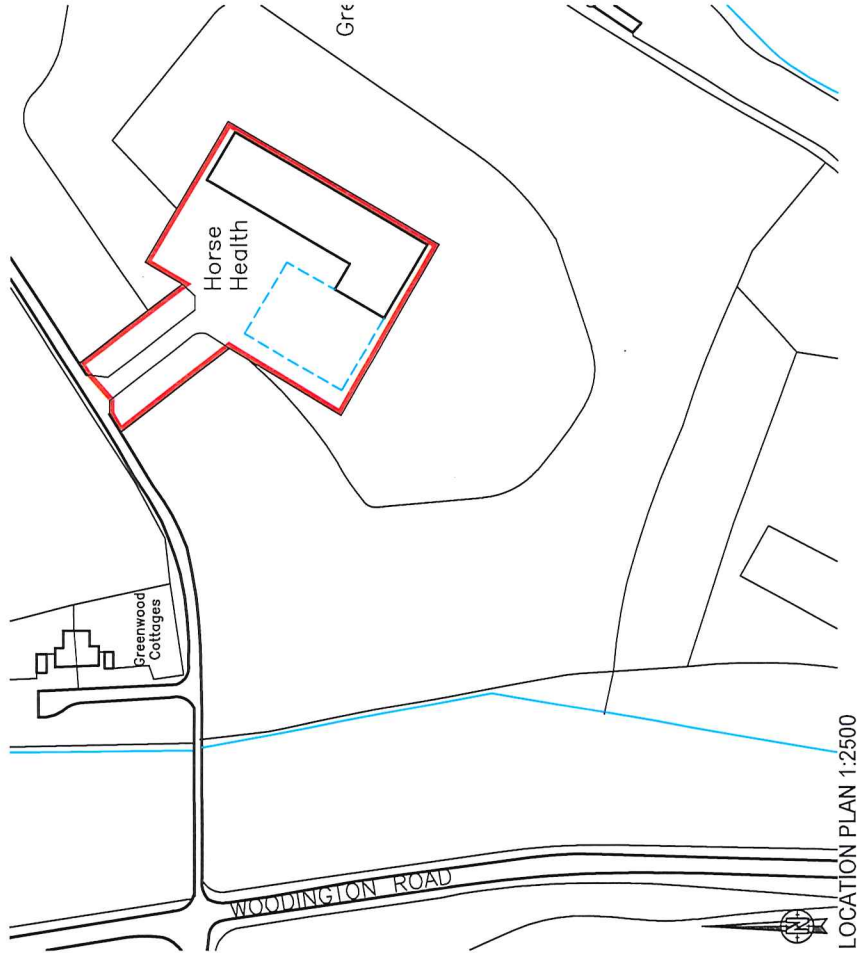
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KAD	02	A	PP	C

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0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m



ITEM 8

APPLICATION NO.	19/01446/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	10.06.2019
APPLICANT	James, Hannah and Peter Hunt
SITE	Oak Tree Farm, Staff Road, Michelmersh, SO51 0NQ, MICHELMERSH AND TIMSBURY
PROPOSAL	Replacement of partially dismantled agricultural buildings with two detached dwellings and one ancillary outbuilding, creation of a new access and alterations to an existing access, change of use of land from agricultural to residential use
AMENDMENTS	Received on 30.09.2019: <ul style="list-style-type: none">• Amended Nutrient Neutrality calculation (amended to include land to be offset) Received on 17.07.2019: <ul style="list-style-type: none">• Additional heritage statement
CASE OFFICER	Mr Graham Melton

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is presented to Southern Area Planning Committee at the request of one of the Local Ward Members for the reason “at the request of the local member, as he believes the history of the development creates a unique situation which warrants consideration of an exception being made outside of policy by the Planning Committee”.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is a plot of land located on the south-east side of Staff Road, within the conservation area of Michelmersh and designated as countryside.

3.0 PROPOSAL

- 3.1 The proposal comprises the following:
- Erection of two single storey dwellings both measuring 16.2m by 7.4m by 4.2m and located in the centre of the plot.
 - Erection of a single storey outbuilding measuring 12.6m by 7.9m by 4m serving as a garage, workshop and play room for the proposed dwelling annotated as Building B on the submitted drawings.
 - Installation of a new vehicular access onto Staff Road to serve the proposed dwelling annotated as Building A on the submitted drawings.
- 3.2 The proposed scheme represents an identical form of development to that previously approved under application reference 18/01593/FULLS (paragraph 4.1). However, the current proposal would be facilitated by new buildings rather than the conversion of existing structures as previously approved.

3.3 In support of the proposal, the following information was submitted (summarised):

History

- The original planning permission followed detailed pre-application discussion with TVBC.
- Permission was issued (Paragraph 4.1) and all condition details approved.
- Project managers and contractors began work on site the week commencing 7th March 2019.
- During the week commencing 11th March, circumstances occurred outside of our control and that were beyond our knowledge and understanding of the impact they would have on planning consent, which has led to this application.
- During work to expose the roof purlins, which had been noted in the previously submitted structural surveys, it was identified that all of the purlins were rotten with woodworm and needed to be removed
- As work progressed to remove the purlins, it became clear that the structural cracks in the present blockwork of the buildings was significant to their stability.
- With the weather forecast to deteriorate during this week due to Storm Gareth, the contractors and Project Manager raised concerns with the Approved Inspector.
- Following conversations between the Approved Inspector, the project manager and contractors, sections of existing buildings were dismantled with the intention to rebuild like for like.
- As the safety of the site was the primary concern and without knowledge of the implications upon the planning permission, these actions were undertaken in good faith.
- It was never intended for work to be undertaken outside the scope of the planning permission.

Current Proposal

- The proposal is to utilise the existing footings and oversite (considered to be nearly 60% of the existing structures).
- The proposal is faithful to the scale, form, appearance and landscaping of the previously approved scheme.
- The proposal would be occupied by the applicants family who have longstanding ties with the local community.
- These ties include the grandparents of the applicant residing in Michelmersh since 1933 and subsequently creating the Oak Tree Farm operation.
- Applicant's immediate family remain residents of Michelmersh and active participants within local groups and societies.
- The proposal would allow the applicants family to reside in the local community with their immediate family.
- To date, an incredible amount of time and investment has gone into redeveloping the site.

- The project is the first experience of self-building and the current proposal would enable the applicant to progress from the current uncertainty, which is severely impacting the applicant's domestic arrangements.

Policy Context

- Paragraph 78 of the NPPF encourages sustainable development in rural areas, to maintain the vitality of rural areas to grow and thrive.
- Paragraphs 79, 200 and 202 support development within conservation areas which is appropriate and positively contributes to the character of the area.
- Paragraph 145 supports new building in the Green Belt.
- Paragraph 2.12 of the TVBRLP and Policy SD1 support a positive approach and identify a gap between house prices and income particularly in rural areas.
- Previously the proposal was in accordance with Policy LE16.
- Policy E9 supports proposals that would make a positive contribution to preserving or enhancing the significance of heritage assets.
- Policies E1, E2, E5, E8, LHW4, T1 and T2 are also relevant.

Case Officer note: the application site is not located within a Green Belt and as such, paragraph 145 of the NPPF is not relevant in this instance.

Planning Assessment

- There are mitigating circumstances that led to the current situation.
- The proposal comprises reinstatement of the housing that had been approved previously, representing no change to the principle of development that had already been established.
- There would be a significant improvement to the landscape, conservation area and Public Right of Way achieved by developing the site, as assessed previously.
- No new harm would arise from allowing permission for the rebuilding of partially dismantled buildings.
- The proposal seeks to create modest housing for local people with a genuine connection to the local area and represents an opportunity for the Council to counteract the prevalent issue of affordable housing for local people.

4.0 **RELEVANT HISTORY**

4.1 **18/01593/FULLS** - Conversion of three agricultural buildings to form two detached dwellings and one ancillary outbuilding, demolition of smaller outbuildings, demolition of concrete ramps and retaining wall, creation of 1 no. new access and alterations to an existing access, change of use of land from agricultural to residential use. *Permission subject to conditions and notes, decision issued on 24.08.2018.*

4.2 **18/01605/RDCAS** - Conversion of three agricultural buildings to form two detached dwellings and one ancillary outbuilding, demolition of smaller outbuildings. *Permission subject to conditions and notes, decision issued on 16.08.2018.*

4.3 **19/00043/VARS** - Variation of condition 2 of 18/01593/FULLS (Conversion of three agricultural buildings to form two detached dwellings and one ancillary outbuilding, demolition of smaller outbuildings, demolition of concrete ramps and retaining wall, creation of 1 no. new access and alterations to an existing access, change of use of land from agricultural to residential use) to amend the roof from a mono-pitch to a dual-pitch. *Application withdrawn on 12.04.2019.*

4.4 **19/00572/FULLS** - Conversion of three agricultural buildings to form two detached dwellings and one ancillary outbuilding, demolition of smaller outbuildings, demolition of concrete ramps and retaining wall, creation of 1 no. new access and alterations to an existing access, change of use of land from agricultural to residential use. *Application withdrawn on 12.04.2019.*

4.5 **19/00627/RDCAS** - Conversion of three agricultural buildings to form two detached dwellings and one ancillary outbuilding, demolition of smaller outbuildings. *Application withdrawn on 15.04.2019.*

5.0 **CONSULTATIONS**

5.1 **Archaeology** – No objection subject to condition.

5.2 **Conservation** – No objection.

5.3 **Ecology** – No objection subject to condition.

5.4 **Environmental Protection** – No objection subject to conditions.

5.5 **Landscape** – No objection subject to conditions.

5.6 **Rights of Way** – No objection subject to note.

5.7 **Trees** – No objection.

6.0 **REPRESENTATIONS** Expired 14.08.2019

6.1 **Michelmersh and Timsbury Parish Council** – Support.

- The Parish Council appreciates that this site is outside the Village Settlement Boundary and within the village Conservation Area and that new dwellings in this location would be contrary to Local Plan policies.
- However, provided that the new buildings are identical in size and appearance to the converted buildings for which planning permission was previously granted, the Parish Council has no objection.
- Following the clearance of the existing building site, caused by the partial demolition, the Council of the opinion that the development would result in a significant enhancement to the Conservation Area and therefore wish to express active support for the application.

6.2 **Romsey and District Society, Planning Committee** – Support.

- Whilst we understand that technically this application breaches planning policy, however the history of the previous successful application and the attempts to convert seem to us to be good reasons to allow it.

- In our view the finished buildings will be almost indistinguishable from the permitted scheme.
- Therefore we would advise that we support this latest development.

6.3 **11 letters in total from residents – Support (summarised).**

- No objection, feel it will enhance greatly the immediate area.
- The current site is an eyesore and the proposed development will be a great improvement.
- Scale of development is not overstated and it will provide energy saving housing for local families.
- The plans are indistinguishable from the previously permitted scheme.

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 SD1: Presumption in Favour of Sustainable Development

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 E5: Protected Species

Policy E7: Water Management

Policy E8: Pollution

Policy E9: Heritage

Policy LHW4: Amenity

Policy T1: Managing Movement

Policy T2: Parking Standards

7.3 Supplementary Planning Documents (SPD)

Michelmersh and Mottisfont Conservation Area (1987)

Michelmersh and Timsbury Village Design Statement (2001)

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Ecology
- Heritage
- Impact on the character and appearance of the area
- Arboriculture
- Impact on the general amenity of the area
- Impact on the amenity of neighbouring property
- Highways

8.2 Principle of development

Test Valley Borough Revised Local Plan (2016)

The application site lies on land outside of a settlement boundary as designated by the inset maps of the TVBRLP. Policy COM2 of the TVBRLP states that development outside the boundaries of settlements will only be permitted if:

- a) *It is appropriate in the countryside as set out in the RLP Policy COM8 – COM14, LE10, LE16 – LE18; or*
- b) *It is essential for the proposal to be located in the countryside*

8.3 The proposed development is not of a type that falls under any of the policy exceptions listed in criterion (a).

8.4 The proposal would serve to create two residential properties and therefore, is not considered essential to be located on land designated as countryside. As a result, the proposal does not fall under criterion (b).

8.5 Consequently, the application is contrary to Policy COM2 and not in accordance with the development plan.

8.6 However, in accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004), it is necessary to consider whether there are any material considerations which outweigh the harm arising from the conflict with the development plan.

8.7 Planning History

The applicants have set out the particular circumstances which led to a failure to comply with the previous planning permission (application reference 18/01593/FULLS, paragraph 4.1), triggering the submission of the current application. In addition, the supporting information references that as the proposal solely seeks to replicate the previously approved scheme, there would be no additional planning harm compared to that which previously gained planning permission.

8.8 Whilst these circumstances are acknowledged, it does not overcome the wider material planning considerations for the current application whereby personal circumstances cannot carry any substantive weight. With regard to the planning history, the acceptability of the previously approved scheme was dependent on the conversion of existing buildings within the remit of Policy LE16, as referenced in the corresponding Officer report. Due to the dismantlement and partial dismantlement of these structures, the status of the application site has changed subsequently. As a result, it is not considered the planning history represents a fall back position. The assessment of the current proposal is undertaken on the basis of the present status and nature of the application site.

8.9 Housing Land Supply

The Housing Land Supply figure for Northern Test Valley (NTV) was 7.65 years as at 1st April 2018. The existence of a five year HLS enables the Council to give weight to the policies of the adopted plan (in the context of paragraph 73 of the NPPF) which is considered to be up-to-date. However, the demonstration of a five year HLS does not in itself represent a cap to development and any application must be assessed on its merits.

8.10 National Planning Policy Framework

The National Planning Policy Framework (NPPF) is a material consideration in the assessment of planning applications. The NPPF identifies the three dimensions of sustainable development which should be taken into account; social, economic and environmental roles (paragraph 8). Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. For the assessment of planning applications, this means approving development proposals that accord with the development plan without delay. Paragraph 78, as noted by the applicant, advocates sustainable development in rural areas comprising housing which enhances or maintains the vitality of rural communities where this will support local services.

8.11 As noted above, the principle of additional housing in this countryside location is contrary to the settlement framework set out in Policy COM2. The application site was not allocated for development within the Revised Local Plan as an allocation site and the proposal is therefore not considered to be in accordance with the development plan.

8.12 Sustainable Development

The application site is not located in close proximity to any services such as doctors surgeries, convenience stores, or post offices. In addition, the application site is not located in close proximity to any public transport services and therefore, access is likely to predominantly rely on the use of a private car. As a result, it is not considered that the location of the proposed is sustainable and reinforces the designation of the application site as countryside by the Policy COM2 of the TVBRLP.

8.13 In support of the proposal, the applicant has identified that the proposed scheme would deliver a visual enhancement through the erection of buildings of a local vernacular and the implementation of a landscape scheme, in addition to social benefits through the provision of housing for local residents.

8.14 However, it is not considered that the proposed built development represents a benefit to the current character of the application site, which in the absence of construction materials would return to an open space within the wider rural landscape. Therefore, the acceptability of the design of the proposal is considered to have a neutral impact. In addition, it is noted that the implementation of an enhancing landscaping scheme could be achieved regardless of the proposed development. Consequently, it is considered that only very limited weight can be attached to these environmental benefits.

- 8.15 In relation to any social benefits of providing additional open market housing, it is considered that any benefits arising from the proposed 2 dwellings would be modest. In addition, there remains an opportunity for these needs to be accommodated by development in accordance with the local framework or through the occupation of existing dwellings. As such, only very limited weight can be attached to any social benefit arising from this on this land.
- 8.16 Conclusion on the principle of development
The application is contrary to the relevant and up-to-date policies of the TVBRLP and consequently, the presumption in favour of development is not engaged. In addition, the proposal is not considered to comprise sustainable development and there are no other material considerations that justify departing from the policies of the TVBRLP. As a result, the principle of development is unacceptable and contrary to Policy COM2 of the TVBRLP. Other material considerations are set out below.
- 8.17 **Ecology**
On site ecology: biodiversity
The submitted ecology survey (ECOSA, June 2018) identified that the application site has limited suitability for reptiles and Great Crested Newts and furthermore, the proposal has potential implications for bats and nesting birds. In response, the submitted information proposes a mitigation strategy including measures such as controlled removal of log piles and other potential reptile habitats, inclusion of bird nesting boxes and the omission of any external lighting. In the event that permission was recommended the implementation of the proposed mitigation strategy could be secured by condition and as a result, the proposal would not have resulted in any adverse impact on protected species or habitats.
- 8.18 Off site ecology: New Forest SPA
The proposed development would have resulted in a net increase in residential dwellings within 13.6km of the New Forest SPA. This distance defines the zone identified by recent research where new residents would be considered likely to visit the New Forest. The New Forest SPA supports a range of bird species that are vulnerable to impacts arising from increases in recreational use of the Forest that result from new housing development. While clearly one new house on its own would not result in any significant effects, it has been demonstrated through research, and agreed by Natural England that any net increase (even single or small numbers of dwellings) would have a likely significant effect on the SPA when considered in combination with other plans and projects.
- 8.19 To address this issue, Test Valley Borough Council has adopted an interim mitigation strategy has been agreed that would fund the delivery of a new strategic area of alternative recreational open space that would offer the same sort of recreational opportunities as those offered by the New Forest. Therefore, it is considered necessary and reasonable to secure the appropriate contribution. In this instance the required contribution was submitted as part of the previously approved scheme (application reference 18/01593/FULLS, paragraph 4.1), and in the event that permission was recommended for the current proposal the financial contribution would be carried over. The applicant has agreed to this arrangement in support of this application.

8.20 Off site ecology: Solent Water SPA

Natural England advises that there are high levels of nitrogen and phosphorus input to the water environment of the Solent region caused by wastewater from existing housing and from agricultural sources and that these nutrients are causing eutrophication at the designated nature conservation sites which includes the Solent Water SPA. This results in dense mats of green algae that are impacting on the Solent's protected habitats and bird species.

8.21 Natural England further advises that there is uncertainty as to whether new housing growth will further deteriorate designated sites. Work on this issue is on-going with the local planning authorities, the Environment Agency and the water companies. That may lead to identified mitigation measures in the future. However, no mitigation strategy has yet been developed and no interim approach has yet been set up by Test Valley Borough Council. In the meantime, Natural England advises that one way to address the uncertainty is to achieve nutrient neutrality whereby an individual scheme would not add to nutrient burdens.

8.22 In support of the application a proposed mitigation strategy comprising the setting aside of a parcel of land to be taken out of agricultural production in perpetuity, located off site but within the control of the applicant. This parcel of land measures approximately 0.45ha and adjoins the application site to the south-east.

8.23 With the inclusion of the additional parcel of land, the proposed development would result in a negative budget of 9.06 kg of Total Nitrogen per year. As a result, the proposal would not serve to produce additional nitrates entering the Solent Water SPA avoiding any adverse impact.

8.24 If planning permission was recommended, the Local Planning Authority would secure the proposal mitigation strategy through the completion of a legal agreement and consult Natural England for review. However, as the proposal is not acceptable with regard to other material considerations a legal agreement has not been completed and therefore, a reason for refusal on this matter is included in the recommendation.

8.25 **Heritage**

Sections The application site is located within Michelmersh conservation area and as such, it is necessary to assess the impact of the proposed scheme on the designated heritage asset in accordance with Policy E9 of the TVBRLP, which states as follows:

Development and/or works affecting a heritage asset will be permitted provided that:

- a) It would make a positive contribution to sustaining or enhancing the significance of the heritage asset taking account of its character, appearance and setting; and*
- b) The significance of the heritage asset has informed the proposal through an assessment proportionate to its importance.*

- 8.26 The applicant's heritage statement and supporting information identifies that the character of the previous buildings on site were agricultural in nature, and detracted from the setting of the conservation area due to their functional appearance. The proposal comprises three buildings single storey in scale and simplistic in form, finished in external materials characteristic of the area such as Michelmersh brick and furthermore, would result in the implementation of a landscaping scheme that would serve to enhance the wider landscape.
- 8.27 Consequently, it is considered that the proposal has been informed by an assessment proportionate to the importance of the designated heritage asset and would positively contribute to sustaining the preservation of the historic character and significance of the designated heritage asset. In addition, it is noted that the current proposal seeks to replicate the previously approved scheme and as such would not introduce any harm or additional impact. Therefore, the application is in accordance with Policy E9 of the TVBRLP. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires a duty to have special regard to the desirability of preserving or enhancing the character and appearance of conservation areas. For the above reasons, the proposal is considered to meet these requirements.
- 8.28 Archaeology
On reviewing the submitted information, the County Archaeologist raised no objection to the proposal subject to the attachment of a condition securing a written scheme of investigation for any proposed groundwork or excavation. However, the proposed scheme seeks to utilise the footings of the existing buildings only and therefore, in the event that permission was recommended, it is not considered necessary to attach the suggested condition.
- 8.29 **Impact on the character and appearance of the area**
Staff Road provides the main public viewpoint of the application site and adjoins the front (north-west) boundary of the plot. The proposed development is single storey in scale, featuring a mixture of brickwork and cladding for the external materials and therefore, would not have resulted in any substantial visual detriment to the character of the area. Consequently, the application is in accordance with Policy E1 of the TVBRLP.
- 8.30 Furthermore, the proposal includes the provision of a landscaping scheme which would have served to provide additional planting on site and enhance the landscape character of the area.
- 8.31 **Arboriculture**
The application site is characterised by the presence of a variety of mature trees, predominantly located on the boundaries of the plot and protected due to their positioning within the conservation area. In support of the application and as part of the previous permission (application reference 19/01472/FULLS, paragraph 4.1), an arboricultural method statement and tree protection plan was submitted demonstrating that these key landscape features would have been retained and not unduly pressured by the presence of the propose development. As a result, the application is in accordance with Policy E2 of the TVBRLP.

8.32 Impact on the general amenity of the area

The proposed change from an agricultural use to residential would not have resulted in any materially significant change with regard to noise, smell or other forms of pollution. In support of previous applications on site, a land contamination risk assessment (Soil Environment Services, September 2018) and an asbestos demolition survey (Merryhill, September 2018) were submitted demonstrating that the proposed development could be implemented in a safe and acceptable manner. As a result, it is considered that the proposed scheme would protect the general amenity of the area, in accordance with Policy E8 of the TVBRLP.

8.33 Impact on the amenity of neighbouring property

Privacy

Due to the significant intervening distance and screening provided by the mature boundary treatment, it is not considered that the proposal will adversely impact privacy levels for any existing neighbouring property. In addition, the proposed site plan demonstrates the implementation of an internal hedgerow to provide privacy between the two proposed dwellings. Consequently, the proposal complies with criterion (a) of Policy LHW4.

8.34 Private Open Space

The proposed site plan demonstrates the provision of an appropriate amount of private, outdoor amenity space for both proposed dwellings and therefore it is considered that the application complies with criterion (b) of Policy LHW4 of the TVBRLP.

8.35 Daylight/Sunlight Provision

As a result of the significant intervening distance to neighbouring property and the single storey scale of the proposed development, it is not considered that the proposal would have any impacted on the existing level of daylight and sunlight provision for existing dwellings. Furthermore, due to the orientation of the proposed development any shadow created would fall predominantly on the Right of Way to the north rather than serving to compromise the living conditions of the proposed dwellings. Therefore, the application is in accordance with criterion (c) and subsequently, in accordance with the whole of Policy LHW4 of the TVBRLP.

8.36 Highways

Access

Staff Road is a byway open to all traffic (BOAT) serving as public right of way and would have provided vehicular access to the application site, via the existing access in the north-east corner serving dwelling B and the provision of a new access in the north-west corner to serve dwelling A.

8.37 It is considered that the associated vehicular movements arising from the proposed development would not have represented a significant increase on existing levels. Consequently, it is considered that the proposal would not have served to materially alter the present character of the public right of way or a highway safety risk to the local road network.

8.38 With regard to the provision of the new vehicular access onto Staff Road, the Highways Officer raised no objection to this aspect of the proposal in the consideration of the previous submission, subject to the implementation of appropriate visibility splays and surfacing material. In the event that permission was recommended, these details could have been secured through the attachment of conditions. As a result, the application is in accordance with Policy E1 of the TVBRLP.

8.39 Parking

The proposed site plan demonstrates the provision of 2 on site car parking spaces to serve each proposed dwelling and therefore, the application is in accordance with the minimum parking standards set out in Policy T2 and Annexe G of the TVBRLP.

9.0 **CONCLUSION**

9.1 The proposed scheme is located on land designated as countryside and does not comply with any of the policy exceptions set out in Policy COM2. As a result the proposal represents unjustified development of countryside land, contrary to the TVBRLP. In addition, the absence of a completed legal agreement the proposal would adversely impact the Solent and Southampton Water SPA.

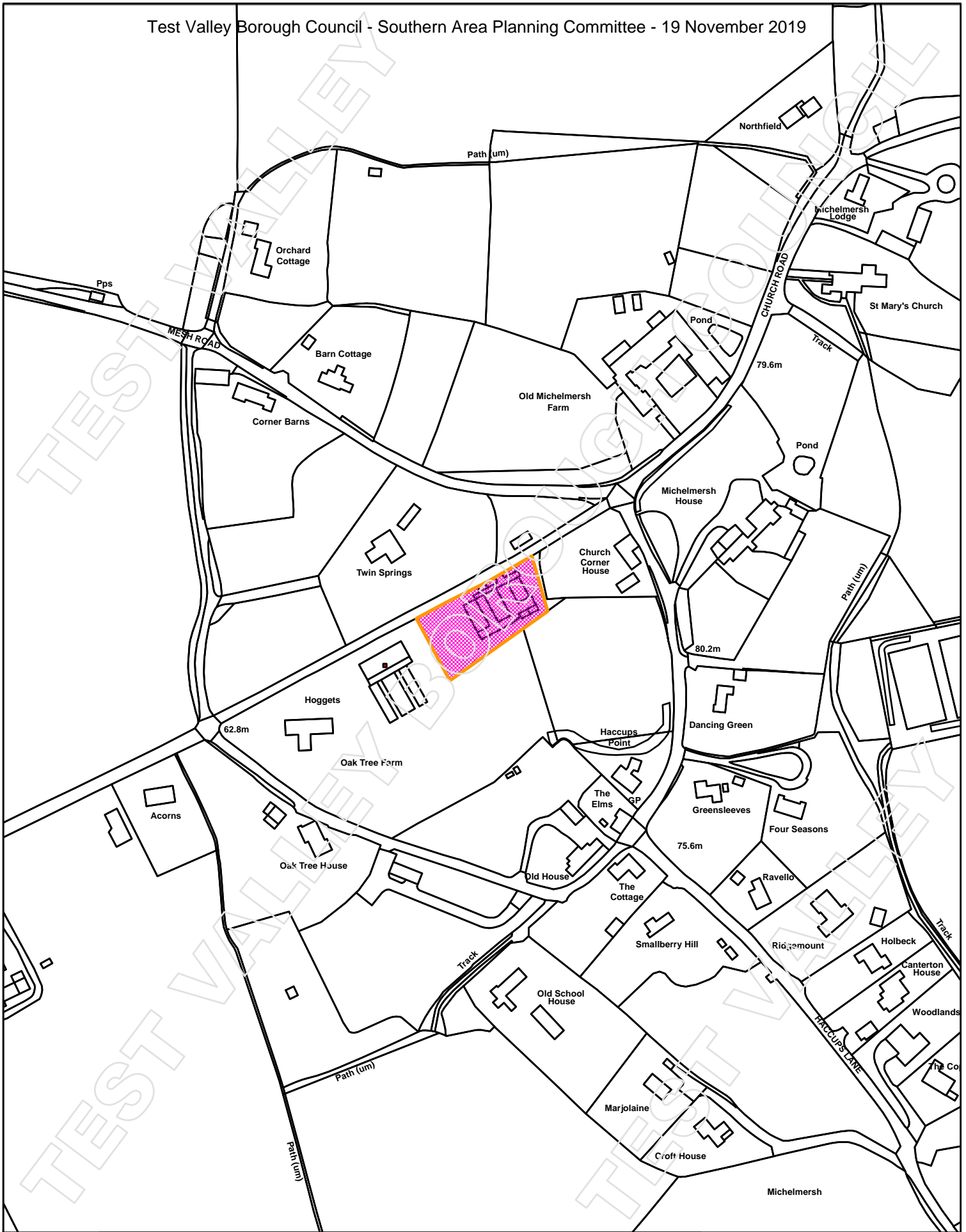
9.2 The proposed development is not considered to represent sustainable development in the context of the NPPF and there are no other material considerations that warrant the granting of planning permission.

9.3 The modest benefits of providing two additional dwellings, including the positive contribution to preserving the historic significance of the conservation area, are not considered to outweigh the identified harm and conflict with the TVBRLP and therefore it is recommended that the application is refused.

10.0 **RECOMMENDATION**

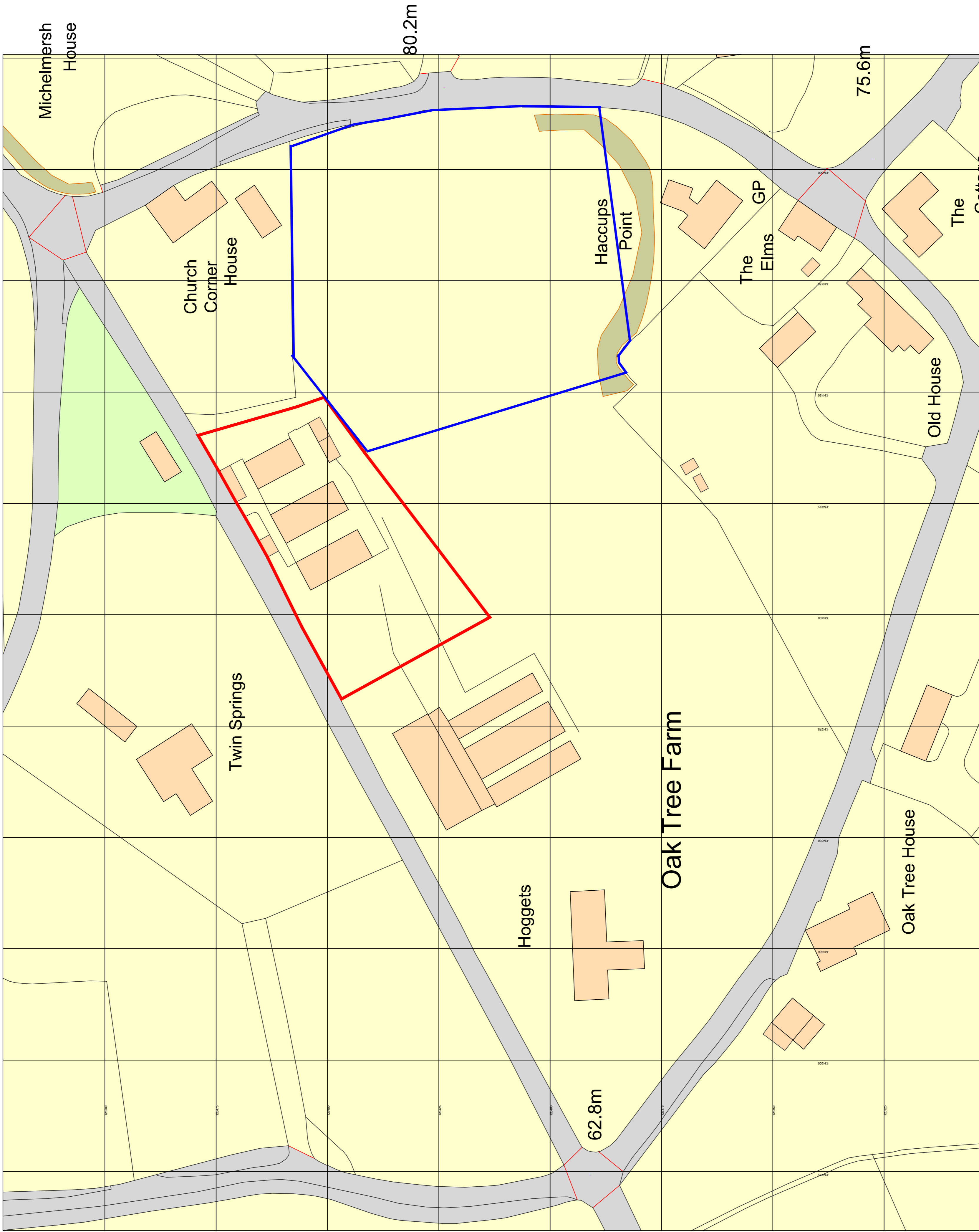
REFUSE for the reasons:

- 1. The proposal represents unjustified development in the countryside for which there is no overriding need. The proposal is therefore contrary to Policy COM2 of the Test Valley Borough Revised Local Plan (2016) and guidance in the National Planning Policy Framework (2019).**
- 2. The proposed development by means of its nature, location and scale could have likely significant effects upon the nearby Solent and Southampton Water European Designated Site which is designated for its conservation importance. In the absence of a completed legal agreement securing the proposed off site mitigation, the applicant has failed to satisfy the Council that the proposal would not adversely affect the special interest of the Solent and Southampton Water European Designated Site, therefore the application is contrary to Policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**



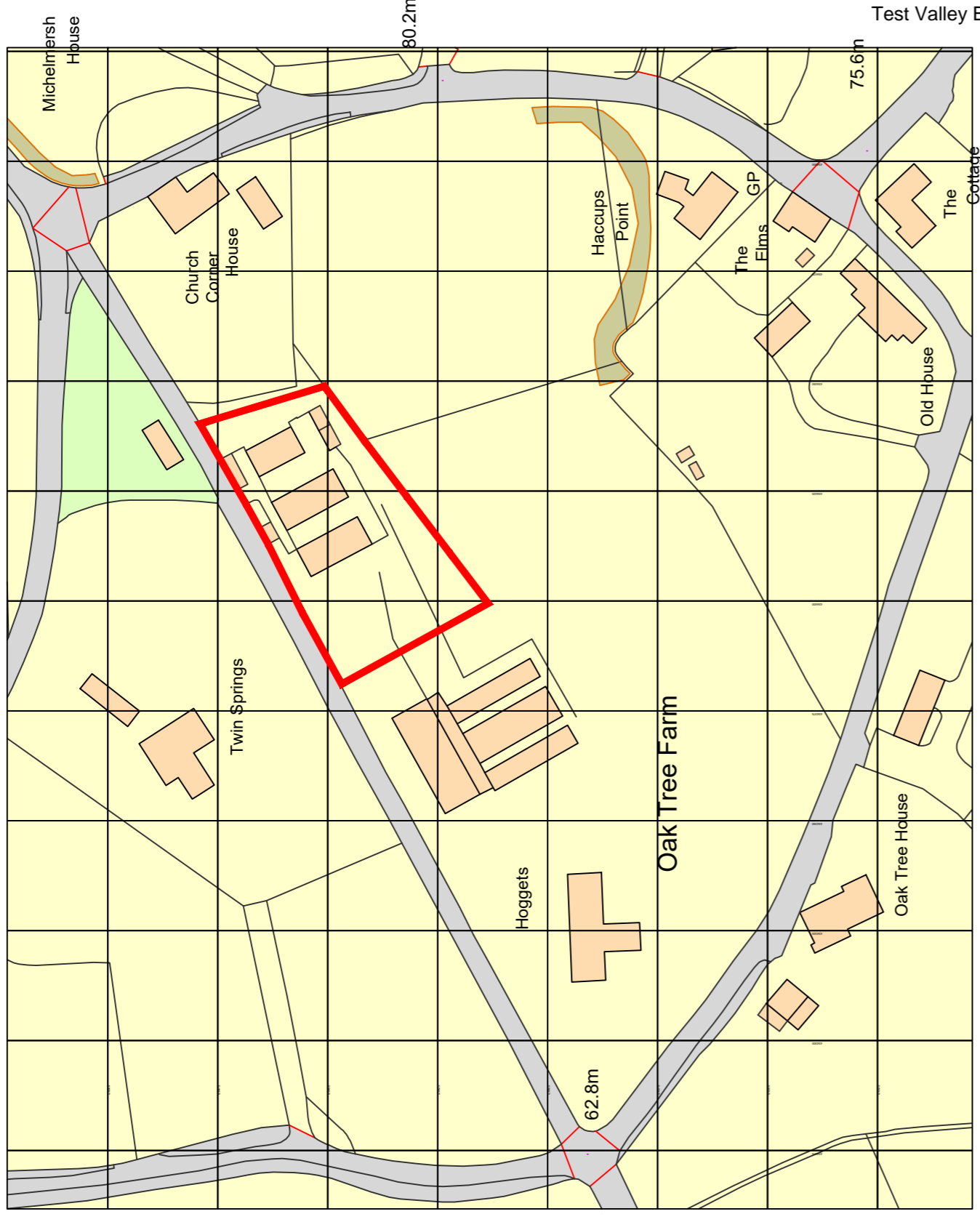
Siteplan





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Block Plan
1:500



Test Valley Borough Council - Southern Area Planning Committee - 19 November 2019

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Site Location Plan
1:1250

PLANNING

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a division of studio four architects ltd
Tolgate Estates, Stonebridge Park, Renshaw, SO51 0JF
t: 01799 511255 f: 01799 511215
r: 01799 511255 e: ronseym@studiofourarchitects.co.uk
www.studiofourarchitects.com

client Mr & Mrs Hunt

project Oak Tree Farm, Staff Road

Michelmersh SO51 0NG

title Site Location & Block Plans

date June 18 1:1250/500 A1 AJ

scale paper drawn checked

job no. 380006

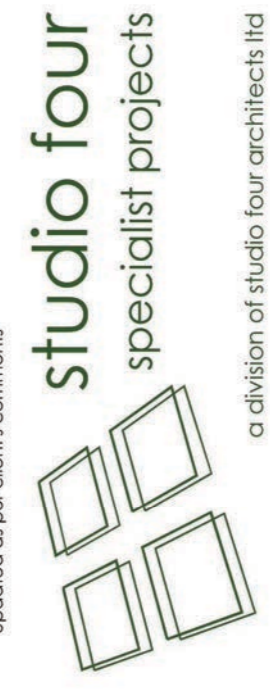
dwg. no. SK001

rev. no.

file

PLANNING

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 amended cont from boundary wall by AJ
 P6 24.03.2018 checked
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 P5 22.02.2018 checked
 revised to full latest sketch up model and elevations, 3/4's & landscape design added by AJ
 P4 23.04.2018 checked
 Draft - amend to full latest sketch up model by AJ
 P3 04.04.2018 checked
 amended to include amended text, ssbs, amenity area, etc. by AJ
 P2 26.03.2018 checked
 updated as per client's comments by CAL
 P1 21.03.2018 checked
 updated as per client's comments by CAL



a division of studio four architects ltd
 Tolgate Estates, Steeleside Park, Rensley, SO51 0NE
 t: 01794 511255 f: 01794 511215
 ramsley@studiofourarchitects.co.uk
 www.studiofourarchitects.com

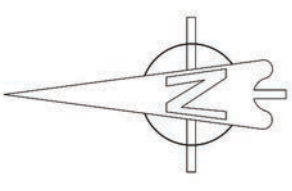
client **Mr & Mrs Hunt**

project **Oak Tree Farm, Staff Road Michelmersh SO51 0NQ**

title **Proposed Site Plan - Ground Floor**

date	scale	paper	drawn	checked
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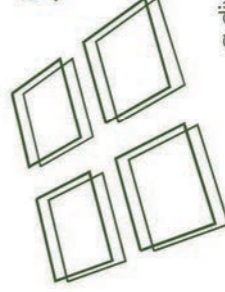
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 file



PLANNING
P1 06/04/2018
Planning - onl front boundary wall

by AJ checked

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a division of studio four architects ltd
Tolgate Estates, Stonebridge Park, Ryeley, SO51 0NF
t: 01793 511155 f: 01793 511215
r: 01793 511155 e: r.romsey@studiofourarchitects.co.uk
www.studiofourarchitects.co.uk

client **Mr & Mrs Hunt**

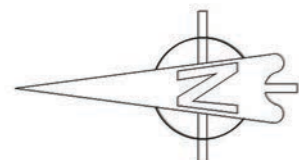
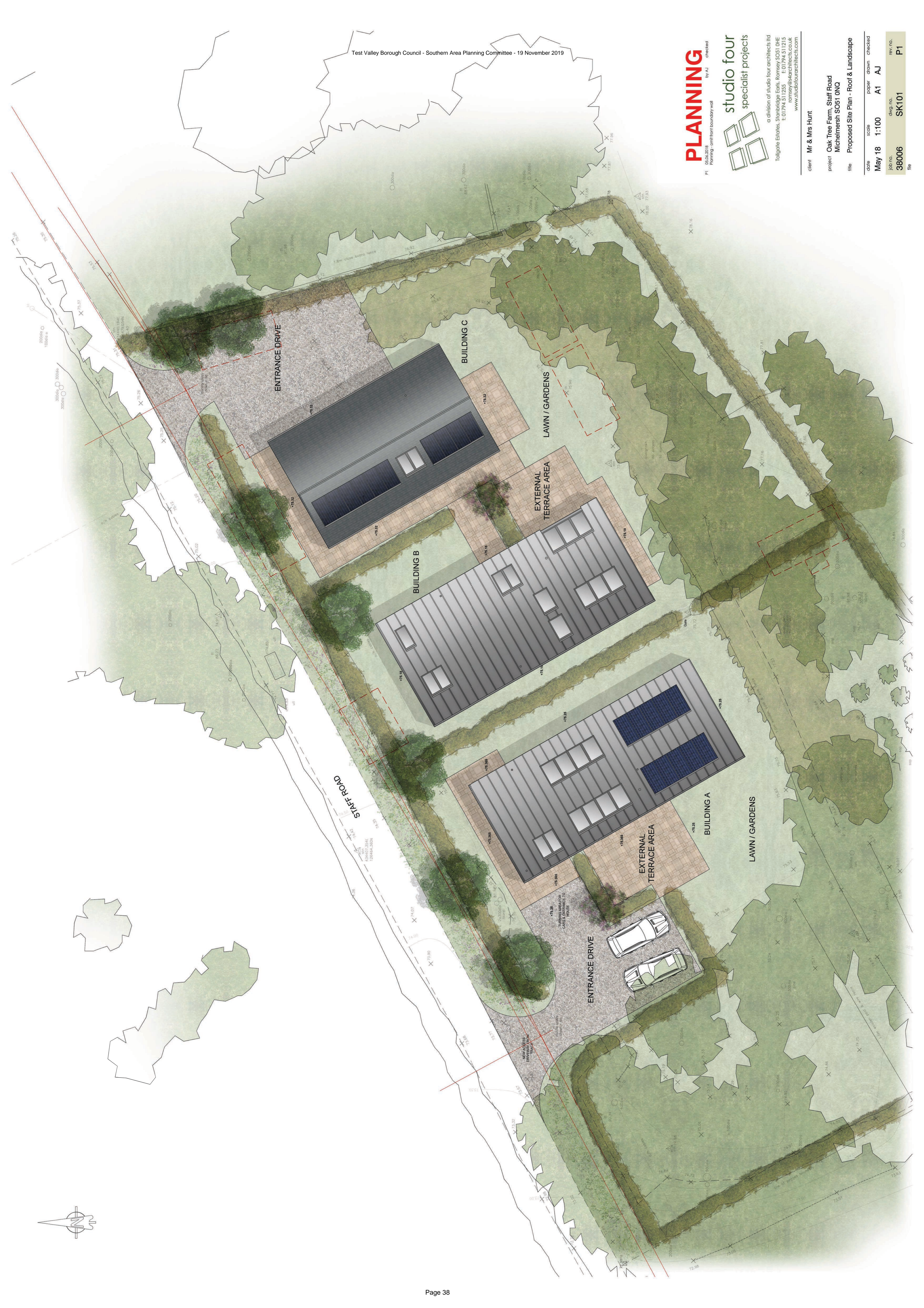
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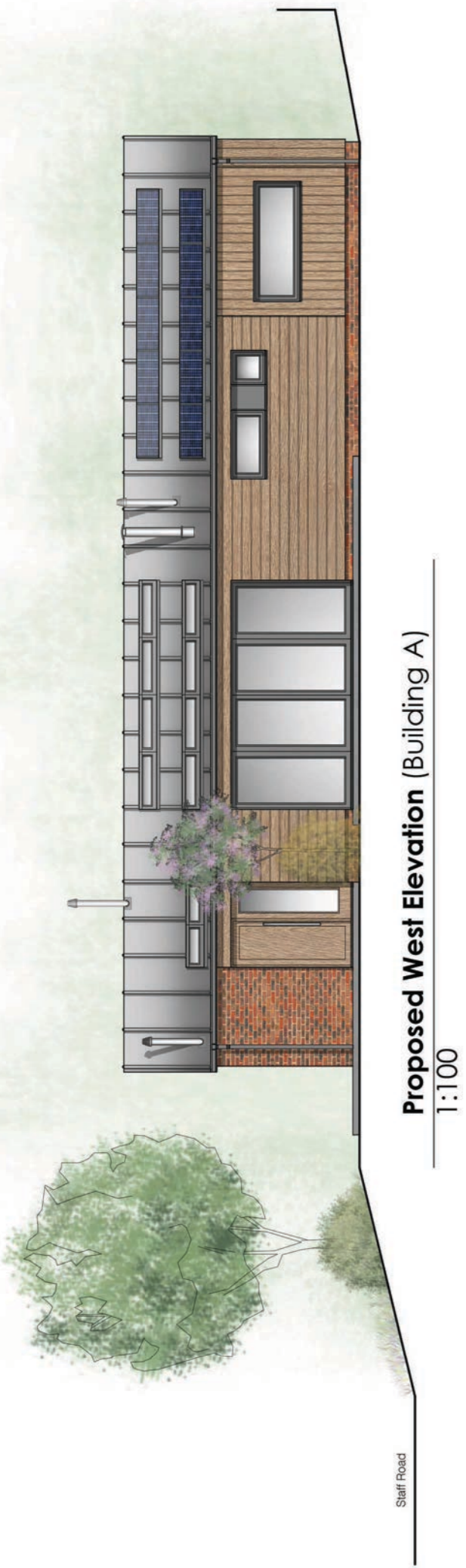
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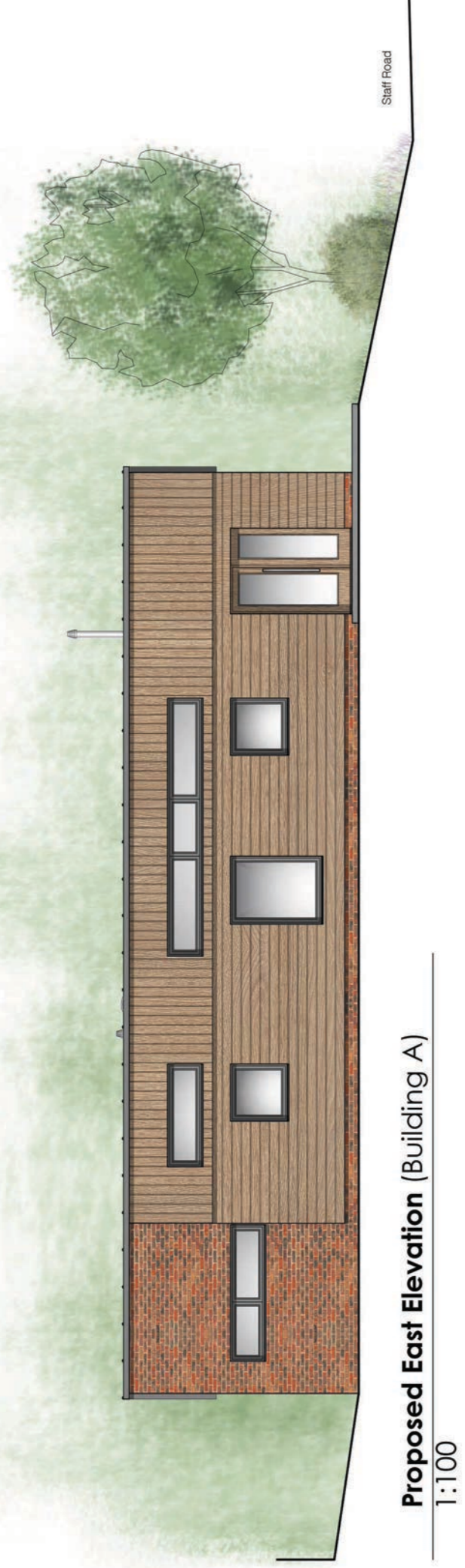
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paper **A1** drawn **AJ** checked





Proposed West Elevation (Building A)
1:100



Proposed East Elevation (Building A)
1:100



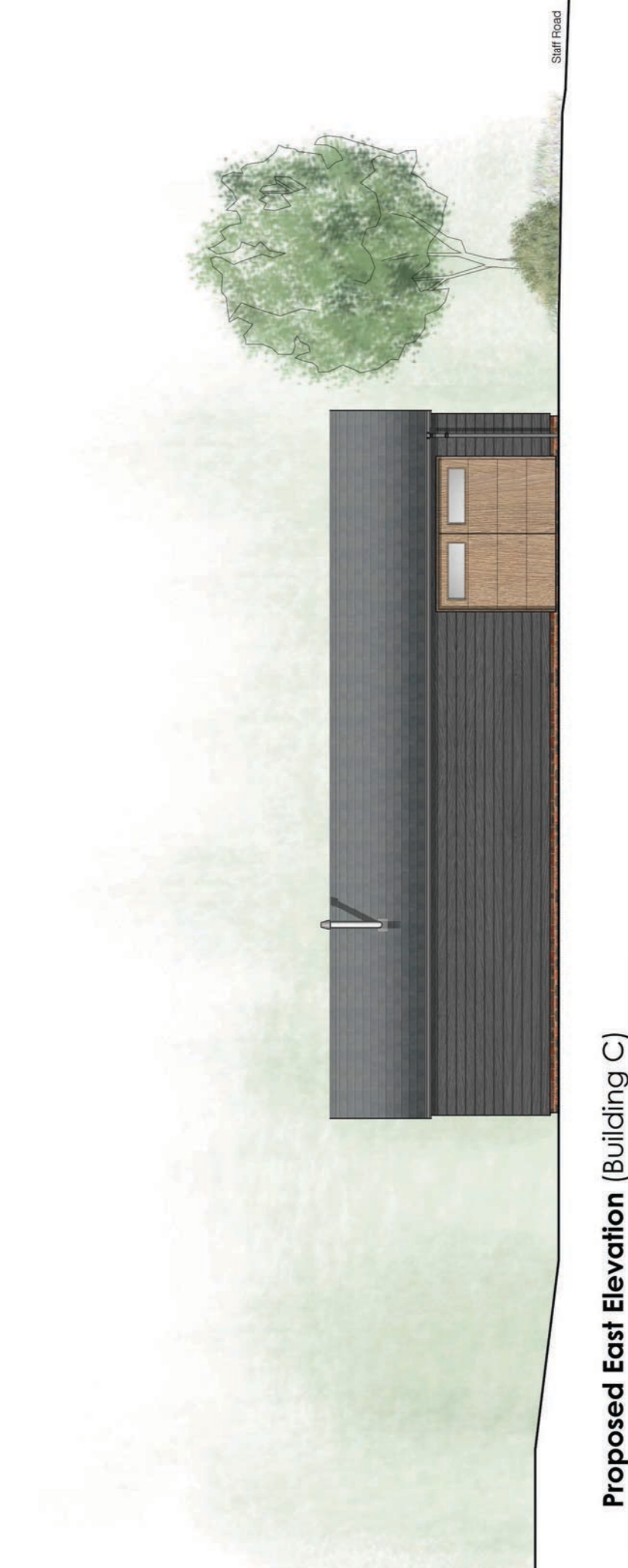
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1:100



Proposed East Elevation (Building B)
1:100



Proposed West Elevation (Building C)
1:100



Proposed East Elevation (Building C)
1:100

PLANNING

P4 05.04.2018 checked
Planning - omit from boundary wall by AJ
P3 29.04.2018 checked
Amend window to building B / lead 1 & external finishes to HE elevations, color brick pattern by AJ
P2 22.05.2018 checked
Draft - amended windows and doors, PV panels, 3VPs added by MBJ AJ checked
P1 23.04.2018 checked
Draft - amend to suit latest sketch up model by AJ

studio four
specialist projects

a division of studio four architects ltd
Talgate Estates, Stonebridge Esch, Romsey, SO51 0HE
1, 01794 510055, 01794 5101215
romsey@studiofourarchitects.co.uk
www.studiofourarchitects.com

client Mr & Mrs Hunt

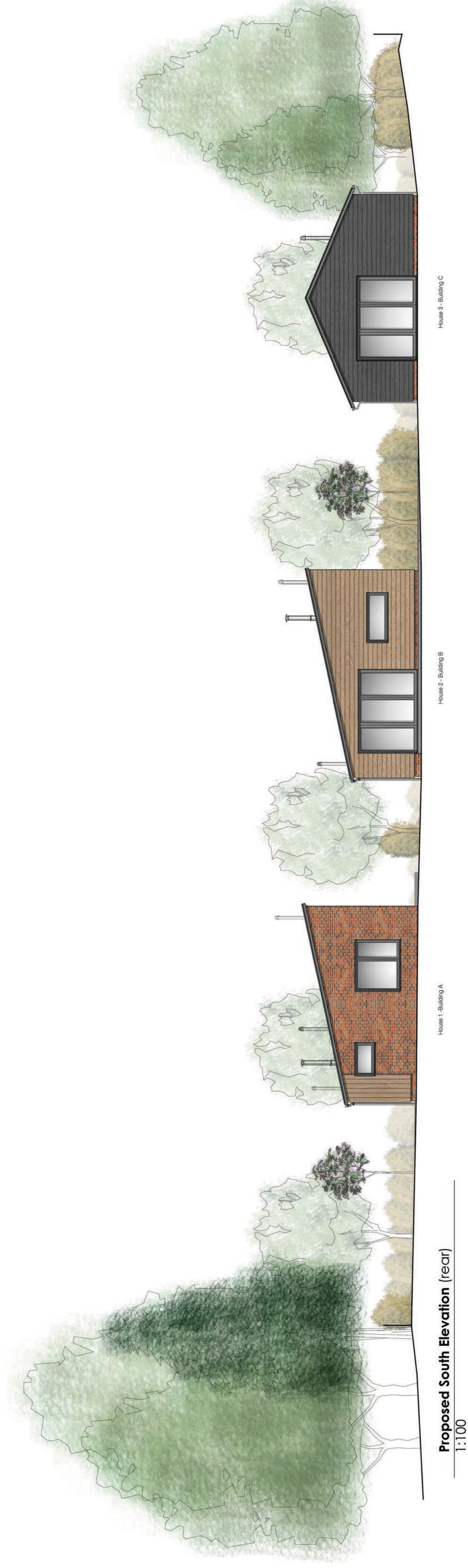
project Oak Tree Farm, Staff Road
Michelmersh SO51 0NQ

title Proposed Elevations

date	scale	paper	drawn	checked
Apr 18	1:100	A1	AJ	AJ
job no.	38006	dwg. no.	SK103	rev. no.
				P4



Proposed North Elevation (street)
1:100



Proposed South Elevation (rear)
1:100

PLANNING

P4 05.04.2018 - am1 front boundary wall checked by AJ
 P3 05.04.2018 - amended external finishes to NE elevations, rose brick pinnings checked by AJ
 P2 22.05.2018 Draft - amended external finishes to NE elevations, rose brick pinnings checked by MBJ, AJ
 P1 23.04.2018 Draft - amended windows and doors, PV panels, 3VPs added checked by AJ
 Draft - amended to suit latest sketch up model checked by AJ



a division of studio four architects ltd
 Talgate Estates, Stambidge Esch, Romsey, SO51 0HE
 Hampshire, UK
 T: 01794 342222
 E: romsey@studiofourarchitects.co.uk
 www.studiofourarchitects.com

client **Mr & Mrs Hunt**

project **Oak Tree Farm, Staff Road
 Michelmersh SO51 0NQ**

title **Proposed Site Elevations**

date	scale	paper	drawn	checked
Apr 18	1:100	A1	AJ	AJ
job no.	38006	dwg. no.	SK102	rev. no.
				P4

PLANNING

- P7 03.06.2018 am from boundary wall checked by AJ
- P6 24.05.2018 checked by AJ
- Draft - amend window to building B / bed 1 & external finishes to NE elevations
- P5 22.05.2018 added to full latest sketch up model and elevations, SVs & landscape design added checked by AJ
- P4 23.04.2018 checked by AJ
- Draft - amend to full latest sketch up model
- P3 04.04.2018 checked by AJ
- Draft - added hatch, amended text sizes, etc.
- P2 26.03.2018 checked by CAL
- updated as per client's comments
- P1 21.03.2018 checked by CAL
- updated as per client's comments



a division of studio four architects ltd
 Talgate Estates, Stambidge Estate, Romsey, SO51 0NE
 1, 01794 31233
 www.studiofourarchitects.co.uk
 www.studiofourarchitects.com

client **Mr & Mrs Hunt**

project **Oak Tree Farm, Staff Road
 Michelmersh SO51 0NQ**

file **Proposed Site Plan - Ground Floor**

date	scale	paper	drawn	checked
Mar 18	1:100	A1	CAL/AJ	
job no.	dwg. no.	rev. no.		
38006	SK100	P7		



Previously approved
 scheme -
 18/01593/FULLS

PLANNING

P1 06/03/2018 Planning - omit front boundary wall checked by AJ

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Talgate Estates, Sturbridge Estate, Romsey SO51 0HE
Tel: 01794 311258 Fax: 01794 312115
www.studiofourarchitects.com

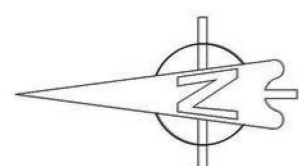
client **Mr & Mrs Hunt**

project **Oak Tree Farm, Staff Road
Michelmarsh SO51 0NQ**

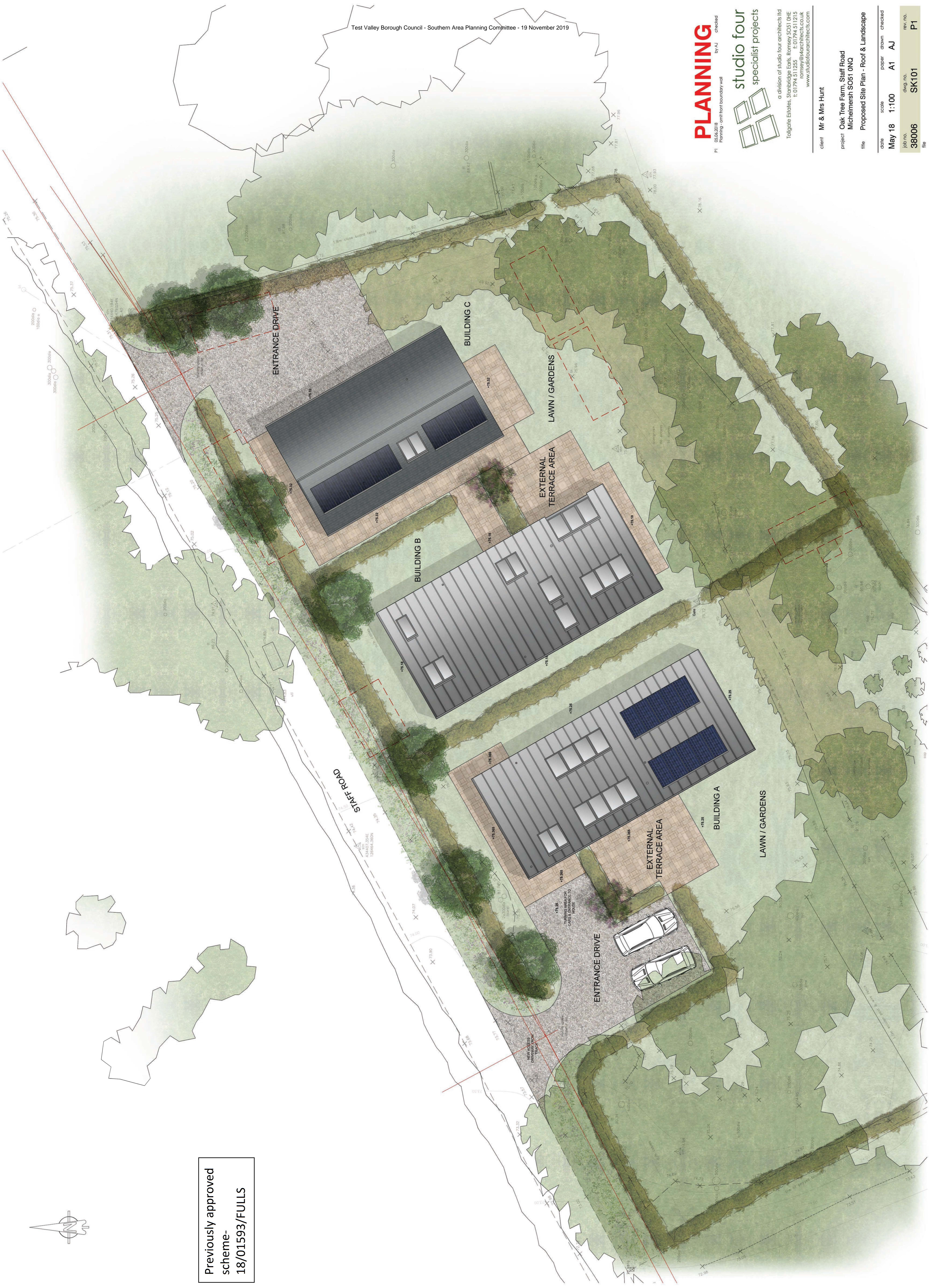
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date **May 18** scale **1:100** paper **A1** drawn **AJ** checked

job no. **38006** dwg. no. **SK101** rev. no. **P1**



Previously approved
scheme-
18/01593/FULLS

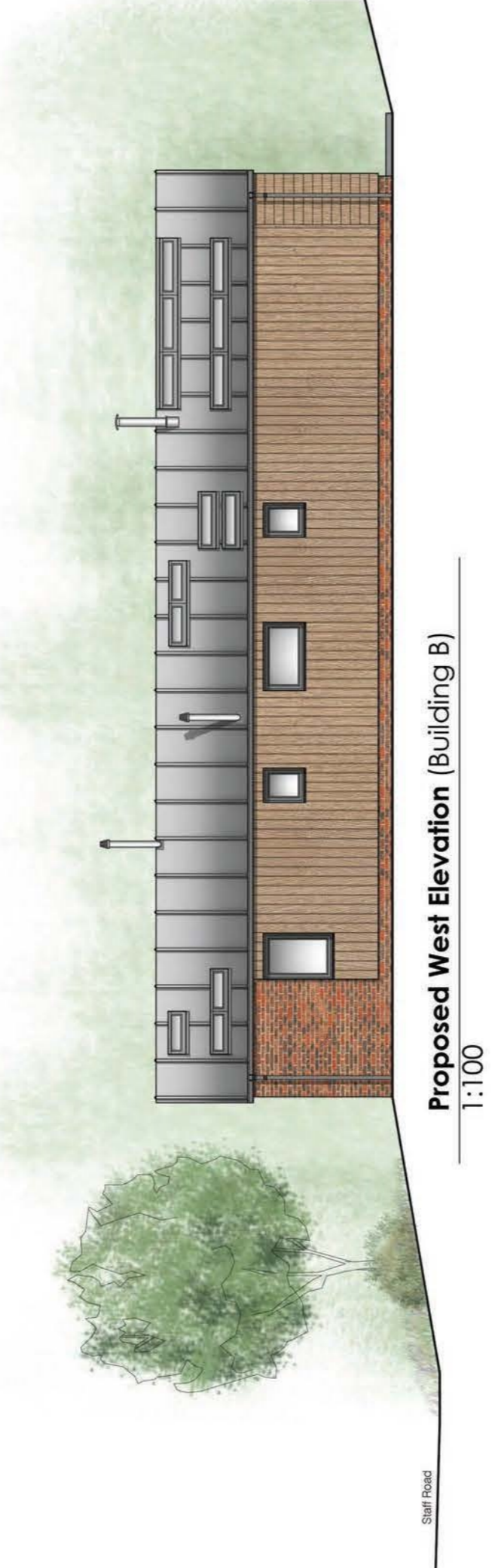




Proposed West Elevation (Building A)
1:100



Proposed East Elevation (Building A)
1:100



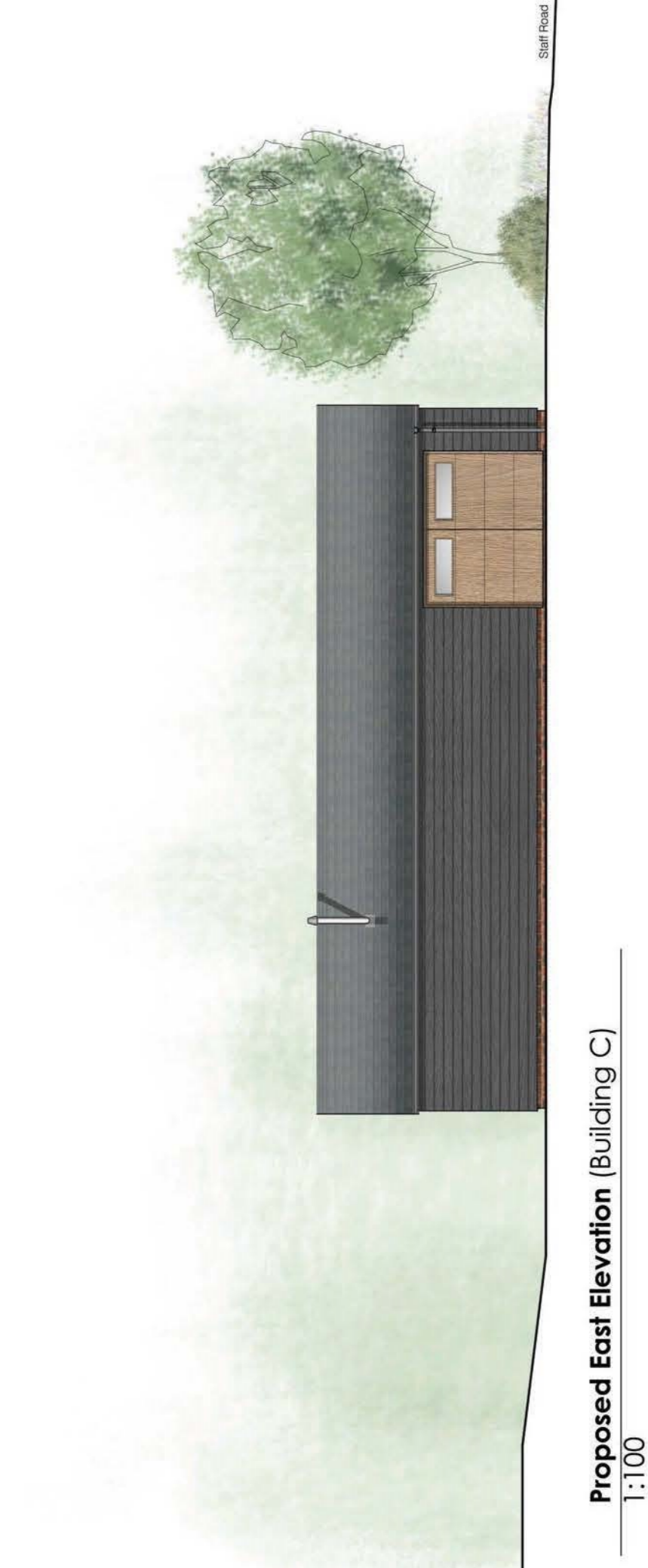
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1:100



Proposed East Elevation (Building B)
1:100



Proposed West Elevation (Building C)
1:100



Proposed East Elevation (Building C)
1:100

Previously approved scheme - 18/01593/FULLS

PLANNING

- P4 03.06.2018 checked by AJ
- P3 29.05.2018 checked by AJ
- P2 22.05.2018 checked by M&J AJ
- P1 23.04.2018 checked by AJ

Planning - omit front boundary wall
 Draft - amend to suit later search up model
 Draft - amended windows and doors, PV panels, 3VPs added
 Draft - amended to suit later search up model

studio four
specialist projects

a division of studio four architects ltd
 Tolgate Estates, Stambidge East, Romsey, SO51 0NE
 01797 423536
 1,01797 423536
 www.studiofourarchitects.co.uk

client Mr & Mrs Hunt

project Oak Tree Farm, Staff Road Michelmarsh SO51 0NQ

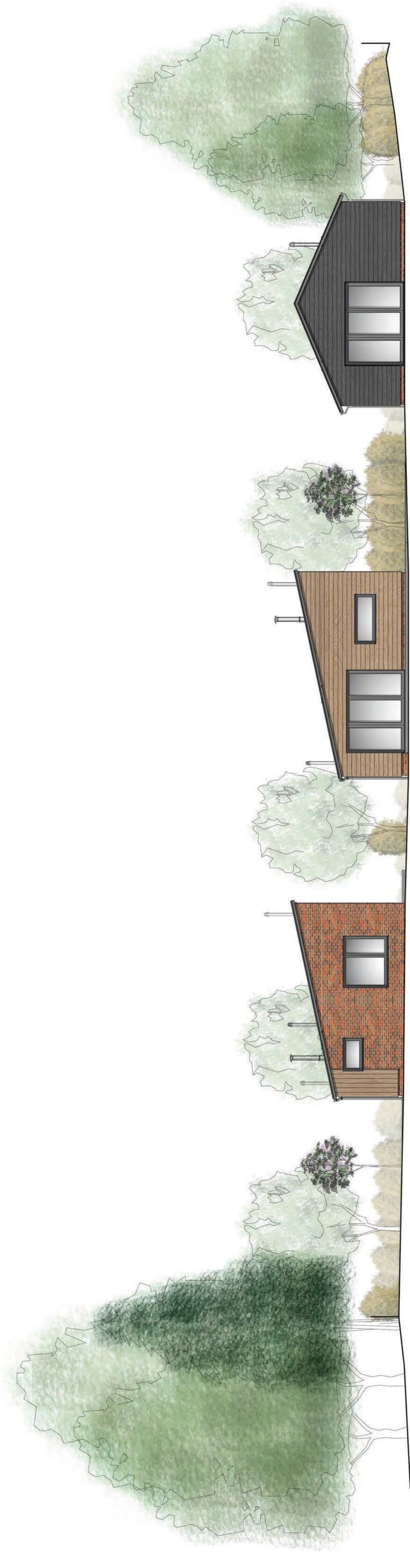
title Proposed Elevations

date Apr 18
 scale 1:100
 paper A1
 drawn AJ
 checked

job no. 38006
 dwg. no. SK103
 rev. no. P4
 file



Proposed North Elevation (street)
1:100



Proposed South Elevation (rear)
1:100

Previously approved
scheme -
18/01593/FULLS

PLANNING

05.06.2018 checked by AJ
 Planning - unit front boundary wall
 P3 22.05.2018 checked by AJ
 Draft - amended external finishes to NE elevations, take brick piers
 P2 22.05.2018 checked by MBJ, AJ
 Draft - amended windows and doors, PV panels, 3VPs added
 P1 23.04.2018 checked by AJ
 Draft - amended to full latest sketch up model

studio four
specialist projects

a division of studio four architects ltd
 Talgate Estates, Stanbridge Esate, Romsey, SO51 0HE
 t: 01794 31233 f: 01794 31234
 e: studiofour@studiofourarchitects.co.uk
 www.studiofourarchitects.com

client **Mr & Mrs Hunt**
 project **Oak Tree Farm, Staff Road
 Michelmersh SO51 0NQ**
 title **Proposed Site Elevations**

date	scale	paper	drawn	checked
Apr 18	1:100	A1	AJ	AJ
job no.	38006	dwg. no.	SK102	rev. no.
				P4

ITEM 9

APPLICATION NO.	19/02056/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	22.08.2019
APPLICANT	Mrs K Bhakar
SITE	Cheriton House, Roman Road, Chilworth, SO16 7HE, CHILWORTH
PROPOSAL	Construction of new triple bay garage with basement and store
AMENDMENTS	03.09.2019 – Tree survey and impact assessment - 3624-TPP Rev B. 03.10.2019 – Tree survey and impact assessment 3624 Rev C (dated 03.10.2015) Giken pile method statement 3624 Basement dig method statement 04.10.2019 – Tree survey and impact assessment 3624 Rev C (dated 03.10.2019)
CASE OFFICER	Katie Andrew

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is presented to Southern Area Planning Committee at the request of a member.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Cheriton House is a detached two storey dwelling situated immediately to the south of the junction of Roman Road and Hadrian Way. It is located within the Chilworth Residential Area of Special Character as defined by Policy E4 of the Test Valley Local Plan (2016). The application site is accessed off an unmade track to the east of Hadrian Way, and the north, south and west boundaries of the site are heavily vegetated. Many of these trees are subject to tree preservation orders.

- 2.2 The area comprises a range of detached houses with varying design features, set within larger than average plots. The area has numerous mature trees and is heavily vegetated. These features form an important contribution to character to the area, softening the appearance of the built form of the surrounding housing development, resulting in an appearance and feel of openness and spaciousness.

3.0 PROPOSAL

- 3.1 Construction of new triple bay garage with basement and store. Measurements of the garage are as follows:
Ridge height from ground level 6.6 metres
Length 10.7 metres
Width 8.3 metres

- 3.2 The proposed garage is located in the south east corner of the curtilage of the application site, immediately adjacent to the boundary with Packwood House. The proposed garage would provide two car spaces and a lift platform, and has a basement. Two dormer windows are proposed on the front elevation (north east) and an external staircase is located on the side (north west) elevation providing access to the first floor. The proposed construction materials are brick, tiles and upvc fenestration, designed to be in keeping with the existing dwelling.
- 3.3 The application seeks to gain approval for an amended garage scheme previously approved under 15/00167/FULLS and subsequently 15/00167/NMA1. The table below sets out the differences in the size of the garage subject to each application.

Application number	Ridge height	Width	Length	Basement
15/00167/FULLS	6.2 metres	6.8 metres	9.3 metres	None proposed
15/00167/NMA1	6.2 metres	6.8 metres	9.3 metres	Addition of basement 2.6 metres depth from ground level
19/02056/FULLS	6.6 metres	8.3 metres	10.7 metres	Proposed 5.1 metres depth from ground level

4.0 HISTORY

4.1 **15/00167/FULLS** Demolition of existing property and erection of replacement dwelling with detached garage. **Permission subject to conditions and notes 16.07.2015.**

4.2 **15/00167/NMA1** Construct basement to garage, add two rooflights and glazed ridge with gardeners wc - Amendments to planning permission numbered 15/00167/FULLS. **Approval of non-material amendment, 23.04.2018.**

5.0 CONSULTATIONS

5.1 **Trees** – no objection subject to condition.

5.2 **HCC Ecology** – no objection subject to condition.

6.0 **REPRESENTATIONS** Expired 28.10.2019

6.1 **Chilworth Parish Council** – no comment on this application has been received at the time of writing this report.

6.2 **Greystoke, Heatherlands Road, Chilworth** – objection (summerised)

- Although the proposed construction is situated in the back garden it is noted that a large lift capable of raising vehicles is included, making it likely that commercial use may be made of this facility.
- This would be totally inappropriate for a residential area such as this, and would increase traffic movements on a non-made up road, which in turn would increase the likelihood of vehicles being parked along Roman Road.

- Already endure vehicles being parked alongside Greystoke
- If work on vehicles is envisaged the possibility of gas cylinders for welding being stored inside also arises, which is inappropriate in a residential setting.

6.3 **Kenwood, 3 Hadrian Way, Chilworth** – objection.

- Request to register objection to this application, comments to follow.
- Comment reasons: character of area, design, noise, over development, overlooking, previous planning decisions, scale and bulk and results in loss of light, supplementary planning documents, trees.

6.4 **Packwood House, Roman Road, Chilworth** – objection (summarised)

- The garage appears to have increased by 25% in the footprint of the garage, 0.5 metres in height and addition of a 150m² basement.
- Overbearing of Packwood House private amenity area and 1st floor bedrooms.
- Overlooking into Packwood House private amenity area.
- Overdevelopment of the site.
- Out of character with the area.
- Increased traffic movements adjacent Packwood House private amenity area.
- Loss of amenity.
- Scale and bulk.
- What is the next application going to be for – is this the latest in a series of applications to increase the size of the property further.
- Can the roof be re-configured and dormers orientated south-west to overlook the rear garden of Chertion House to minimise the impact on Packwood House.
- The case officer should refer to TVBC planning documents Residential Areas of Special Character Appraisals – Chilworth June 2017, Residential Areas of Special Character Supplementary planning document January 2019 and the Chilworth Village Design Statement.
- Request that this application goes to Committee.

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)

COM2: Settlement hierarchy

E1: Impact on character and appearance of the area

E2: Protect, conserve and enhance the landscape character of the Borough

E4: Residential areas of special character

E5: Biodiversity

LHW4: Amenity

T2: Parking standards

7.3 Supplementary Planning Documents (SPD)

Chilworth Village Design Statement

Residential Areas of Special Character (RASC) Appraisals – Chilworth (June 2017)

Residential Areas of Special Character SPD (January 2019)

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on character and appearance of the area
- Trees
- Impact on the residential areas of special character (RASC)
- Impact on biodiversity
- Impact on amenity
- Parking standards
- Previous planning history
- Other matters

8.2 **Principle of development**

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

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

Roman Road adjoins the site to the north east and Hadrian Way is located immediately to the east of the application site, views of the dwelling are possible from these vantage points. Glimpsed views of the garage would be possible from Roman Road down the access track.

8.4 The special character of the area is defined by detached houses within spacious plots and mature trees to the boundaries. The Chilworth Village Design Statement sets out that the verdant character of the area helps to preserve a sense of rural identity. The arboricultural information submitted shows that the scheme can be built without detriment to the green features currently present on the site, and that new trees will be planted along the western boundary. The trees along the front boundary of the site are to be protected by way of tree protective fencing during the development, again retaining the character of the area. These factors ensure that the open, spacious appearance of the area is maintained, and the proposal respects the verdant character of the area.

8.5 Garaging is commonly found within the area and as such the proposal would not look out of place within the setting of the application site. The garage would be seen in context with the existing dwelling, and the materials proposed would match those on the existing dwelling. This is in accordance with the Chilworth Village Design Statement, whereby materials used in the construction of ancillary buildings should relate to neighbouring buildings.

8.6 Given the large plot size and the existing dwelling which is modest in scale, the size of the proposed garage is considered appropriate and would not detract from the dominance of the main dwelling. Two dormer windows are proposed on the front (north east) elevation and the Chilworth Village Design Statement and RASC Appraisals (Chilworth) set out that dormer windows may be set in gabled roofs. As such the dormer windows would not appear out of character for the area.

8.7 Consequently, for the reasons set out above, the proposal is not considered to cause an adverse impact on the character and appearance of the area, in accordance with Policy E1.

8.8 **Trees**

The trees and hedging within Chilworth are important landscaping features; they provide a defining characteristic of the area and soften the appearance of the built form. The Chilworth Village Design Statement indicates that existing and new trees should be incorporated within development proposals, in order to contribute to the appearance of the project. In this instance, the application is supported by arboricultural information including tree survey and method statements (Mark Hinsley Arboricultural Consultants Ltd). These demonstrate how the development will proceed without detriment to the existing trees on site and along the boundaries, many of which are protected by Tree Preservation Orders. In addition, three replacement trees are to be planted along the west boundary fronting onto Hadrian Way. The Tree Officer consulted has raised no objection subject to the arboricultural information and piling method statements being adhered to; these protective measures are secured by condition. For these reasons it is considered that the proposal conserves the existing verdant character of the area in compliance with Policy E2.

8.9 **Impact on the residential areas of special character (RASC)**

The application site is within the Chilworth RASC and as such Policy E4 is pertinent in assessing the application. The Policy sets out as follows:-

'Development within residential areas of special character in Andover, Chilworth and Romsey identified on maps 1, 2 and 3 will be permitted provided that:

- a) the resulting sizes of both the proposed and remainder of the original plot, when sub-divided, are not significantly smaller than those in the immediate vicinity; and*
- b) the development's size, scale, layout, type, siting and detailed design are compatible with the character of that Residential Area of Special Character.'*

8.10 The development does not involve sub-division of the plot and so criterion a) is not relevant in this instance. It is secured by condition that the garage is only used for purposes ancillary to the main house. The development is not considered to conflict with criterion b). As discussed in paragraphs above, the size and scale of the development is not considered to constitute over development of the site, and the design is considered to be in keeping with the

existing dwelling. The development is sited and designed such that the works can be completed without detriment to the natural green features on the site. For these reasons, it is considered that the development is compatible with the character of the RASC, in accordance with Policy E4.

8.11 Impact on biodiversity

The County Ecologist has reviewed the scheme and no objection has been raised, the proposal is not considered to give rise to any adverse impacts on existing habitat or on-site ecology. Policy E5 states that opportunities should be taken to enhance biodiversity where possible achieving a net gain in biodiversity is consistent with the NPPF and the Natural Environment and Rural Communities Act 2006. The Ecologist consulted on this scheme has suggested measures that would serve to enhance the biodiversity of the site, which could include enhancing existing habitats within the site and benefiting species known to be in decline but present locally. Such measures could include the installation of sparrow nest boxes and creating gaps in the fence for hedgehogs. The proposal is in accordance with Policy E5.

8.12 Impact on amenity of neighbouring property

Whilst glimpsed views of the garage will be possible from Roman Road, the impact on immediate neighbours is largely limited to the occupiers of Packwood House and, to a lesser extent, Kenwood. Other properties in the vicinity are unlikely to suffer from adverse amenity impacts due to the separation distances away from the proposed garage. The south west boundary adjoining Kenwood is heavily screened by mature vegetation, and the arboricultural information submitted demonstrates that the development can be done without detriment to the existing trees; it is secured by condition that the tree protective measures are adhered to. By virtue of this extensive screening, amenity impacts to the occupiers of Kenwood are considered to be minimal.

8.13 The proposed garage is located in close proximity to the eastern boundary of the site, adjoining Packwood House, and this boundary does not benefit from the same level of screening as that on the southern boundary. Whilst an existing boundary fence and a summer house within the garden of Packwood House would partly obscure views of the garage from Packwood House, the majority of the structure would remain visible. The rear garden of Packwood House is substantial in size and the separation distance between the proposed garage and this neighbouring dwelling itself is approximately 9.5 metres, measured between the closest points. The impact of the increased size of the proposed garage is not considered to be significant or harmful in terms of any overbearing impact.

8.14 Concern has been raised from the occupiers of Packwood House in terms of overlooking. It is noted that the positioning of the two dormer windows has altered from the previous permission in that they are now positioned higher up within the roof slope. However, the size of the windows remains the same as what was previously approved and the primary outlook from the proposed dormer windows is going to be across the rear garden of the application site and Cheriton House itself, with only oblique views across to Packwood House.

In addition, the rear garden of Packwood House is already somewhat overlooked in the existing situation, whereby the first floor windows of Cheriton House provide oblique views into the rear garden of Packwood House. The levels of overlooking are not considered to be materially different to what was previously approved under 15/00167/FULLS. Furthermore, it is reasonable to assume that the garage would not be used for principal accommodation, as this already exists in the dwelling itself.

8.15 Parking standards

The application may give rise to additional demand for parking if the first floor accommodation of the proposed garage is to be residential. However, there is sufficient space to accommodate a number of cars within the site, both on the existing gravel driveway and within the proposed garage. Therefore the development would create additional pressure to park on the road. The application is in accordance with Policy T2.

8.16 Previous planning history

It is noted that permission was granted previously under 15/00167/FULLS for the erection of a detached garage and amendments to this scheme to construct a basement and add rooflights were approved under 15/00167/NMA1. It is noted that the proposed garage subject to this application is of a greater height and massing than that approved under 15/00167/FULLS, the ridge height has increased by 0.4 metres, and the length of the garage has increased by 1.2 metres. This modest increase in size does not in itself does not justify a refusal of the application. The previous Officer reports for the two planning applications aforementioned consider matters including the RASC, design and siting, impact on character of the area, amenity of neighbours and trees and on balance this scheme is not considered to give rise to any additional harmful impacts over and above the previous schemes.

8.17 Other matters

Concern has been raised from the occupants of Greystoke that the application includes a large lift capable of raising vehicles, whereas the purpose of the lift is to lower vehicles into the basement. There is concern that commercial use may be made of this facility and to overcome this it is secured by condition that the development shall only be used for purposes incidental to the enjoyment of the dwellinghouse, and will not be used for any business, commercial or industrial purposes. In this way the Local Planning Authority can exercise control over the use of the garage and prevent adverse impacts on neighbouring amenity and pollution.

8.18 In relation to concern regarding increase of traffic movements and parking along Roman Road. The level of traffic associated with a single dwelling is not considered to represent a harmful impact. The use of conditions to restrict the use and activities that can take place in the garage will help mitigate any impacts of the scheme.

8.19 Concern has been raised by the occupiers of Greystoke that if work on vehicles is envisaged, there is a possibility that gas cylinders for welding may be stored within the garage. Whilst this may be a possibility, the storage of gas cylinders or LPG cylinders is not uncommon within residential settings. As such, it is considered that a gas cylinder would not be inappropriate within this setting.

8.20 The occupiers of Packwood House have made comment in relation to future development, which can not be a material consideration to this application. Any future planning applications would be assessed against the Test Valley Local Plan at the time of submission, and each application is assessed individually on its own merits.

9.0 **CONCLUSION**

9.1 The proposal is in accordance with the relevant policies of the TVBRLP (2016) and is therefore acceptable.

10.0 **RECOMMENDATION**

PERMISSION subject to:

1. **The development hereby permitted shall be begun within three years from the date of this permission.**
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers**
Proposed site plan 1885 02-02-001
Proposed floor plans 1885 02-03-001
Proposed garage elevations 1885 02-05-001
Tree protection plan 3624-TPP C
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **The external materials to be used in the construction of external surfaces of the development hereby permitted shall be in complete accordance with the details specified on the submitted application form.**
Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.
4. **The building subject to this permission shall only be used for purposes incidental to the enjoyment of the dwellinghouse known as Cheriton House, Roman Road.**
Reason: In the interests of the amenity of the area and to avoid the establishment of a separate unit of accommodation, in accordance with Test Valley Borough Revised Local Plan (2016) Policies COM2 and COM11.
5. **The development hereby approved shall be undertaken in full accordance with the submitted arboricultural information:-**

Tree survey and protection plan (3624-TPP C)

Giken generic method statement

Basement construction method statement

Works shall be carried out in accordance with these details unless agreed otherwise in writing with the Local Planning Authority.

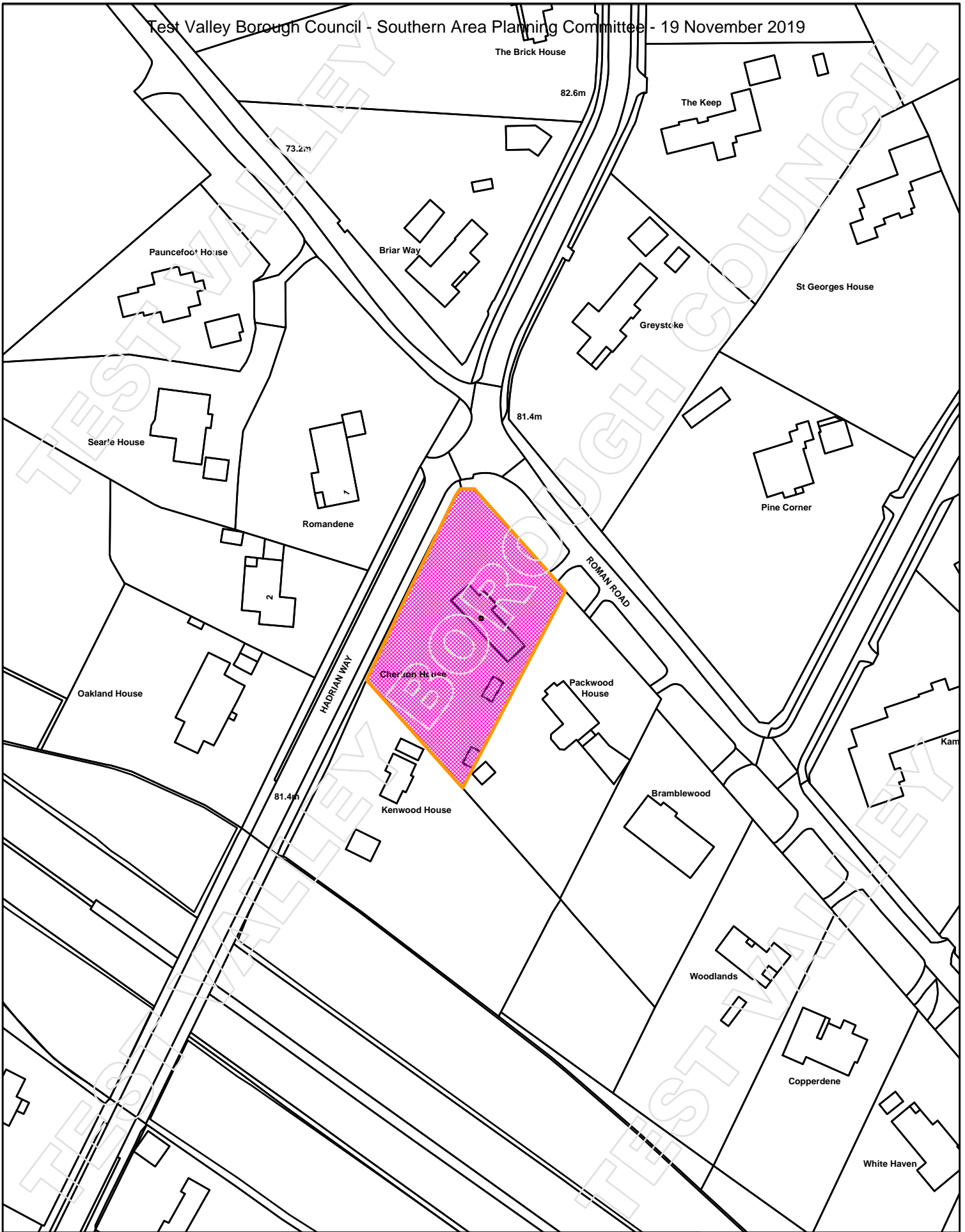
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policies E2.

- 6. Tree protective measures installed (in accordance with the tree protection condition above) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, material storage, or placement of site huts or other equipment what so ever shall take place within the fencing.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with the Test Valley Local Plan Policy E2.

Notes to applicant:

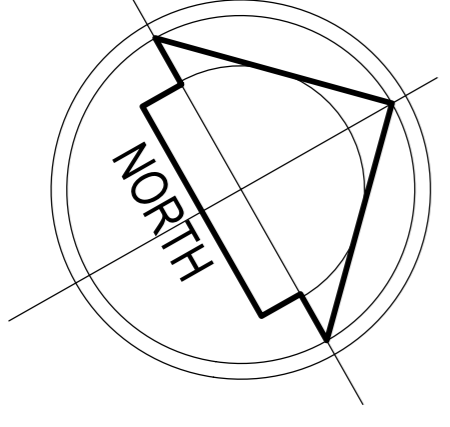
- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
 - 2. It is advisable to carry out the clearance of any woody vegetation outside of the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the vegetation and vegetation within 5m of the works must be carried out before work starts. If occupied nests are present then work must stop, and building work recommence once the nest becomes unoccupied of its own accord.**
 - 3. The various mature trees on the site are protected by Tree Preservation Order TVBC507. Damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees which may lead to prosecution.**
-



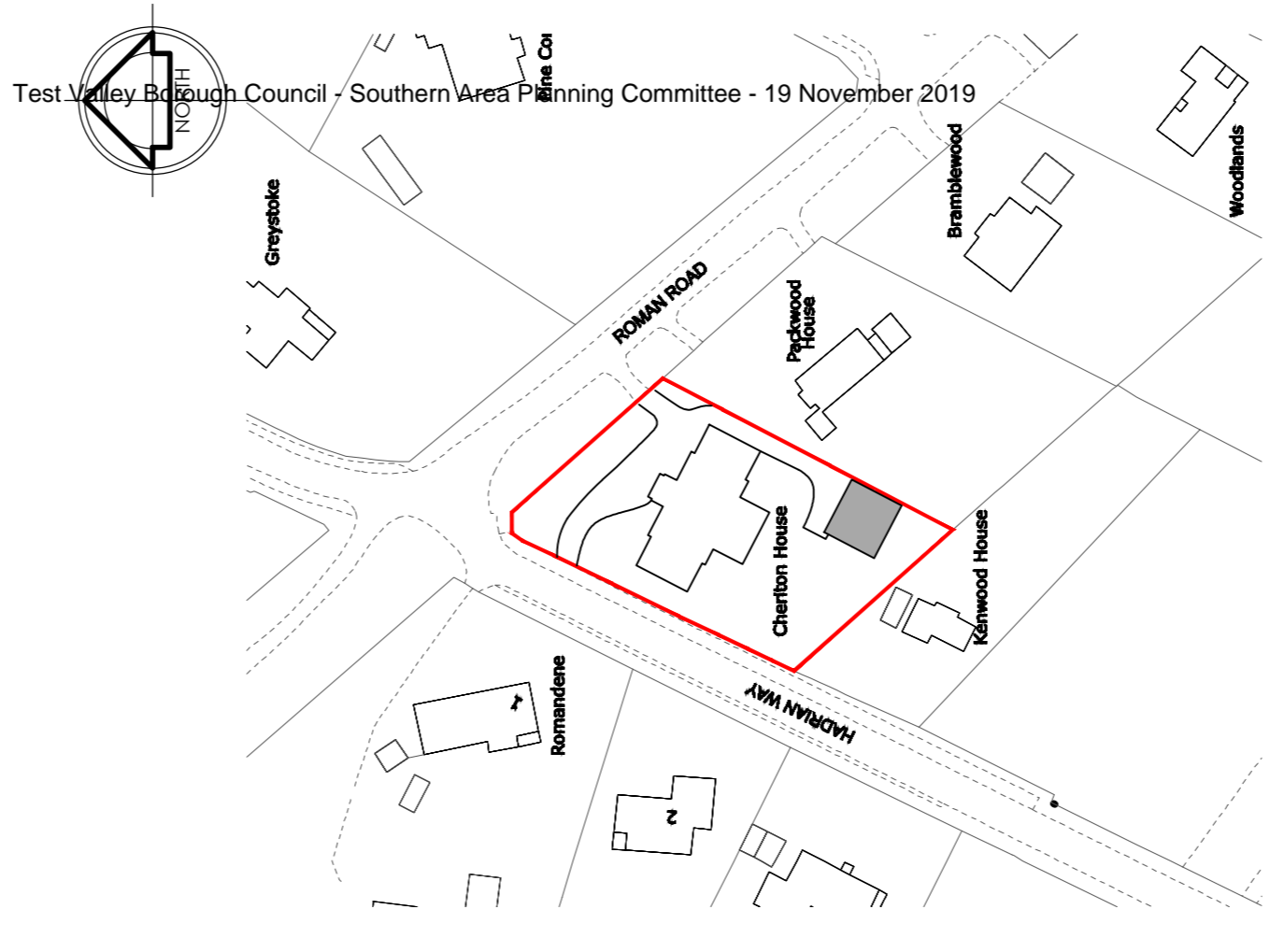
Siteplan



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Test Valley Borough Council - Southern Area Planning Committee - 19 November 2019



Location Plan 1:1250 License No. 100022432
 1:1250 0 5 10 15 20 25 30 35 40 45 50 55 60

Planning Application

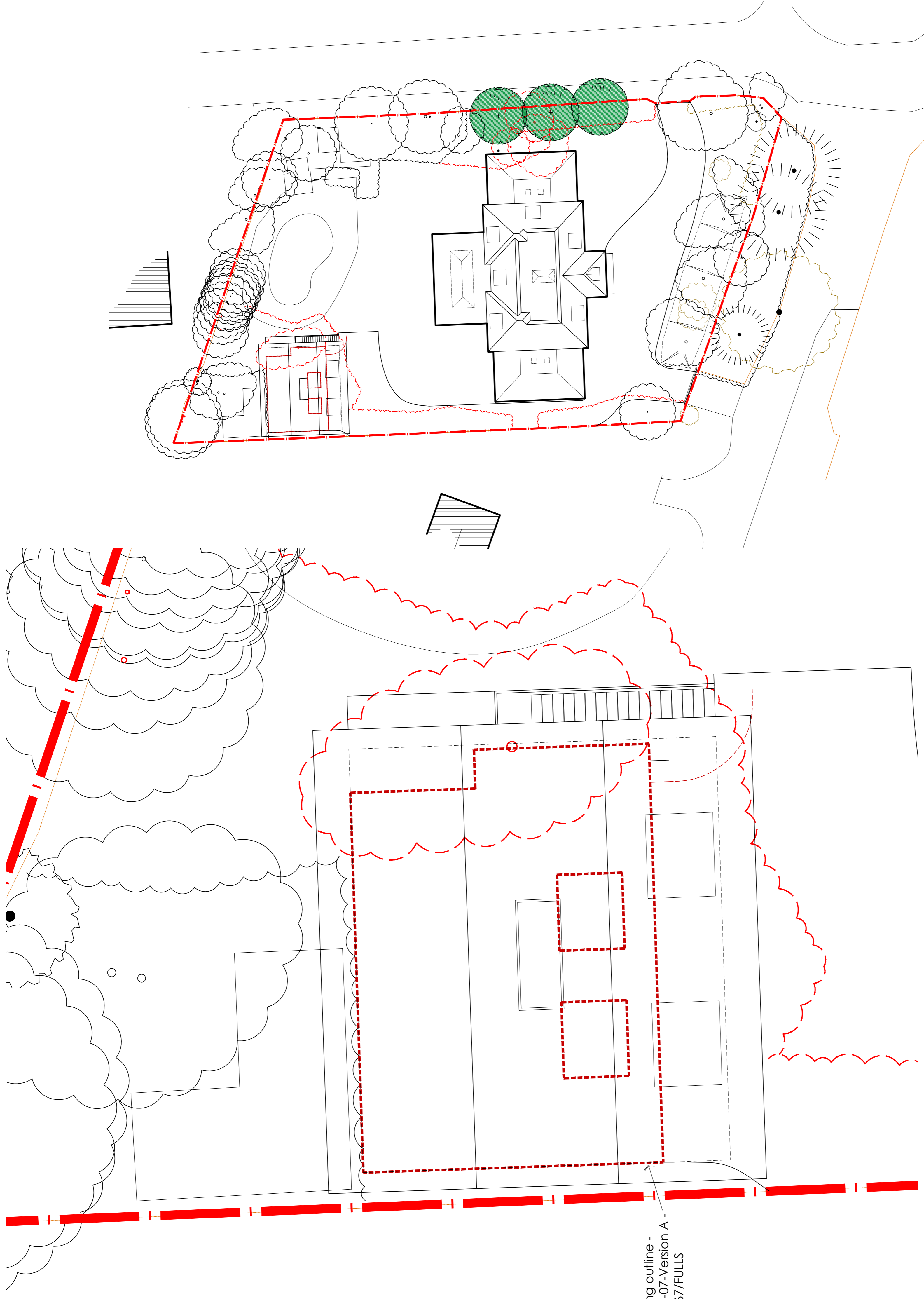
REVISIONS:
 PROJECT: 1885
 Proposed new garage at:
 Chertton House, Roman Road,
 Chilworth SO16 7HE.

DRAWING TITLE:
 Proposed Site plan

CLIENT: Mrs K. Bhakar
 SCALE: 1:50 @ A1
 DATE: Aug 2019
 DRAWN BY: CM
 CHECKED BY: NP
 1:500 0 5 10 15 20 25

barclay+phillips
 architects

The Studio, 5 Coakledge Office Park, Southampton Road,
 Whaddon, Salisbury, SP5 3HT t: +44 (0) 1722 711177
 Studio 01, 12 Jordan Street, Bailie Flange, e: enquiries@barclay-phillips.co.uk
 Liverpool, L1 0BP t: +44 (0) 151 9092420 www.barclay-phillips.co.uk

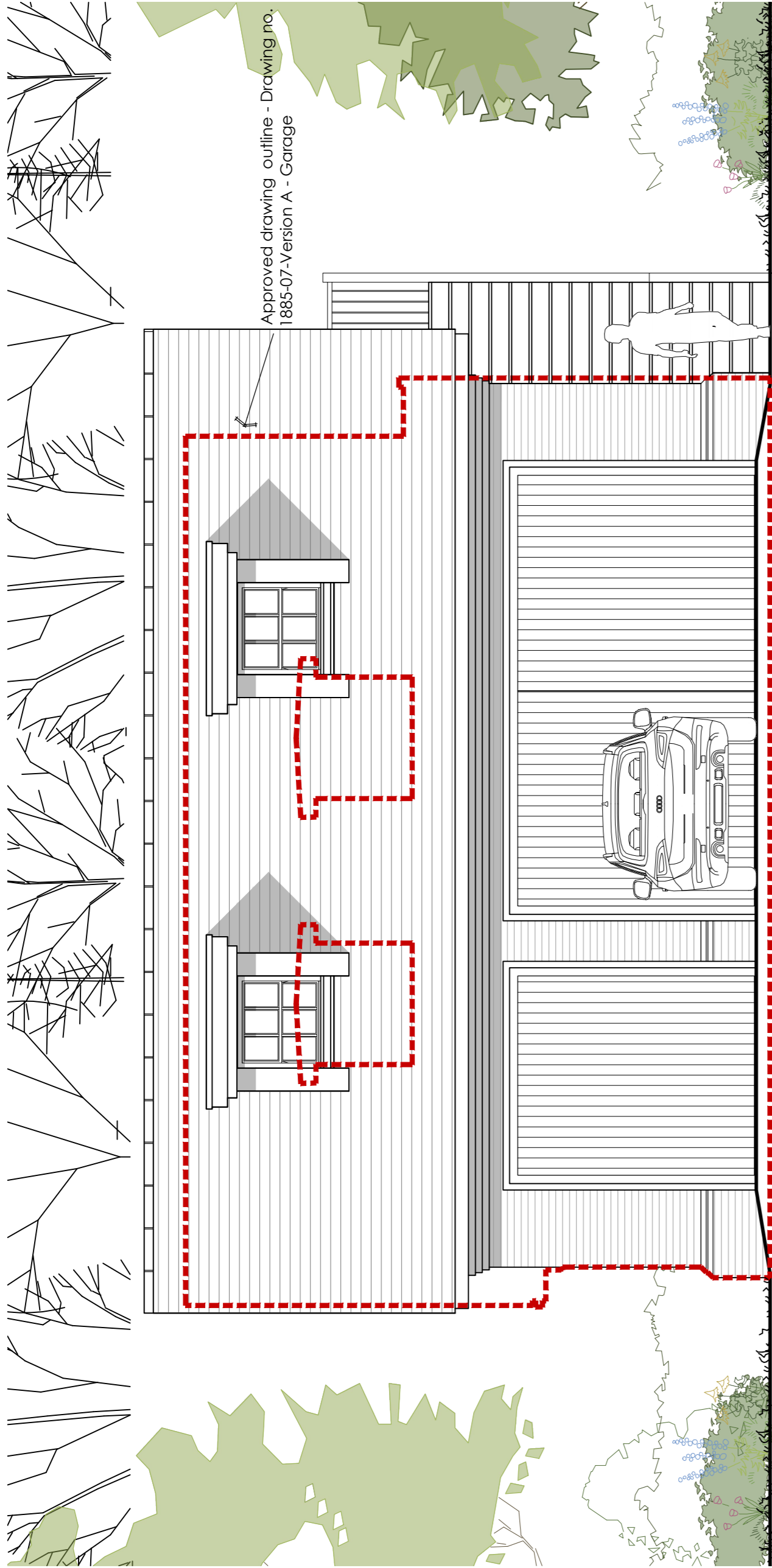


Site plan 1:250
 1:250 0 1 2 3 4 5 6 7 8 9 10 11 12

Block plan 1:50
 1:50 0 1 2

Approved drawing outline -
 Drawing no. 1885-07-Version A
 Garage - 15/00167/FULLS

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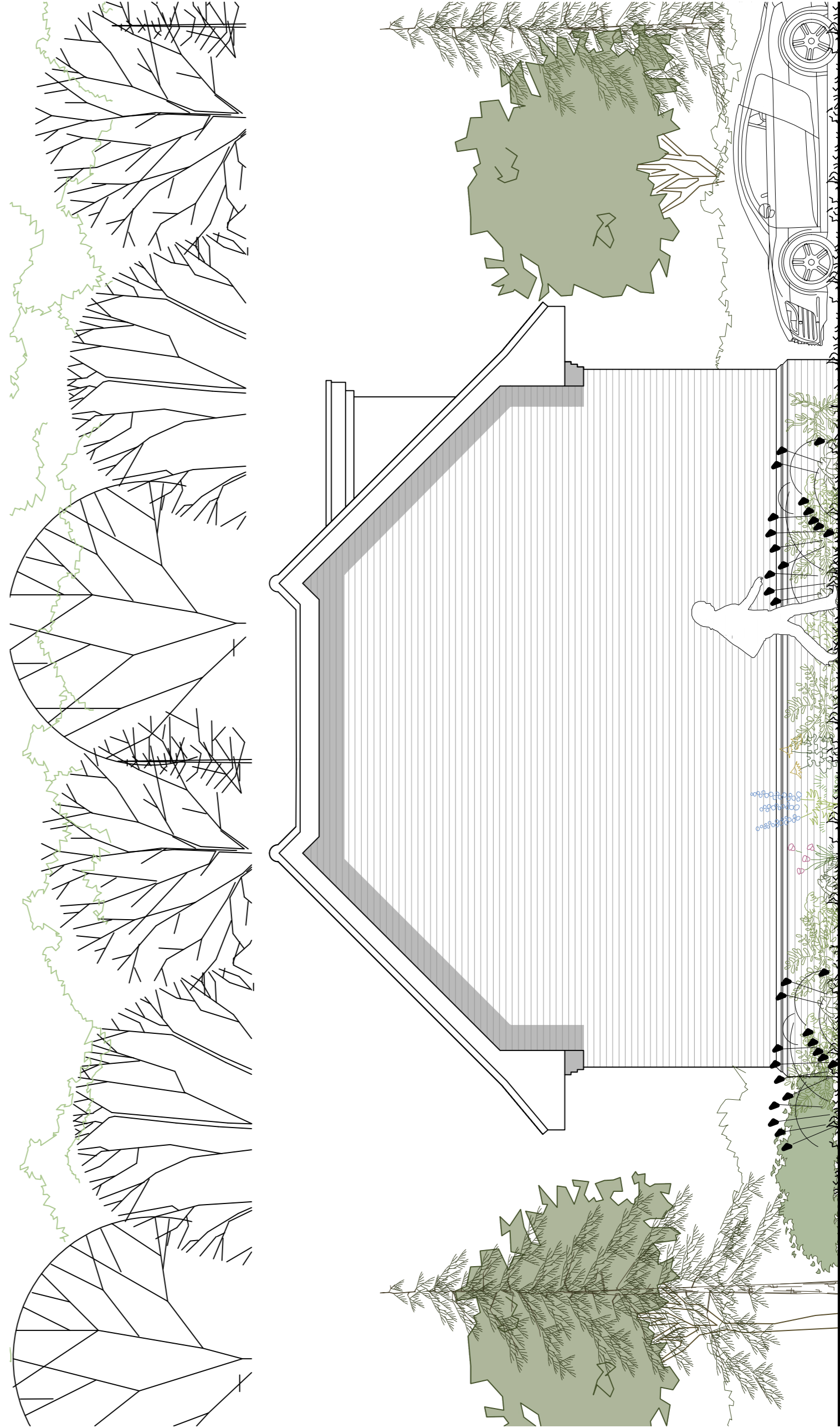


Approved drawing outline - Drawing no. 1885-07-Version A - Garage

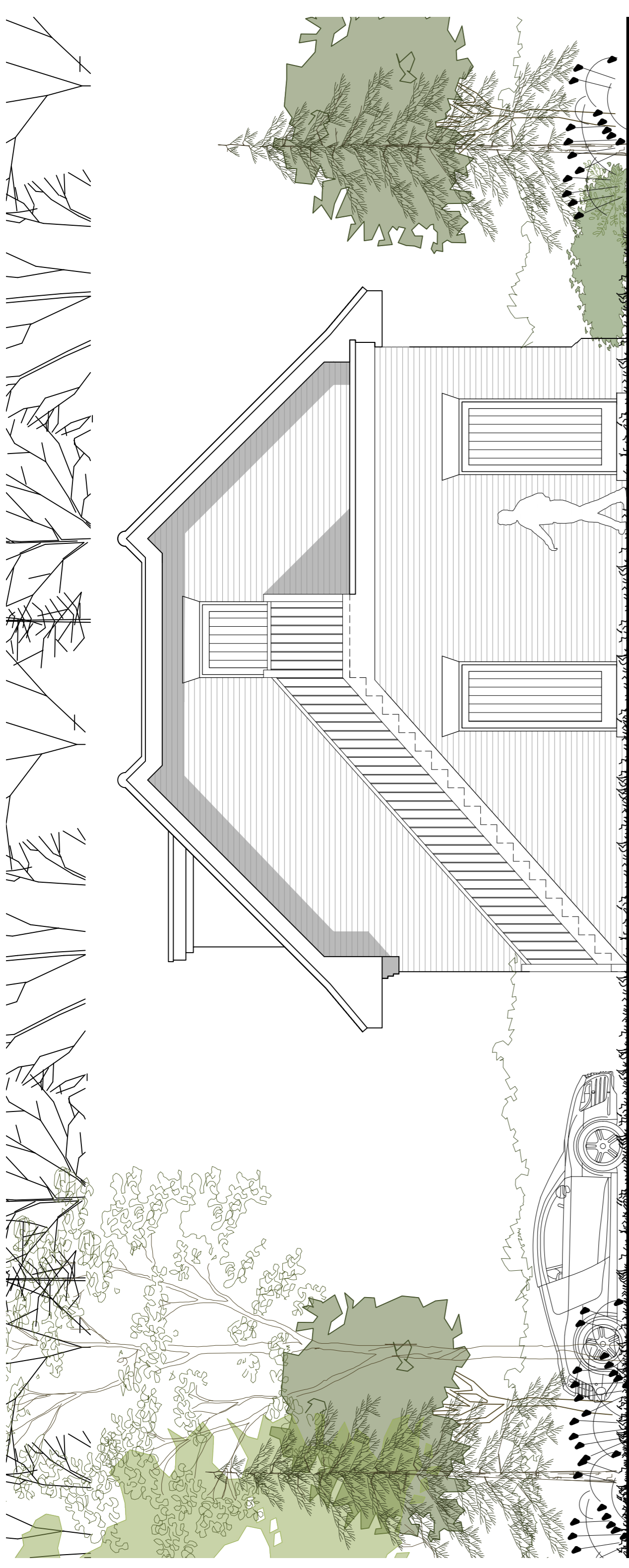
Cheriton House

Basement

Front elevation (North East) 1:50

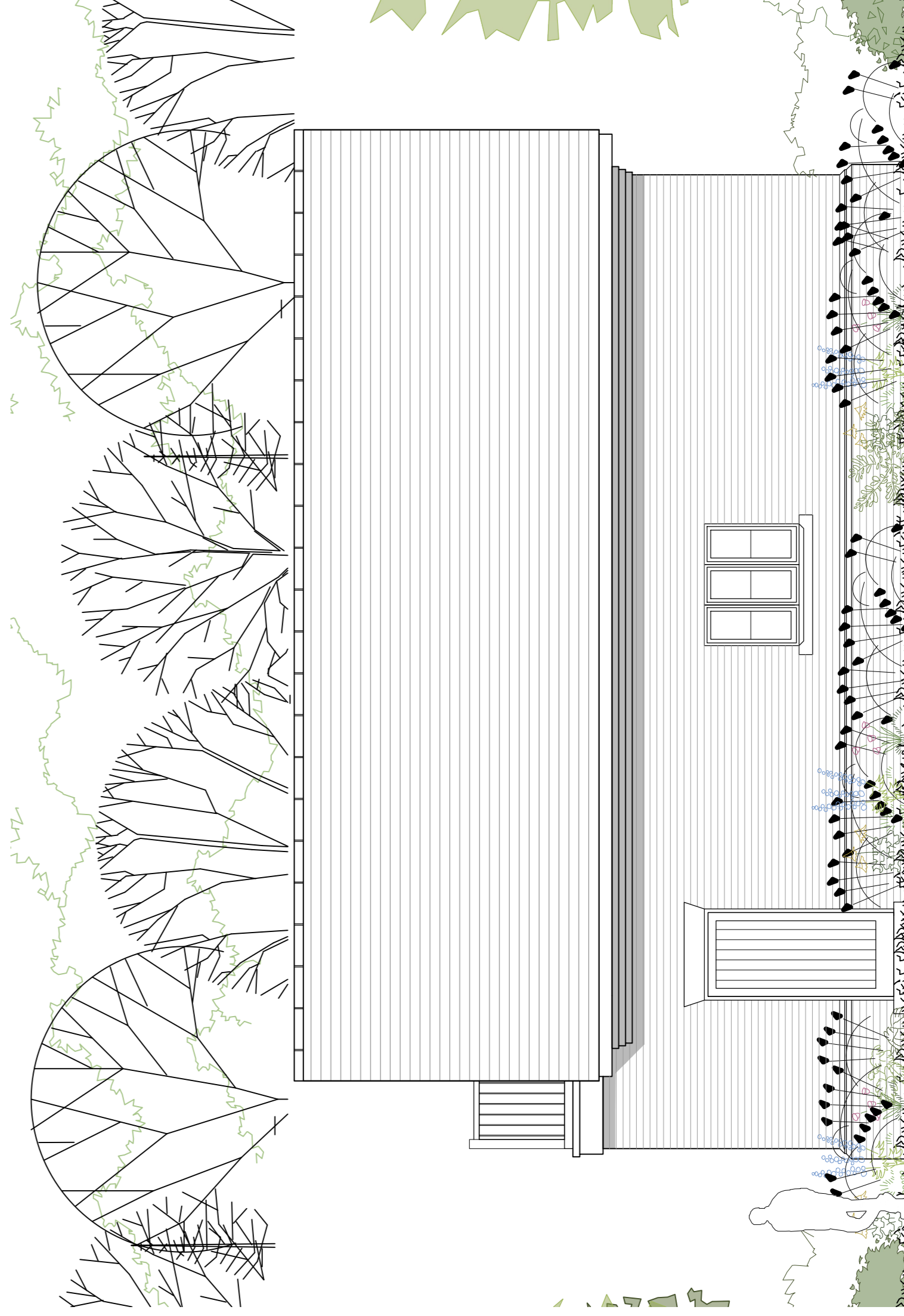


Side elevation (South East) 1:50



Basement

Side elevation (North West) 1:50



Rear elevation (South West) 1:50

Test Valley Borough Council - Southern Area Planning Committee - 19 November 2019

Planning Application

REVISIONS:
 DRAWING No. 1885
 PROJECT: Proposed new garage at:
 Cheriton House, Roman Road,
 Chilworth SO16 7HE.

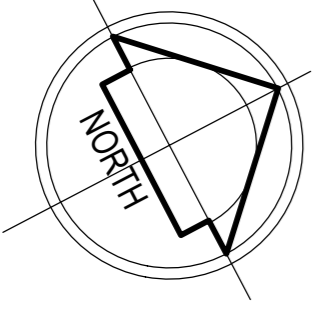
DRAWING TITLE: Proposed garage elevations

CLIENT:	Mrs K. Bhakar
SCALE:	1:50@A1
DATE:	Aug 2019
1:50@A3	
DRAWN BY:	CM
CHECKED BY:	NP

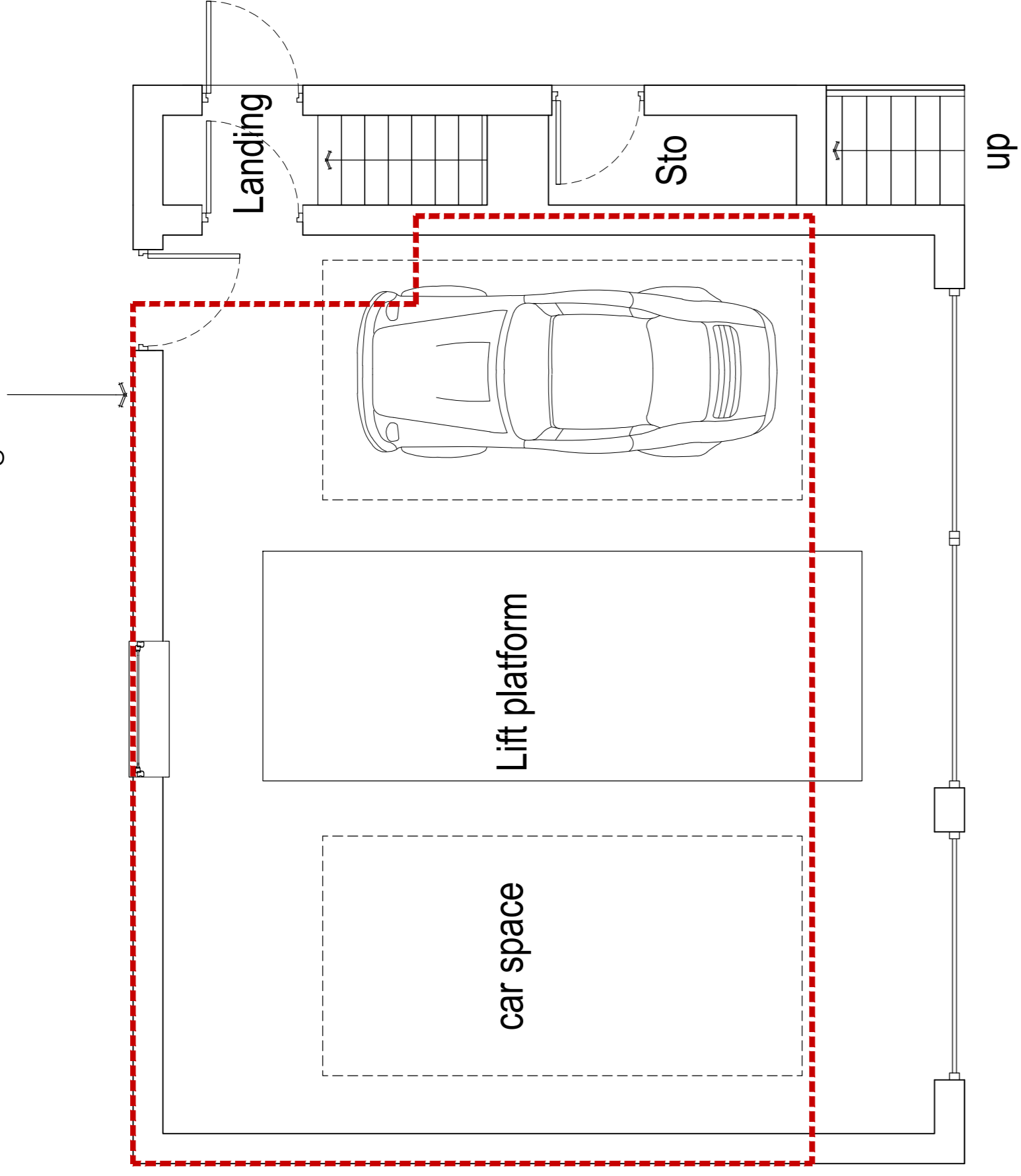
barclay+phillips
 architects

The Studio, 5 Colindale Office Park, Southamption Road,
 Whaddon, Salisbury, SP4 3HT t: +44 (0) 1722 711177
 Studio 01, 12 Jordan Street, Baltic Triangle, e: enquiries@barclay-phillips.co.uk
 Liverpool, L1 0BP t: +44 (0) 151 9092420 www.barclay-phillips.co.uk

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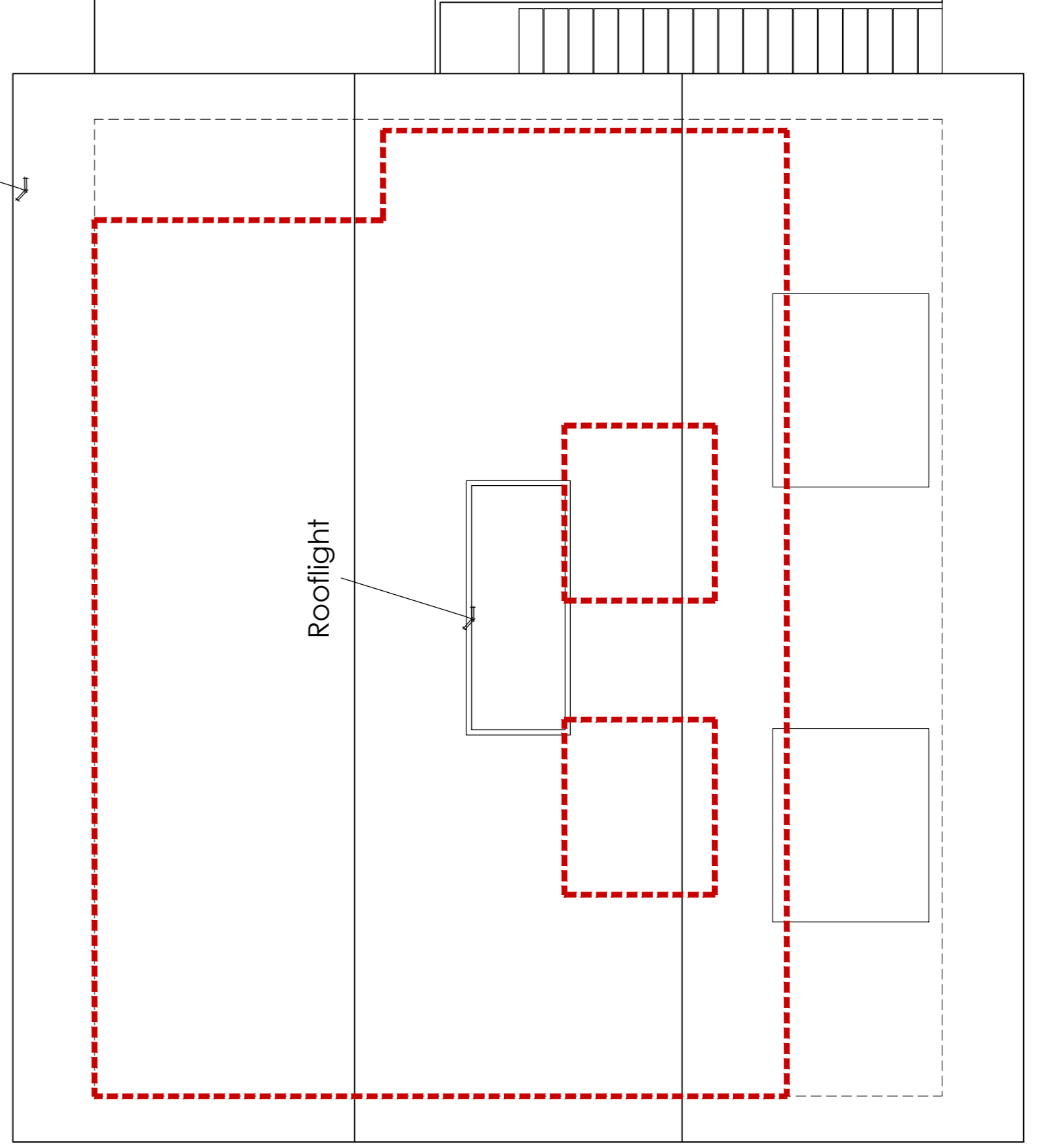


Approved drawing outline -
Drawing no. 1885-07-Version A -
Garage



Ground floor plan 1:50

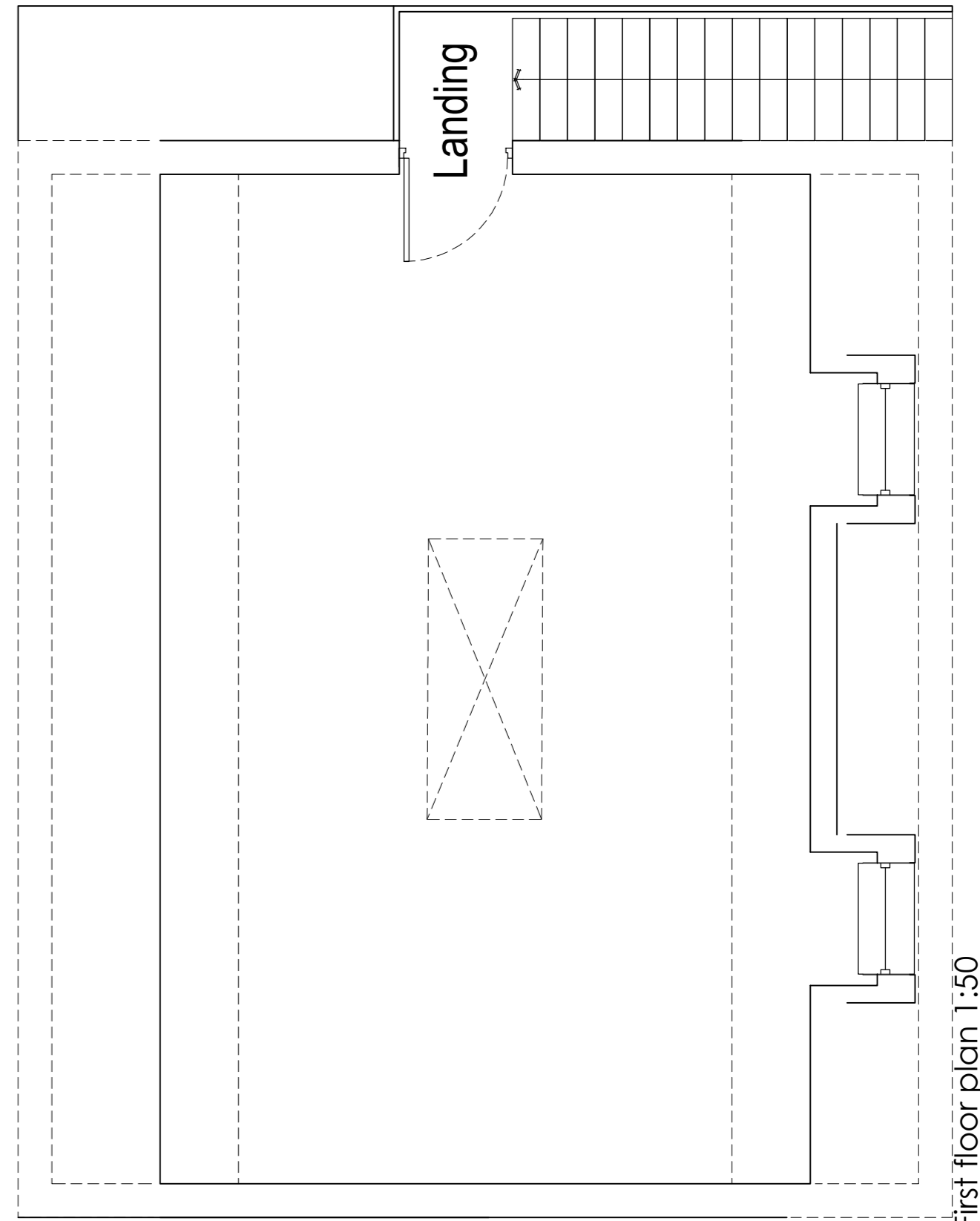
Hidden gutter



Roof plan 1:50



Basement plan 1:50



First floor plan 1:50

Planning Application

REVISIONS:
DRAWING No. 1885
PROJECT: Proposed new garage at:
Cheriton House, Roman Road,
Chilworth SO16 7HE.

DRAWING TITLE:
Proposed garage plans

CLIENT: Mrs K. Bhakar
SCALE: DATE: 1:50@A1 Aug 2019
1:50 1:100@A3
1:100 0 1 2 3 4 5
DRAWN BY: CHECKED BY:
CN NF

barclayphillips
architects

The Studio, 5 Coakley Office Park, Southampton Road,
Whaddon, Salisbury, SP5 3HT t: +44 (0) 1722 711177
Studio 01, 12 Jordan Street, Bailie Flange, e: enquiries@barclay-phillips.co.uk
Liverpool, L1 0BP t: +44 (0) 151 9092420 www.barclay-phillips.co.uk