



Notice of Meeting

Northern Area Planning Committee

Date: Thursday 18 February 2021

Time: 5.30 pm

Venue: Being held virtually by Microsoft Teams. The public can listen to a live stream here:
<http://www.audiominutes.com/p/player/player.html?userid=tvbc>

For further information or enquiries please contact:

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The recommendations contained in the Agenda are made by the Officer and these recommendations may or may not be accepted by the Committee.

PUBLIC PARTICIPATION SCHEME

If members of the public wish to address the meeting they should notify the Legal and Democratic Service at the Council's Beech Hurst office by noon on the working day before the meeting.

Membership of Northern Area Planning Committee

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

Northern Area Planning Committee

Thursday 18 February 2021

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 28 January 2021 | |
| 6 | Information Notes | 4 - 9 |
| 7 | 19/02236/FULLN - 17.09.2019 | 10 - 40 |
|
(OFFICER RECOMMENDATION: PERMISSION) | | |
| SITE: 23 The Avenue, Andover, Hampshire, SP10 3EW | | |
| ANDOVER TOWN (MILLWAY) | | |
| CASE OFFICER: Ms Fay Eames | | |
| 8 | 20/02653/VARN - 28.10.2020 | 41 - 58 |

- | | | |
|--|--|--|
|
(OFFICER RECOMMENDATION: PERMISSION) | | |
| SITE: Georgia Farm Buildings, Georgia Lane, Amporth, | | |
| SP11 8BN AMPORTH | | |
| CASE OFFICER: Mrs Donna Dodd | | |

ITEM 6

TEST VALLEY BOROUGH COUNCIL

NORTHERN AREA PLANNING COMMITTEE

INFORMATION NOTES

Availability of Background Papers

Background papers may be inspected up to five working days before the date of the Committee meeting and for four years thereafter. Requests to inspect the background papers, most of which will be on the application file, should be made to the case officer named in the report or to the Development Manager. Although there is no legal provision for inspection of the application file before the report is placed on the agenda for the meeting, an earlier inspection may be agreed on application to the Head of Planning and Building.

Reasons for Committee Consideration

The majority of applications are determined by the Head of Planning and Building in accordance with the Council's Scheme of Delegation which is set out in the Council's Constitution. However, some applications are determined at the Area Planning Committees and this will happen if any of the following reasons apply:

- (a) 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.
- (b) Applications (excluding notifications) where a Member requests in writing, with reasons and within the Application Publicity Expiry Date, 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.
- (c) 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.
- (d) Applications where the Head of Planning and Building Services recommends refusal of an application solely on the basis of failure to achieve nutrient neutrality where a Ward Member requests in writing, with reasons, within 72 hours of notification of the recommendation for refusal that they be submitted to Committee for determination. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers.
- (e) To determine applications (excluding applications for advertisement consent, certificates of lawfulness, 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 within the Application Publicity Expiry Date 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 Democratic Services 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 Democratic Services 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 and relevant Ward Members who are not Committee Members will have a maximum of five minutes. 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 on the Council's website. 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.	19/02236/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	17.09.2019
APPLICANT	Mr J R Brown
SITE	23 The Avenue, Andover, Hampshire, SP10 3EW, ANDOVER TOWN (MILLWAY)
PROPOSAL	Erection of dwelling and carport and reconstruction of double garage to single garage with parking and access via Ambleside onto Eversfield Close
AMENDMENTS	Please see paragraph 3.4 of this Committee report
CASE OFFICER	Fay Eames

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 This application is presented to Northern Area Planning Committee at the request of a Member.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is 0.09 ha in size and is situated in the rear garden associated with 23 The Avenue. It consists of mown grass and areas of the site are used for growing vegetables. The site is bound on its northern, eastern and western boundaries by a 1.8m high fence and a hedgerow of a similar height is situated along its western boundary closest to 23 The Avenue. The southern boundary of the site is bound by a 1.2m high fence. The site is situated within the Andover Residential Area of Special Character (RASC). The overall character of the Andover RASC is one of low density residential development, larger than average plot sizes and established mature gardens and trees which create a verdant landscape character.
- 2.2 There are a number of mature trees within the vicinity of the site. Approximately 5m to the north of the site is a weeping beech tree protected by virtue of a Tree Preservation Order (TPO). To the east of the site within the rear garden of 27 Croye Close is a mature lime tree, also protected by a TPO. To the south and south-west of the site boundaries are a group of trees protected by a TPO. This grouping consists of a yew tree (3.2m from the site's southern boundary), a lime tree (within 1m of the site's western boundary) and a Norway maple (16m from the site's western boundary). There are no trees protected by TPO within the proposal site itself.

3.0 PROPOSAL

- 3.1 The proposal is for the construction of a five bedroom dwelling and ancillary carport within part of the rear garden of 23 The Avenue. At its highest point the ridge of the new dwelling is proposed to measure 6.9m above existing ground levels and at its widest point the new dwelling is proposed to measure 13.9m.

The proposed car port is a flat roof structure situated forward of the principal elevation structure measuring 2.6m in height and 9.5m in width and will be able to accommodate 3 cars.

- 3.2 The reconstruction of the double garage which serves Ambleside into a single garage is also proposed with the resulting space utilised to create new access arrangements into the proposal site.
- 3.3 The existing access arrangements from Eversfield Close that serve Ambleside would be utilised to provide access into the site. No alterations of this existing access onto Eversfield Close is proposed.
- 3.4 During the determination of this application several amendments to the plans have been made to address concerns from our Trees and Highways Officer. This includes changing the proposed garage serving the new dwelling to a carport and the submission of additional information in respect of tree protection measures.

4.0 **HISTORY**

- 4.1 18/01912/FULLN - Erection of dwelling and garage with access via Ambleside onto Eversfield Close and reduce existing garage to a single. **WITHDRAWN** 05.11.2018

5.0 **CONSULTATIONS**

- 5.1 **Ecology** - no objection, informative recommended.
 - 5.2 **Highways** - no objection. Following submission of additional vehicle tracking Highways Development Planning considers that there is sufficient space within the site for the movement of cars.
 - 5.3 **Landscape** – comment. Condition recommended in respect of submission of detailed hard and soft landscaping and management scheme.
 - 5.4 **Trees** – no objection. Additional information submitted addresses the areas of concern. A condition is recommended requesting an updated arboricultural method statement and tree protection plan.
 - 5.5 **Environmental Protection** – no objection. The proposal has planned the collection of waste and recycling from the property (i.e. from Eversfield Close) and this arrangement is acceptable for the Council.
 - 5.6 **Natural England** – no objection to Appropriate Assessment and recommendation that woodland planting be proposed for nitrate mitigation land.
- 6.0 **REPRESENTATIONS** Expired 30.11.2020
- 6.1 **Andover Town (Millway) Council:** No objection.

6.2 18 letters of objection received. A summary of the objections are as follows:

Andover Residential Area of Special Character

- The proposal would have an adverse impact on the character and distinctiveness of the RASC and disrupt the established pattern of development contrary to policy E4 of the TVBRLP and the Andover RASC SPD (particularly paragraphs 4.7-4.13) in light of its siting, layout, design and loss of landscaping;
- The proposal does not respect the design characteristics of the area;
- The scale of the proposal and its visibility of the proposal from The Avenue, adjacent public footpath, Eversfield Close and Croye Close would be visually harmful to the character and appearance of the area;
- Approval of this proposal will create a precedent for future backfill development which is not supported by the Andover RASC SPD or policy E4 of the TVBRLP;
- The design of the proposal and proposed materials is not in keeping with surrounding properties in The Avenue, Croye Close and Eversfield Close;
- The scale, density, bulk and size of the proposal is undesirable and out of keeping, degrading the character of the area;
- Overdevelopment of the plot, the amount of building on the plot is out of proportion with plot sizes within the RASC.

Trees

- Concerns in respect of loss of hedgerow and trees, some of which are protected through a TPO, to accommodate the proposal and the impact of their removal on the special character of the RASC;
- Concerns in respect of development within root protection areas and the health and future retention of trees to be retained, particularly the mature trees within the site and the weeping beech on the drive of Ambleside;
- Loss of green space with the RASC;
- Views from Croye Close looking towards 23 The Avenue will be adversely affected;
- The impact of the proposal on large trees within 100m of the proposed development site have not been considered.

Biodiversity

- The subdivision of gardens exerts pressure onto the existing natural environment;
- Proposal has not demonstrated nutrient neutrality in line with Natural England Guidance dated June 2020;
- No assessment has been undertaken in respect of the potential impact of the development on bats, other protected species and wildlife;
- Information contained within the biodiversity checklist is inconsistent with the arboricultural impact assessment in respect of the trees affected by the proposal;

Parking and Highways

- Concerns in respect of insufficient turning space within the site to enable vehicles to leave in a forward gear particularly given proximity of site access to a public right of way;
- Poor parking and access arrangements;
- Lack of clarity in respect of access arrangements for Ambleside and the proposed dwelling;

Amenity

- Insufficient private open space for 23 The Avenue which will be overshadowed by trees resulting in future pressure to fell;
- The garden at 23 The Avenue will be harmed if used as a storage and parking area during construction work.
- The proposal would spoil the view from a wide arc of neighbours' properties in Croye Close, Winterdyne Mews and The Avenue.
- Loss of sunlight and shadowing for neighbouring properties;
- The proposal is not a 1½ storey dwelling but a 2 storey dwelling and would dominate the back garden of 25 The Avenue, causing over shadowing.
- The proposed two storey dwelling would be an eyesore for neighbouring residents;
- Overbearing impact on neighbouring properties;
- Loss of privacy/overlooking to neighbouring properties, particularly in respect of 27 and 29 Croye Close and adjacent properties accessed from The Avenue;
- Loss of outlook and overbearing impact on neighbouring property both from the proposed new dwelling and from the proposed garage, particularly those residents of Croye Close, The Avenue and Winterdyne Mews;

Other

- Reduction in the value of neighbouring properties;

6.3 **Officer Note:** The reduction in value of neighbouring properties as a result of the proposal and the loss of view are not material planning considerations. Objections also make reference to a public right of way running west-east adjacent to the entrance into Ambleside. This is not a designated public right of way but is a pedestrian footpath connecting Eversfield Close to Croye Close.

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 – Landscape Character of the Borough

Policy E4 – Residential Areas of Special Character

Policy E5 Biodiversity
Policy E8 - Pollution
Policy LHW4 – Amenity
Policy T1 – Managing Movement
Policy T2 – Parking Standards

7.3 **Supplementary Planning Document**

Residential Areas of Special Character Supplementary Planning Document (SPD) January 2019 (supported by the Andover Residential Area of Special Character Appraisal January 2018)

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on amenity of neighbouring property
- Impact on trees and landscape character
- Impact on ecology and nutrient neutrality
- Impact on parking provision

8.2 **Principle of development**

The site lies within the settlement boundary of Andover 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 the character and appearance of the area**

The site is situated within the Andover Residential Area of Special Character (RASC). Policy E4 of the TVBRLP states that development within RASCs 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 RASC.

8.4 The supporting text to Policy E4 in paragraph 7.31 of the TVBRLP clarifies that '*the policy does not intend to prevent development, but aims to retain their distinctive local character through the control of subdivision of plots or extension to existing buildings leading to higher density development and impact on those aspects that make that special character*'. The supporting text goes on to state that '*in order to help retain the character of the area the resulting size of both the proposed and remainder of the original plot when sub-divided should not be significantly smaller than those within the immediate vicinity*'.

- 8.5 Policy E1 of the TVBRLP is also relevant for consideration. It states that '*development will be permitted if it is of a high quality in terms of design and local distinctiveness and to achieve this development should integrate, respect and complement the character of the area in which it is located in terms of layout, appearance, scale, materials and building styles*'. In addition, Policy E1 states that to achieve high quality development proposals should '*make efficient use of land whilst respecting the character of the surrounding area and neighbouring uses*'.
- 8.6 *Policy E4, Criterion a)*
- The current plot size of 23 The Avenue is 0.16ha. The proposal will reduced the plot size of 23 The Avenue to 0.07ha. The plot size for the proposed dwelling and its curtilage (excluding the access road) would be 0.07ha. Accordingly, the sub-division proposed would create two new plots of relatively equal size to one another.
- 8.7 The Andover RASC SPD (January 2019) provides detail on sub-areas within the Andover RASC of similar characteristics which make up its overall special character. Underpinning this detail is an assessment of plot sizes within these smaller areas. The site falls within area 'Andover 1B: The Avenue and Eversfield Close'. Table 2, page 6 of the SPD states that within area Andover 1B, the smallest plot size is 0.03ha, the largest is 0.29ha and the average is 0.08ha.
- 8.8 The current plot size of 23 The Avenue is above the average for this part of the Andover RASC. The sub-division of the plot into two would create two plots of relatively equal size which are comparable to the average for area 'Andover 1B'. This is summarised in Table 1 below. Glimpsed views of development within Croye Close can also be seen from Eversfield Close as you look towards the application site. As such, the average plot size for area 'Andover 1E: Croye Close' has also been included within the table. Table 1 also includes a comparison of plot sizes for all adjacent plots which share a boundary with the application site.
- 8.9 **Table 1:** Plot sizes in areas 'Andover 1B', 'Andover 1E' and adjacent neighbouring properties in comparison to proposal

Address	Plot size (ha)
Average for area Andover 1B: The Avenue and Eversfield Close	0.08
Average for area Andover 1E: Croye Close	0.07
Proposed plot for new dwelling	0.07
Remaining plot of No 23 The Avenue	0.07
21 The Avenue	0.08
25 The Avenue	0.17
27 Croye Close	0.08
29 Croye Close	0.08

8.10 It is noted that the plot at 25 The Avenue is larger than the proposal site and the proposed remaining curtilage for 23 The Avenue. However, this plot size is well above the average for this part of the RASC and the majority of the plots within the immediate vicinity of the application site are of comparable size. Public views of the proposal are also limited to views towards the application site from Eversfield Close. From this public viewpoint the proposal site would not be appreciated in the context of the plot size at 25 The Avenue. It is considered that the resulting sizes of both the proposed and remainder of the original plot when sub-divided would be in keeping with the average plot sizes for this part of the RASC and would not be significantly smaller than those within the immediate vicinity. The proposal complies with criterion a).of Policy E4.

8.11 *Policy E4 criterion b and Policy E1*

The development is of a type which is considered to be compatible with other neighbouring residential uses. The proposal is for a 1½ storey dwelling measuring 6.9m above existing ground levels to its ridge at its highest point. Neighbouring properties consist of a bungalow (5.7m to the ridge) and two storey dwellings at numbers 21, 23 and 25 The Avenue and 27 and 29 Croye Close. The size of the proposal is therefore considered to be in keeping with properties within the vicinity of the application site.

- 8.12 Whilst the proposed new dwelling fills the majority of the plots in terms of its width, this layout is similar to existing dwellings relative to one another along The Avenue. The distance between 23 and 21 The Avenue is 2.13m at its closest point. The relationship between 23 and 25 The Avenue is 4m. By comparison the distance between the proposed new dwelling and the side elevation of Ambleside is 7m. A generous front and rear garden is also able to be accommodated. Accordingly, the scale and layout of the proposed dwelling and its associated car port within the plot is considered to be in keeping with the layout of neighbouring properties within the area.
- 8.13 In terms of design, the proposal is 1½ storeys and would consist of a central structure with a pitched roof and a projecting gable on both the front and rear elevations. A dormer window would feature on the front elevation at first floor level. External materials would consist of a grey brick plinth, light coloured render, vertical timber cladding, dark grey UPVC window frames and doors and dark grey clay roof tiles.
- 8.14 Properties within the vicinity of the proposal site feature a variety of different roof forms, including full gable, hipped and half hip. Dormer windows can also be seen on neighbouring properties. Materials within Eversfield Close, The Avenue and Croye Close consist of light coloured render, brick, dark clay roof tiles and a variety of light and dark window frames and doors. Timber cladding is less of a common feature but it is considered that it is a material which will be recessive and sit comfortably within the verdant context of the site, adding detail to the design of the building. The proposed 1½ storey design is considered to add interest in design terms. Accordingly, it is considered that the design of the building is compatible with the character of the RASC.

- 8.15 In respect of siting, it is recognised that the majority of the houses within the RASC and specifically the area identified as 'Andover 1B' have been positioned fronting the road. However, the Andover RASC Appraisal (January 2018) which informed the preparation of the Andover RASC SPD provides additional detail on specific areas within the RASC that make up its character. Page 17 provides a summary of the characteristics of area 'Andover 1B' and states that '*in some of the larger plots there has been back-land development, forming sub-areas of small closes*'.
- 8.16 The proposal site is to be accessed from Eversfield Close and there are other examples of back-land development which are also accessed from this road. Four properties have been constructed in what once was the rear gardens of 17 and 19 The Avenue. In addition, the property adjacent and to the north of the proposal site known as Ambleside has been constructed in what was once the rear garden associated within 21 The Avenue. It is considered that the siting of the proposal site, although not fronting The Avenue, would be compatible with the character of the RASC as it would be in keeping with the siting of adjacent development at Ambleside and the four properties to the rear of 17 and 19 The Avenue.
- 8.17 Public views of the proposal would only be possible from Eversfield Close when standing at the entrance to Ambleside looking towards the application site. The existing access arrangement serving Ambleside from Eversfield Close is not proposed to change and it is considered that the visual impact of the proposal from public viewpoints within the RASC will be limited. The reduction in the size of the double garage at Ambleside will be perceptible alongside the small access track to the side of this and the first floor level of the proposed new dwelling. However, due to the proposed dwelling's 1 ½ storey size, use of materials, the degree of open space within the application site relative to neighbouring property and the retention of the mature trees protected by TPO it is considered that the spacious and verdant character of the RASC would be retained.
- 8.18 To conclude, the proposal's size, scale, layout, type, siting and detailed design are considered to be compatible with the character of the Andover RASC as a whole and area 'Andover 1B' in which it is situated. It is considered that the proposal would make efficient use of land whilst respecting the character of the surrounding area. The proposal thereby complies with policies E1 and E4 of the TVBRLP and the Andover RASC SPD January (2019).
- 8.19 **Impact on amenity of neighbouring property**
Concerns have been raised in respect of the amenity impact of the proposal on neighbouring properties, particularly in terms of loss of privacy and overbearing. The nearest neighbours affected by the proposal are 27 and 29 Croye Close, Ambleside and 21, 23 and 25 The Avenue.

8.20 *27 and 29 Croye Close*

These properties are situated to the east and north-east of the application site. The rear elevation of the proposed dwelling would face towards the rear elevations of these properties. The separation distance between the rear elevation of the proposed dwelling and the rear elevations of 27 and 29 Croye Close would be in excess of 20m at their closest points. A timber framed seating area measuring 3.85m to the ridge and 8.55m in width is situated in the rear garden of 27 Croye Close and provides a degree of physical separation and screening between this neighbour and the proposed dwelling. The separation distances, in addition to the 1 ½ storey design of the proposal and intervening built form, is considered sufficient to ensure that the proposal would not result in an overbearing impact on the internal and external living conditions of these neighbouring properties.

8.21 Rooflights are proposed at first floor level on the rear elevation of the proposed dwelling. These rooflights would serve a landing and a bedroom. Such is the orientation of the rooflights that views out of these windows would be looking upwards and would not provide a direct angle of view towards 27 and 29 Croye Close. A window is also proposed to serve a bedroom at first floor level on the rear elevation of the proposed dwelling. The separation distance of in excess of 20m would ensure that the privacy of 27 and 29 Croye Close and occupiers of the proposed dwelling is provided for to an acceptable extent in accordance with Policy LHW4 of the TVBRLP. In addition, a mature lime tree is situated within the rear garden of 27 Croye Close which would provide a degree of screening between the proposed dwelling and 27 and 29 Croye Close.

8.22 The timber framed seating area in the rear garden of no 27 is used as an outside amenity space. Views of this area will not be possible from the proposed dwelling because of the tiled roof and enclosed nature of the structure. It is noted that there is a conservatory surrounded by an outside seating area to the rear of 27 Croye Close however the separation distance is considered acceptable to provide for the privacy of this outside amenity space. The timber framed seating area will also provide a degree of screening. Views from the bedroom window towards the outside amenity space of 29 Croye Close will be angled due to the juxtaposition of both properties in respect of one another and will be partially obscured by the lime tree in the rear garden of 27 Croye Close.

8.23 *21, 23 and 25 The Avenue*

The front elevation of the proposed dwelling would face toward the rear elevations of numbers 21, 23 and 25 The Avenue. The separation distances between the front elevation of the proposed dwelling and the rear elevations of these properties at their closest points are in excess of 30m. Intervening boundary treatment within the gardens of 23 and 25 The Avenue and the weeping beech within the front garden of Ambleside will partially obscure the new views at first floor level from the proposed dwelling towards these properties. The separation distance between these properties and the proposed dwelling would ensure that the privacy of neighbouring properties and occupiers of the proposed dwelling is provided for in accordance with Policy LHW4 of the TVBRLP.

- 8.24 The site is bound on its northern, eastern and western sides by a 1.8m high fence. Views from the ground floor towards 21 and 23 The Avenue will be screened by this fencing. The fence along the southern boundary of the site is 1.2m in height. The proposed car port will obscure views from the windows on the front elevation on the ground floor of the proposed dwelling towards 25 The Avenue. Additional landscaping along the southern boundary is proposed to provide screening between the application site and the rear garden of 25 The Avenue. One roof light is proposed on the side elevation facing the rear garden of 25 The Avenue. Views from this window will be angled upwards away from the garden of 25 The Avenue. A window and a door is also proposed on this side elevation and these will face onto the rear part of the garden of 25 The Avenue. This part of the garden is not a primary outside amenity area and views from these windows will be partially screened by additional planting which is to be secured through condition. Additional screening will ensure that the privacy of the rear garden of 25 The Avenue is provided for in accordance with Policy LHW4 of the TVBRLP.
- 8.25 *Ambleside*
The side elevation at Ambleside is situated 7m to the north of the proposed dwelling. Windows are proposed on the ground floor but views into Ambleside will not be possible because of the existing 1.8m high fence along this boundary. Only one window is proposed on this elevation; this is a roof light and is situated at a distance of 16m from Ambleside. The angled nature of the roof light and its separation distance would ensure that the proposal will provide for the privacy of neighbours at Ambleside and future occupiers of the proposed dwelling in accordance with Policy LHW4 of the TVBRLP.
- 8.26 The side elevation of the proposed dwelling will be adjacent to an outside patio area which serves Ambleside. Whilst the proximity between this outside seating area and the side elevation of the proposed dwelling is noted, this is not the only garden and patio space serving Ambleside. The patio area continues to wrap around the rear elevation of Ambleside and additional garden space is also available at the rear. As such, it is considered that the proposal would not be overbearing on this area of outside amenity space given that there are other areas of garden and outside patio available and that the amenity of the occupants of Ambleside would be provided for in accordance with Policy LHW4 of the TVBRLP.
- 8.27 Shadow diagrams have been provided by the applicant during the months of February, May, August and November. This illustrates that the shadow will fall across the front garden of the proposed new dwelling in the morning and the side garden of Ambleside from midday onwards. Whilst there is an increase in shadow in the side garden of Ambleside a degree of shadowing is already cast by the 1.8m high fence. Further, in the spring and summer months when the outside patio area is likely to be used the most it has been demonstrated that this side patio will still receive sunlight all throughout the day and that the part of the seating area closest to the property will not be overshadowed.

8.28 A small degree of shadow may fall within the rear garden of 29 Croye Close but this degree of shadow would be no more than the shadow already cast by the existing 1.8m high fence. The proposal has demonstrated that it would not reduce the levels of daylight and sunlight reaching neighbouring properties of private open space to below acceptable levels in accordance with Policy LHW4 of the TVBRLP.

8.29 *Proposed Garden*

The garden for the proposed new dwelling measures 17m in width and 13m in depth at its widest points. This is a generous garden and is considered more than sufficient to serve the needs of a five bedroom dwelling. The remaining garden serving 23 The Avenue would measure 17m in width and 27m in depth at its widest points. This is also considered a generous garden size and more than sufficient to serve the needs of the property at 23 The Avenue.

8.30 **Impact on trees**

The application is supported by an Arboricultural Impact Assessment undertaken by S J Stephens Associates Arboricultural, Landscape and Management Consultants. The report has provided a survey of the trees within the vicinity of the application site, a tree protection plan and a preliminary arboricultural method statement. The site survey and accompany report considers trees and shrubs within influencing distance of the proposed development with a stem diameter over 75mm at 1.5m in height. Additional information from SJ Stephens Associates was submitted on 13th November 2019 which addressed the concerns raised by the Trees Officer.

8.31 The trees within influencing distance of the site include a high quality weeping beech tree within the front garden of Ambleside (labelled as T10 within the Arboricultural Impact Assessment), a mature Norway maple (T2), a lime (T3) located in the remaining garden of 23 The Avenue and a multi-stem yew tree (T7) in the garden of 25 The Avenue. The Arboricultural Impact Assessment confirms that there is another mature lime tree (T9) within the vicinity of the site in the rear garden of 27 Croye Close. This is not affected by the proposed development as its crown and root protection area (RPA) sits outside of the development site. Tree protection fencing is proposed within the RPAs for all protected trees with the exception of areas which are to be protected by other means, such as a no dig method of construction with cellular confinement system and ground protection areas.

8.32 *No dig method of construction and cellular confinement system*

The new driveway and parking area to serve the proposed dwelling is shown to encroach into the RPAs of the weeping beech (T10), lime (T3) and Norway maple (T2) trees. To protect the roots of these trees and ensure their future retention the areas of the proposed driveway which will encroach into the RPAs will be constructed using a 'no dig' method of construction. This means that the driveway must be constructed without excavation apart from the removal of turf/organic matter, which must be carried out by hand, up to a maximum of 50mm. A three dimensional cellular confinement system is then used to construct the driveway to provide load support without compaction and pressure on the RPAs, allowing air and moisture to permeate to the root zone.

A full methodology is provided within the Arboricultural Impact Assessment and this has been agreed as acceptable by the Tree Officer.

- 8.33 The areas of the driveway outside of the RPAs will be constructed to meet the level determined by the no-dig construction and cellular confinement system, which will raise the level of the driveway by 285mm. Within the initial submission it was not illustrated on the Tree Protection Plan that the new access ramp into the site from Ambleside, which is to be constructed on the former footprint of the double garage, would be constructed using the no dig method of construction and cellular confinement system. A cross-section was provided on 4th November 2019 to the satisfaction of the Trees Officer illustrating how the driveway will be constructed using the no dig method of construction and cellular confinement system and confirming that the access ramp will also be constructed with this method.
- 8.34 For the areas outside of the RPAs, it has not been confirmed whether the cellular confinement system will be used or whether a simpler and more expedient system will be utilised. The Trees Officer considers that it is acceptable for this clarification to be provided as part of an updated Arboricultural Impact Assessment in addition to an updated Tree Protection Plan which shows the location of the access ramp to be constructed and the carport which is to be constructed in place of the garage originally proposed to serve the proposed dwelling. The submission of an updated Arboricultural report has been secured through pre-commencement condition.
- 8.35 A small area of the proposed dwelling itself is situated within the RPAs of T10 and T7. These areas will be dug by hand to ensure minimal impact on any roots found and the methodology for this area of hand dug excavation is outlined within the Arboricultural Impact Assessment submitted with the application. The Arboricultural Impact Assessment states that the amount of root loss caused by these small areas of hand dug excavation is too insignificant to affect the vitality of trees T10 and T7 and this has been agreed and confirmed as acceptable by the Trees Officer.

8.36 *Tree Removal*

Three trees identified as 'low quality' within the Arboricultural Impact Assessment are proposed for removal to facilitate new access into the development. These include two Lawson cypress trees (T12 and T13) situated within the front garden of Ambleside. These trees are not protected by TPO and are considered to be of low amenity value given their small size and that they are of a species not common within the RASC. An apple tree (T8), shrubs (G5) and a privet hedge (G6) are situated on the footprint of the proposed development and are to be removed. They are of low quality, are not protected by virtue of a TPO and are not visible from the public realm. Their removal is considered acceptable subject to a scheme of replacement planting. The submission of a scheme of hard and soft landscaping for approval has been imposed through condition.

8.37 *Shading*

Shading patterns for the trees within influencing distance of the proposed development have been shown on the Tree Protection Plan. This shows that a section of the front elevation, which comprises the entrance hall, together with a bedroom, bathroom and utility room, are affected by potential tree shade. As the main living areas are unaffected by tree shade it is not considered that the location of the new dwelling will affect the future sustainability of these trees and result in pressure to fell from obstruction of sunlight.

- 8.38 In summary, the information submitted in support of the application demonstrates that the trees protected by virtue of TPO within the zone of influence of the proposal will be protected so that their health and future retention will not be adversely affected by the proposal both during construction and occupation of the dwelling. The proposal has demonstrated that the development can come forward in a way that would protect and conserve the landscape character of the area and that it has been designed to ensure that the health and future retention of important landscape features would not be prejudiced. The submission of a landscaping scheme would ensure that the driveway's visual appearance will positively integrate with the landscape character of the area and a scheme of replacement tree and shrub planting is required as compensation for the vegetation to be removed. The proposal is considered acceptable in accordance with Policy E2 of the TVBRLP.

8.39 **Impact on ecology**

The County Ecologist was consulted on this application. No objections were raised in respect of the development adversely affecting any statutory or locally designated sites of wildlife importance or any legally protected or notable habitats or species within the application site or its area of influence. An informative in respect of nesting birds and a condition in respect of biodiversity enhancement measures has been imposed as recommended by the ecologist.

- 8.40 In June 2019 Natural England published guidance which required all new developments providing overnight accommodation to demonstrate nutrient neutrality. This guidance was updated in June 2020. The guidance stated that there is evidence that high levels of nitrates from new housing development that results in waste water entering The Solent is contributing towards eutrophication of internationally legally protected sites in the Solent and resulting in a detrimental impact upon the conservation interest of these sites. These sites are;

- Solent Maritime SAC
- Solent and Southampton Water SPA & Ramsar site
- Portsmouth Harbour SPA & Ramsar site
- Solent and Dorset Coast SPA

- 8.41 Advice from Natural England is that the applicants for development proposals resulting in a net increase in dwellings are required to submit a nitrogen budget for the development to demonstrate that there will be no likely significant effect on these internationally designated sites. The requirement to demonstrate no likely significant effect is outlined within Regulation 63 of the Conservation of Habitats and Species Regulations (2017).
- 8.42 The proposed new dwelling would result in an increase of 2.9 Kg/N/Year entering the waste water catchment of The Solent. The applicant has secured an option to purchase agricultural land within the catchment of the River Test which would be removed from agricultural use. For the past ten years the land has been used as sheep grazing by a local farmer and evidence of this use has been submitted in support of this application. The removal of this land from agricultural land for grazing would result in a reduction of 2.9 kg/N/Year entering the waste water catchment of The Solent, thus mitigating the impact of an increase in nitrogen from the proposal and creating a 'nutrient neutral' scheme.
- 8.43 In accordance with Regulation 63 of the Habitats Regulations an Appropriate Assessment has been undertaken which assesses the mitigation proposed. As part of this assessment the local planning authority must evaluate and conclude, as competent authority, that the proposal will not result in a likely significant effect on internationally protected sites and species. The assessment concluded that the proposal, with the addition of the mitigation land, can demonstrate nutrient neutrality and that there will not be a likely significant effect on the internationally protected sites in the Solent. This assessment has also been reviewed by Natural England who have agreed within the outcome of this assessment.
- 8.44 A landscape management and maintenance plan has been submitted confirming that the mitigation land would not be used for agricultural activities in perpetuity and that the land would instead be established and managed as a woodland copse. The landscape management and maintenance plan has been reviewed by the landscape officer who has confirmed that it is acceptable. Subject to the completion of a section 106 legal agreement to ensure that the mitigation land is managed in perpetuity as per the agreed scheme it is considered that the proposal is nutrient neutral and would not have an adverse impact upon the internationally protected sites in the Solent. The proposal complies with Policies E5 and E8 of the TVBRLP and Regulation 63 of the Conservation of Habitats and Species Regulations 2017.
- 8.45 **Parking provision and access**
Annex G of the TVBRLP requires that five bedroom dwellings provide 3 car parking spaces. An initial objection was raised by the Highways Officer that the proposal could not accommodate three parking spaces. To address this concern revised plans were submitted on 11th December 2019 demonstrating that three car parking spaces can be accommodated off road in compliance with our parking standards and to the space dimensions required by policy T2 of the TVBRLP. These additional plans included vehicle tracking illustrating that each parking space could be accessed and egressed in a safe and

efficient manner. The existing access is not to be changed and the Highways Officer considers that this access is sufficient in highway safety terms to accommodate the additional trip generation from the proposed dwelling. The proposal complies with policies T1 and T2 of the TVBRLP.

9.0 CONCLUSION

- 9.1 It has been demonstrated that the proposal is compatible with the Andover RASC and will not undermine its special character. The materials proposed are considered acceptable and will ensure that the proposal satisfactorily integrates with the character of the area and the scale of the dwelling is considered an appropriate response to the context of the site and will ensure that the spaciousness and verdant character of the RASC will be maintained.
- 9.2 The proposal has demonstrated that trees within influencing distance of the proposed development will be protected during the construction and occupation phases of the development. The 1 ½ storey nature of the dwelling, separation distance, use of rooflights and intervening tree cover and built form will ensure that the privacy and amenity of neighbouring properties and that of occupiers of the proposed dwelling would be provided for. Efficient parking and manoeuvring of three vehicles within the site has been demonstrated and the existing access is considered suitable in highway safety terms to serve the proposed dwelling.
- 9.3 Subject to the completion of a section 106 legal agreement, the proposal has demonstrated nutrient neutrality and that it will not have a likely significant effect on internationally protected sites within The Solent. The proposal complies with policies COM2, E1, E2, E4, E5, E8, LHW4, T1, and T2 of the TVBRLP.

10.0 RECOMMENDATION

Delegate to the Head of Planning and Building that subject to the completion of a S106 legal agreement to secure Nutrient Neutrality, then PERMISSION subject to:

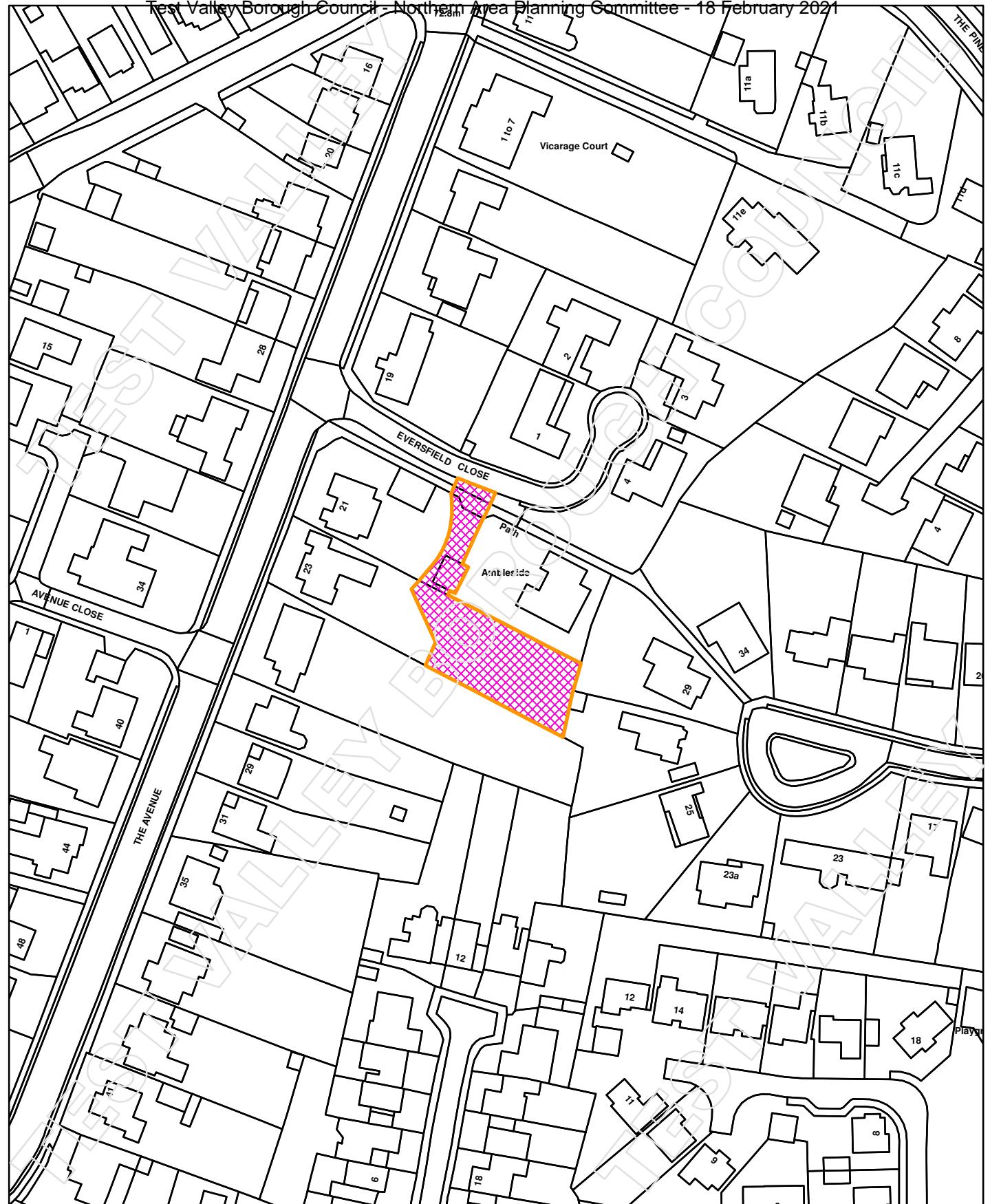
1. **The development hereby permitted shall be begun within three years from the date of this permission.**
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**
P19-030-02-02-001A Amended Location & Block Plan, Feb 2021
P19-030-02-02-002D Amended Proposed Site Plan, Feb 2021
P19-030-02-03-002B Proposed Garage Elevations, Aug 2019
P19-030-02-04-001B Proposed Site Section A-A, Aug 2019
P19-030-02-04-002A Proposed Site sections B.B & C.C, Oct 2019
B.201/1 Rev A Parking Space 1, Nov 2019
B.201/2 Rev A Parking Space 2, Nov 2019
B.201/3 Rev A Parking Space 3, Nov 2019
1205-01 Rev E Amended Tree Protection Plan, Feb 2021
P19-030-02-03-001 Proposed Floor Plans, July 2019

- P19-030-02-03-003 Proposed replacement single garage and elevations, July 2019**
P19-030-02-05-001 Proposed elevations, July 2019
Reason: For the avoidance of doubt and in the interests of proper planning.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows on any elevation of the proposal hereby permitted [other than those expressly authorised by this permission] shall be constructed.
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 LHW4.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), no building, structure, walls or fences of any kind shall be erected without the prior written consent of 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) Policies LHW4, E1, E2 and E4.
5. Prior to development commencing an updated Arboricultural Impact Assessment shall be submitted to and approved in writing by the local planning authority. The Arboricultural Impact Assessment shall include an updated Tree Protection Plan showing the carport and the extent of the no dig area and cellular confinement system to be used within the RPAs of trees and full details of how the driveway outside of the RPAs will be constructed. The details submitted must include cross sections demonstrating the relationship between the driveway, the carport and the proposed dwelling. It must also include full details of drainage, services and contractor facilities and confirmation that the Tree Protection Fencing and Ground Protection Areas have been laid out as shown on Drawing Number 1205-01 Rev E dated February 2021 and that the Tree Protection Fencing is erected prior to development commencing and maintained throughout the construction process. The development will be carried out in full accordance with the updated Arboricultural Impact Assessment.
Reason: To ensure a satisfactory relationship between the ground level and built form in the interest of visual amenity and safe and efficient access into the site without detriment to important landscape features within the vicinity of the site in accordance with Test Valley Borough Revised Local Plan 2016 Policies E1, E2, E4 and T2.

6. No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. Details shall include a scheme of additional and replacement tree and shrub planting and details of the visual appearance of the new driveway and how this will integrate with the appearance of the existing driveway. Details of any new and replacement fencing shall also be included. Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan which must cover a minimum period of five years to ensure successful establishment.
Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.
7. No development shall take place above DPC level until a scheme of biodiversity enhancement has been submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented as approved before the development is occupied and maintained thereafter for the lifetime of the development.
Reason: To ensure that biodiversity enhancements within the site are achieved in accordance with Test Valley Borough Revised Local Plan (2016) Policy E5.
8. Notwithstanding the details submitted within the Design and Access Statement dated September 2019, no development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E4.
9. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier and RPAs of T10, T2, T3 and T7 as shown on the Tree Protection Plan.
Reason: to ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan 2016 Policy E2.

Notes to Applicant:

1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.
 2. Birds' nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside 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 during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.
-



Siteplan

Test Valley
Borough Council

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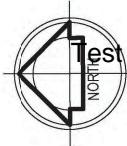
23 The Avenue, Andover

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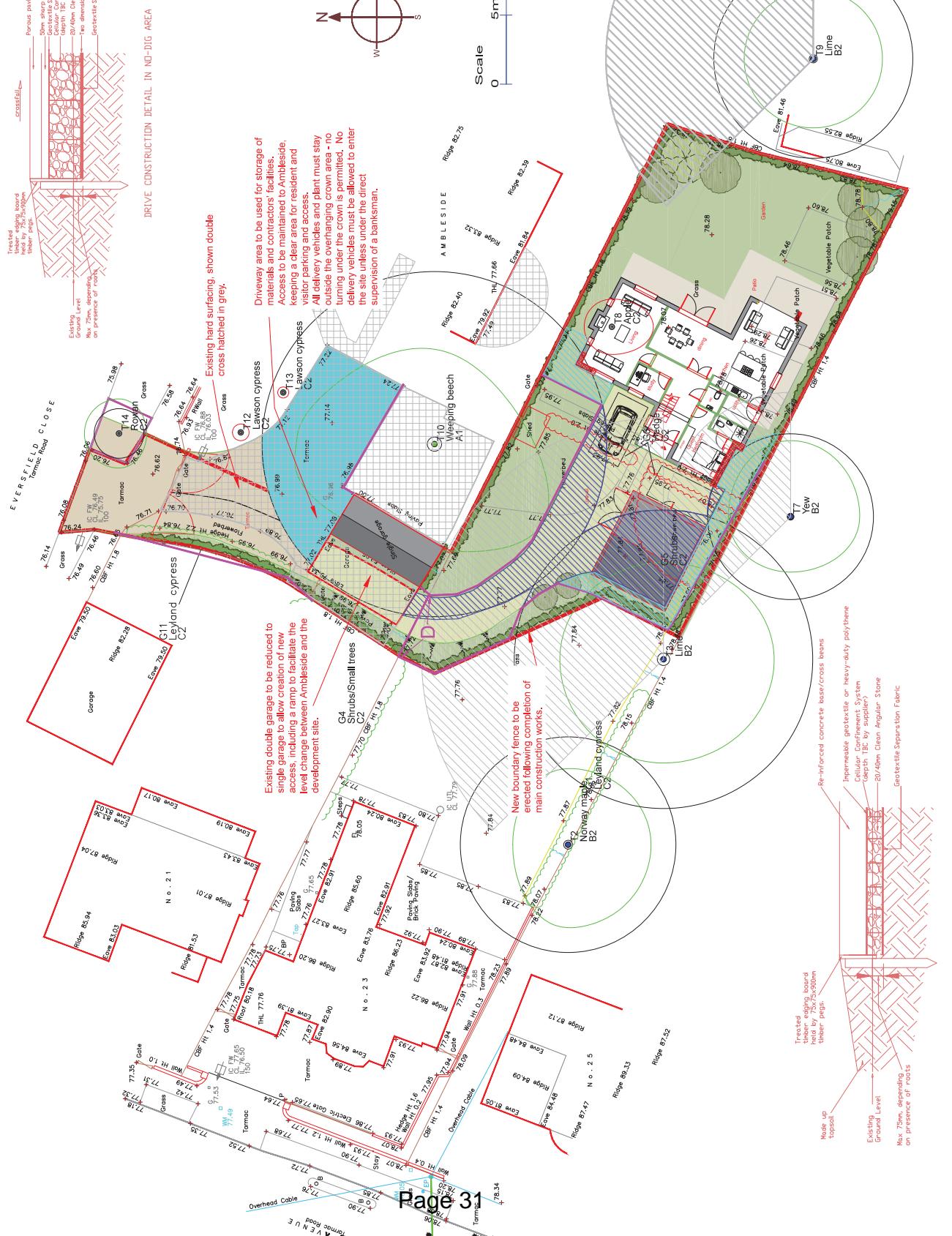
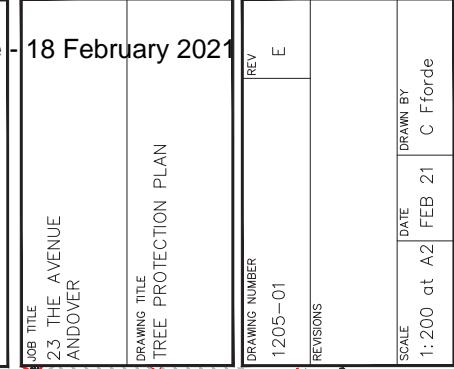
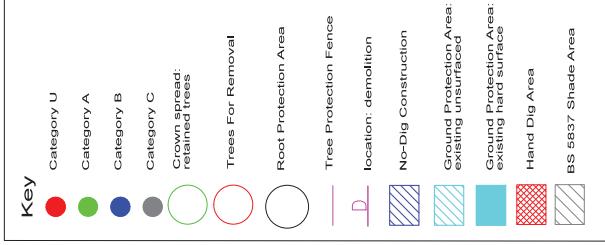
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APPENDIX A

Test Valley Borough Council - Northern Area Planning Committee

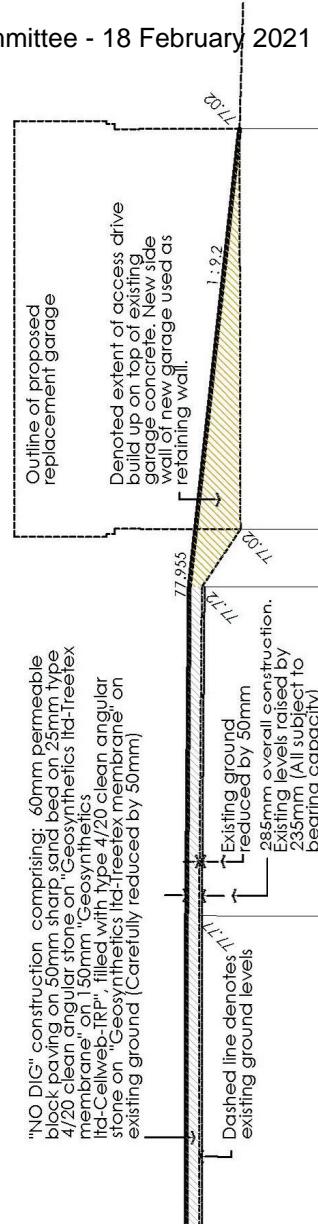
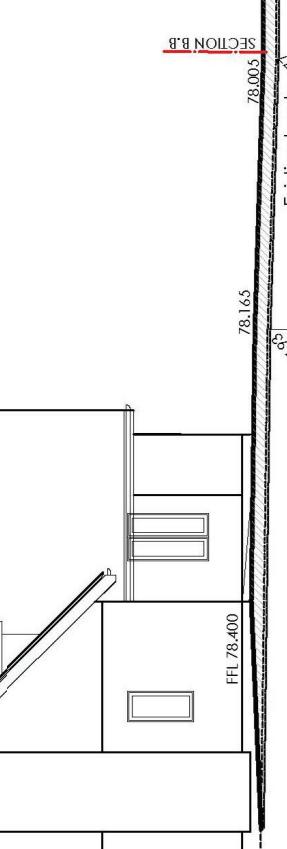
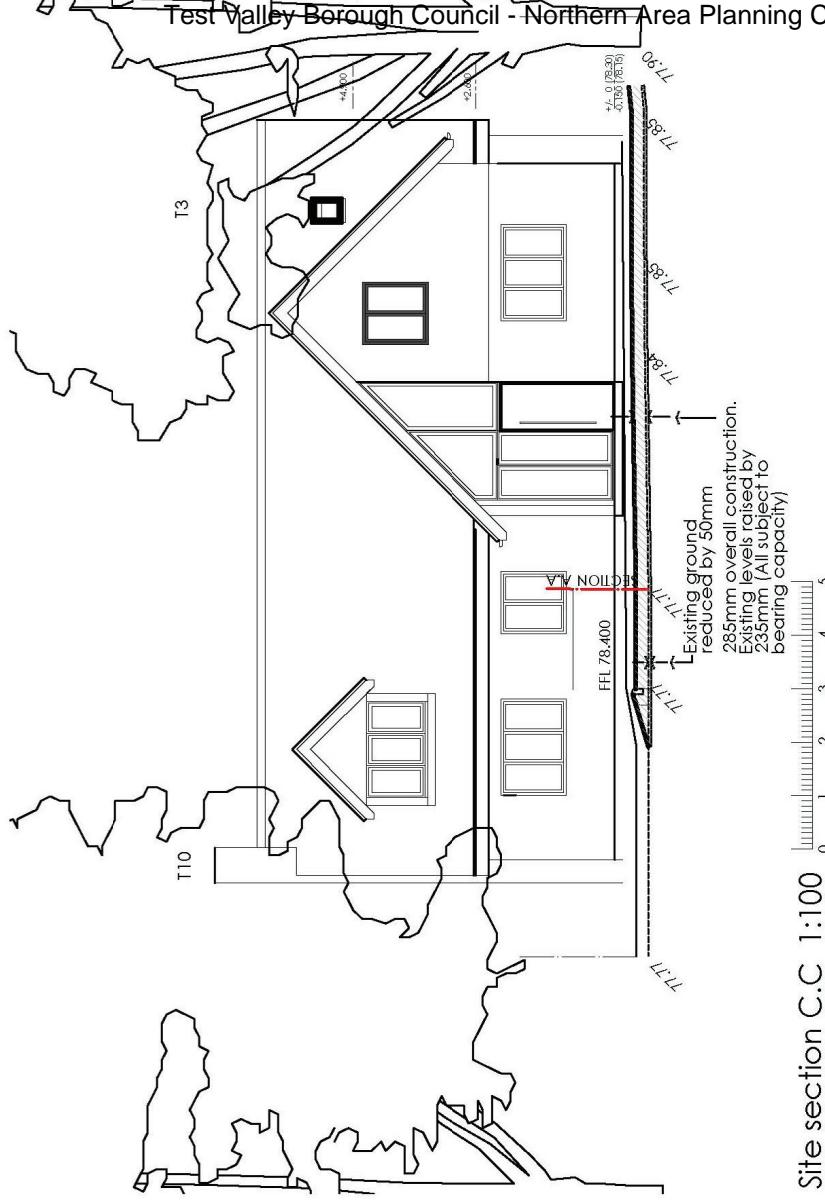
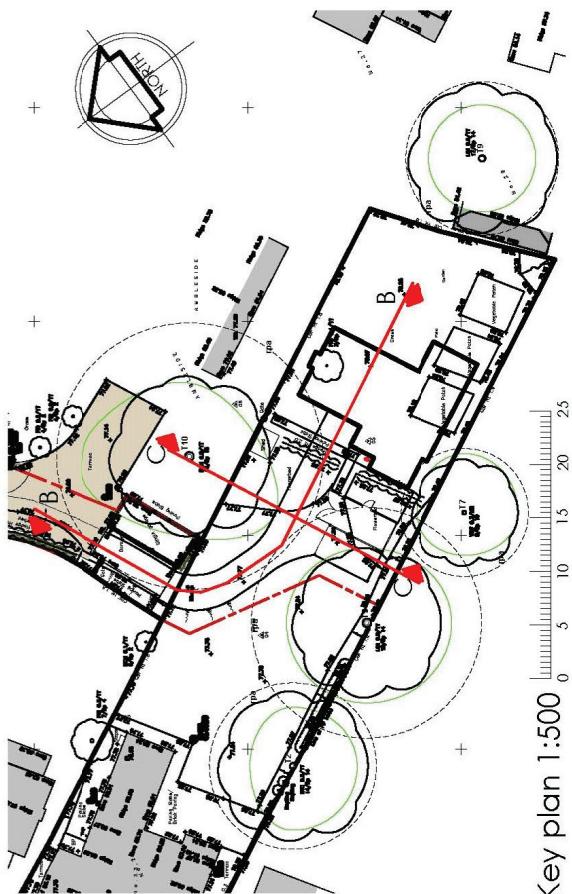
18 February 2021



23 The Avenue, Andover

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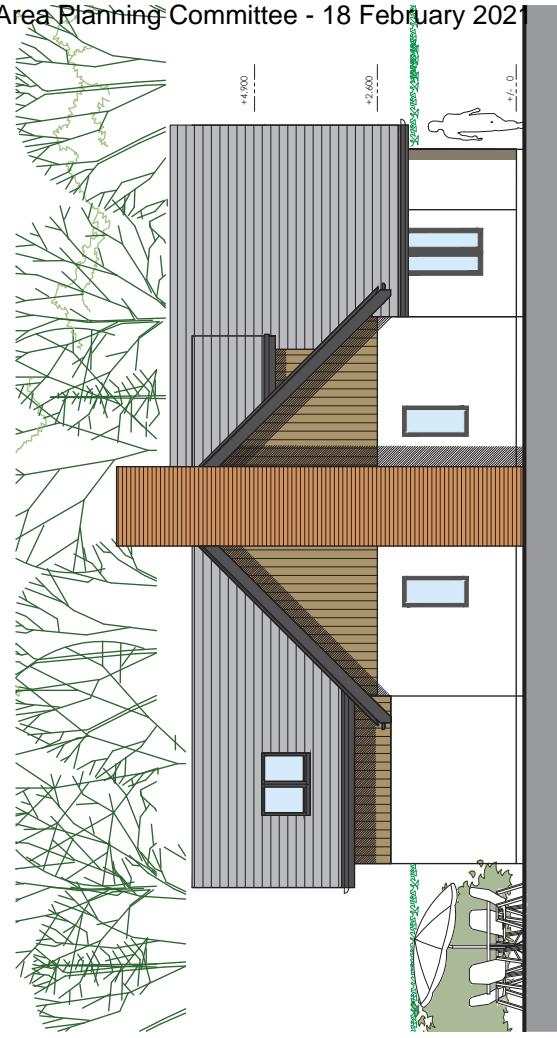


Front elevation (North-West)

Page 33



Rear elevation (South-East)



Side elevation (North-East)

barclayphillips
architects

PROJECT:
Proposed redevelopment of 23 The Avenue, Andover,
SP10 3EW

CLIENT:
Mr & Mrs Brown

The Studio 5 Oakridge Office Park, Southampton Road,
Whaddon, Salisbury, SP3 3HT. Tel: +44 (0) 1722 711177
Studio 01, 12 Jordan Street, Baltic Triangle,
Liverpool, L1 5JN. Tel: +44 (0) 151 2052420
e: enquiries@barclayphillips.co.uk
www.barclayphillips.co.uk

DRAWING TITLE:
Proposed elevations

DRAWING NO.
P19-030
02-05-001

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DRAWN BY:
CM

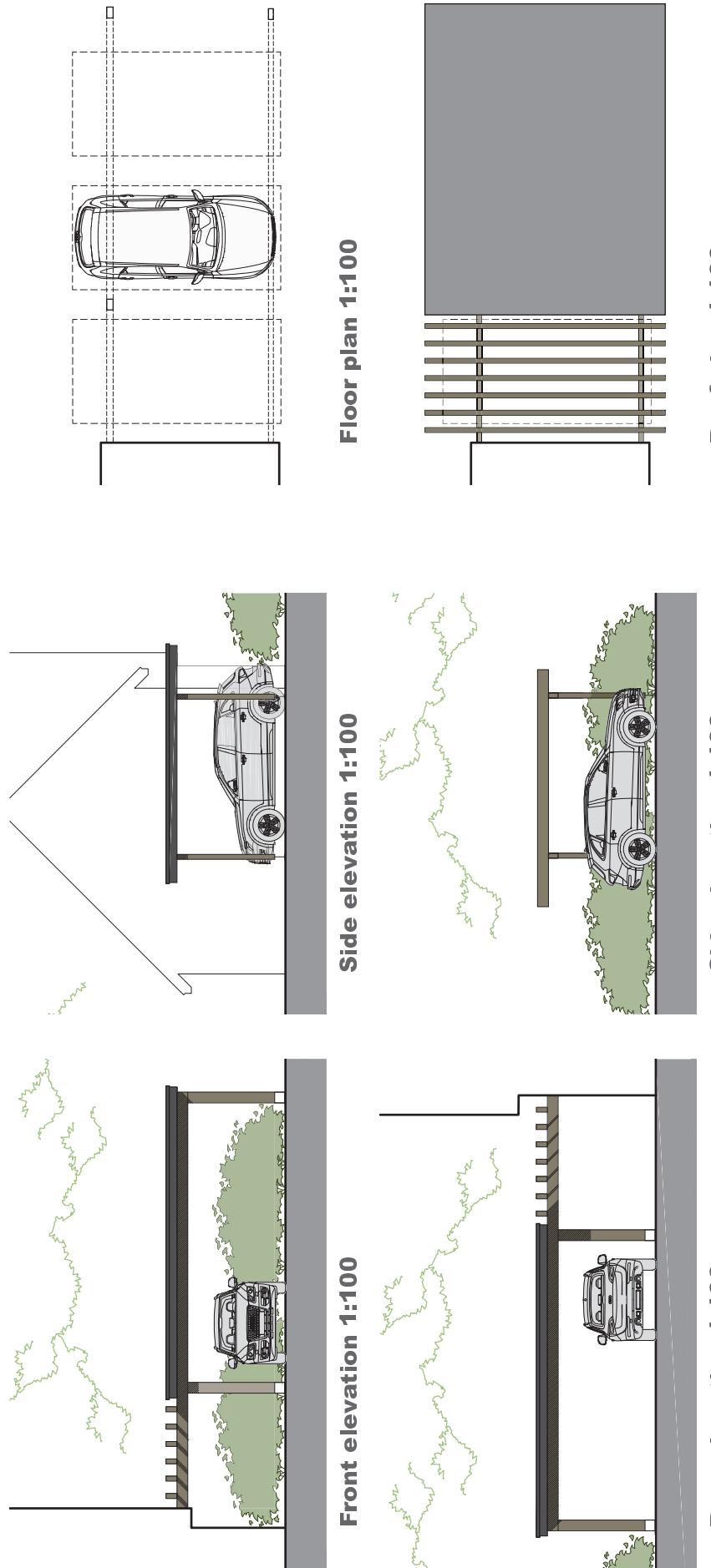
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July 2019
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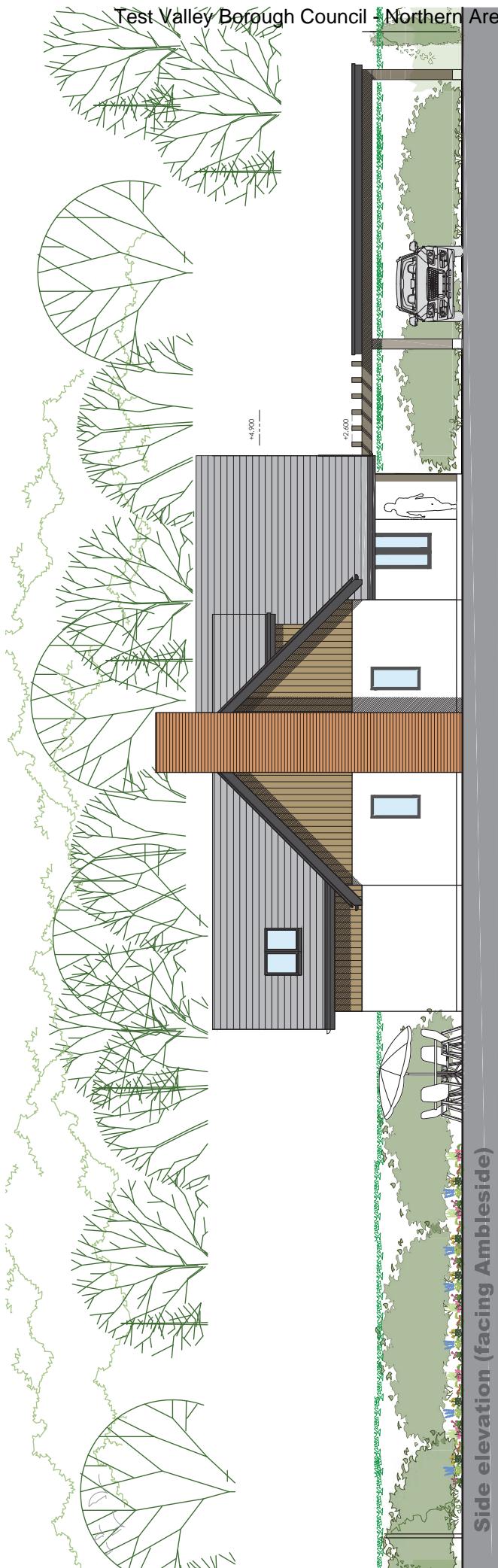
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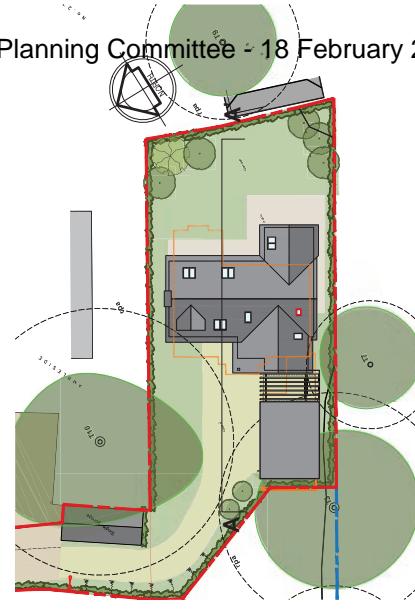
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PLANNING ISSUE



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Test Valley Borough Council Northern Area Planning Committee - 18 February 2021



Rev B - 21/11/2019 - Garage/carport re-designed into triple
carport following transport consultant comments
Rev A - 22/08/2019 - Revised as per arboricultural
Comments
REVISIONS:

DRAWING NO.
P19-030
02-04-001B
DRAWN BY:
CM
CHECKED BY:
PA
DATE:
Aug 2019
SCALE:
1:100 @ A3

DRAWING TITLE:
Proposed site section A-A'

1:100
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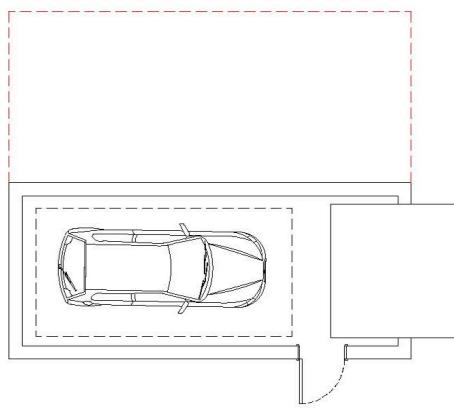
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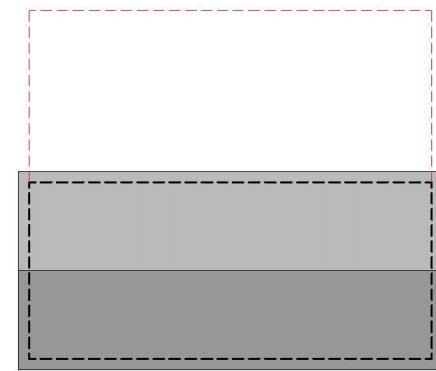
23 The Avenue, Andover

PLANNING ISSUE

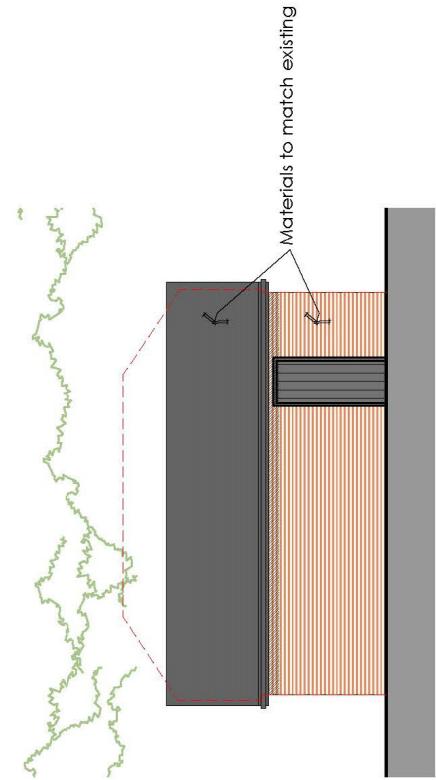
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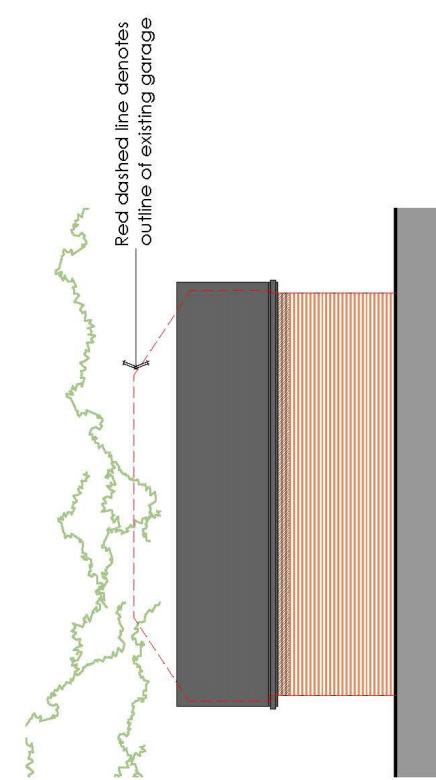
Floor plan 1:100



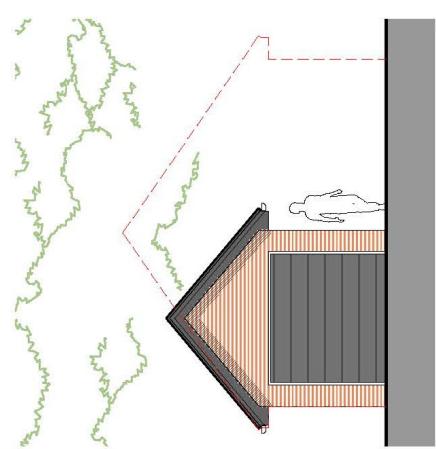
Roof plan 1:100



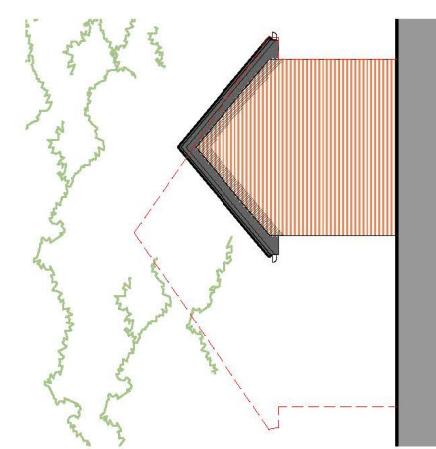
Side elevation 1:100



Side elevation 1:100



Front elevation 1:100



Rear elevation 1:100

barclay+phillips
architects

PROJECT:
Proposed redevelopment of 23 The Avenue, Andover,
SP10 3EW

CLIENT:
Mr & Mrs Brown

The Studio, 3 Oxford Office Park, Southampton Road
Whitchurch, Southampton, SO5 9HT
t: +44 (0) 23 8022 1111 / e: enquiries@barclay-phillips.co.uk
Studio 01, 12 Jordan Street, Baltic Triangle,
Liverpool, L1 0BP
t: +44 (0) 151 9052220

DRAWING TITLE:
Proposed replacement single
garage & elevations

DRAWING NO.
P19-0303
02-03-003

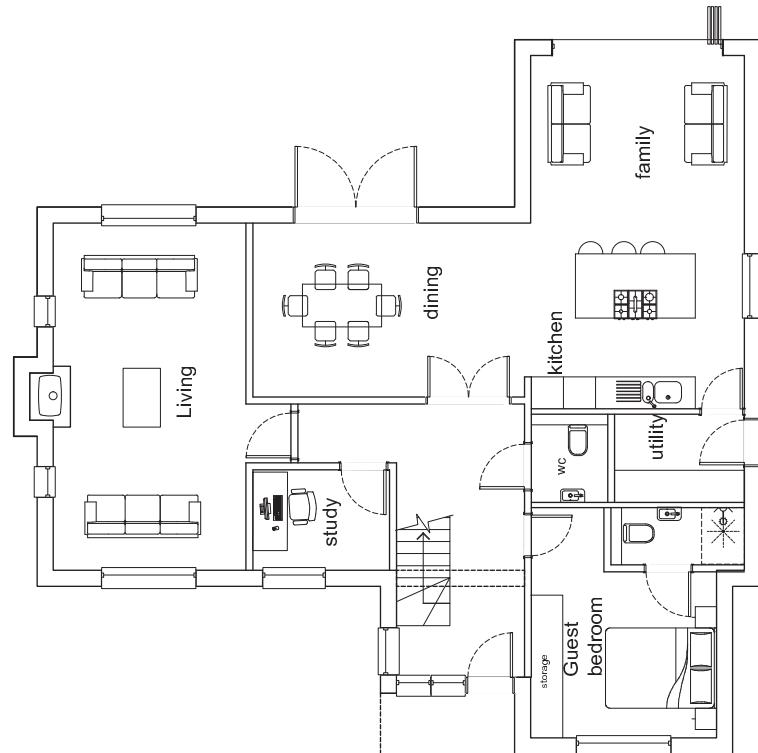
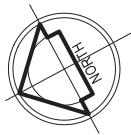
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CM

DATE:
July 2019
CHECKED BY:
CE

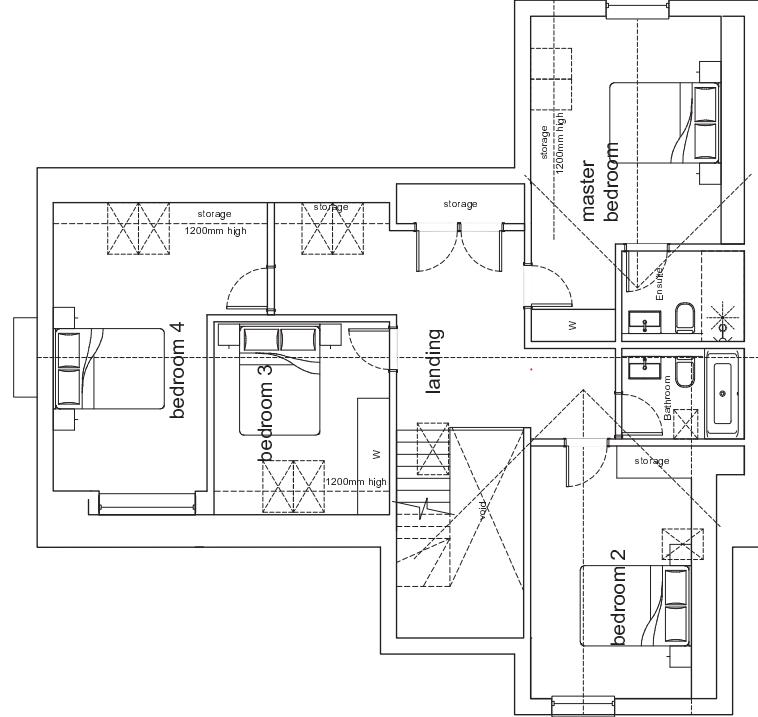
23 The Avenue, Andover

PLANNING ISSUE

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Ground floor plan



First floor plan

barclayphillips
architects

PROJECT:
Proposed redevelopment of 23 The Avenue, Andover,
SP10 3EW
CLIENT:
Mr & Mrs Brown

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Liverpool, L1 0SP. t: +44 (0) 151 3092420
e: enquiries@barclayphillips.co.uk
www.barclayphillips.co.uk

DRAWING TITLE:
Proposed floor Plans

SCALE:
1:100 @ A3

DATE:
July 2019
DRAWN BY:
nb
CHECKED BY:
CE

DRAWING NO.
P19-030
02-03-001

SCHEDULE OF ACCOMMODATION

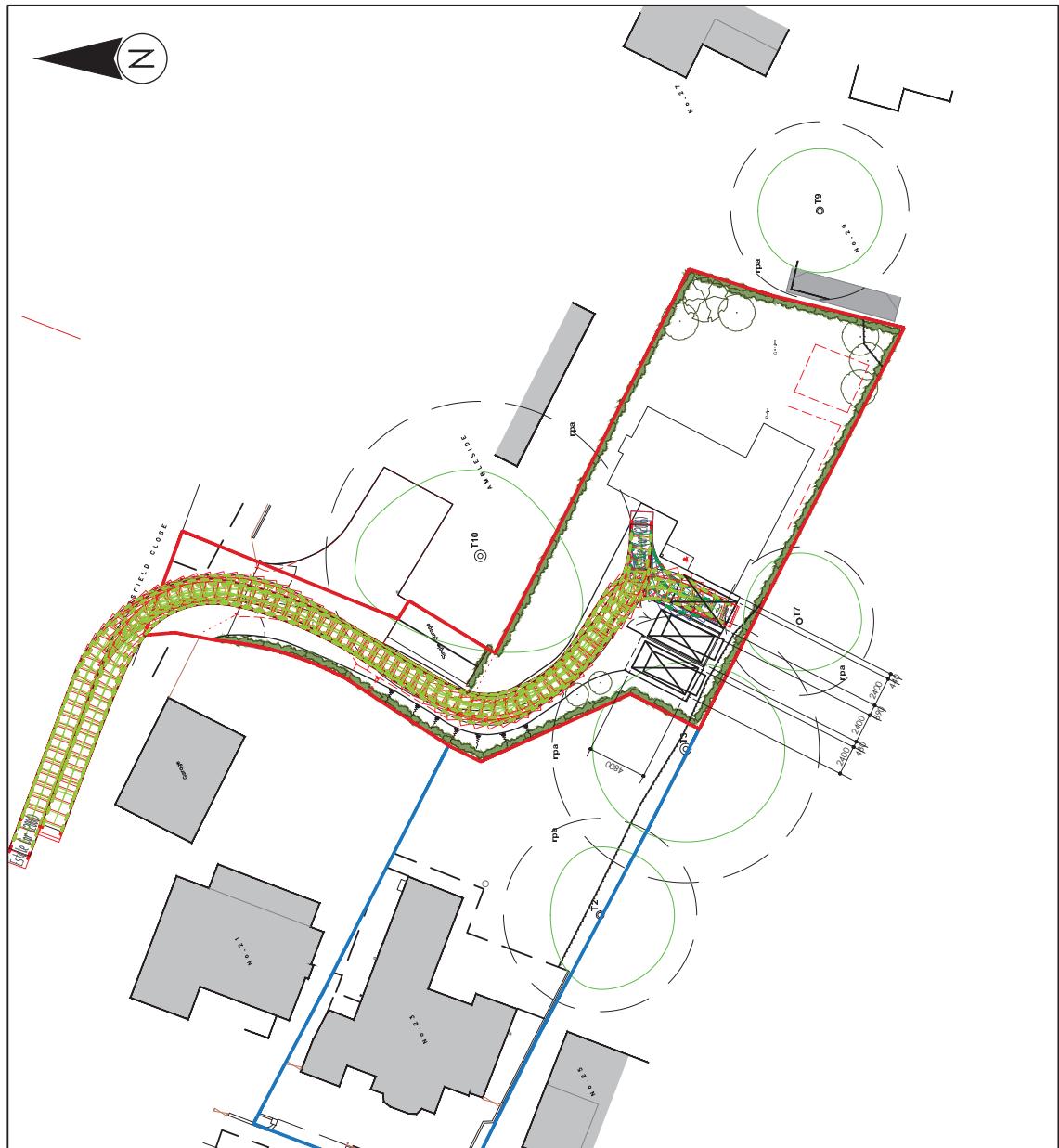
SITE AREA = 859sqm / 9242sqft

Proposed Plot area:

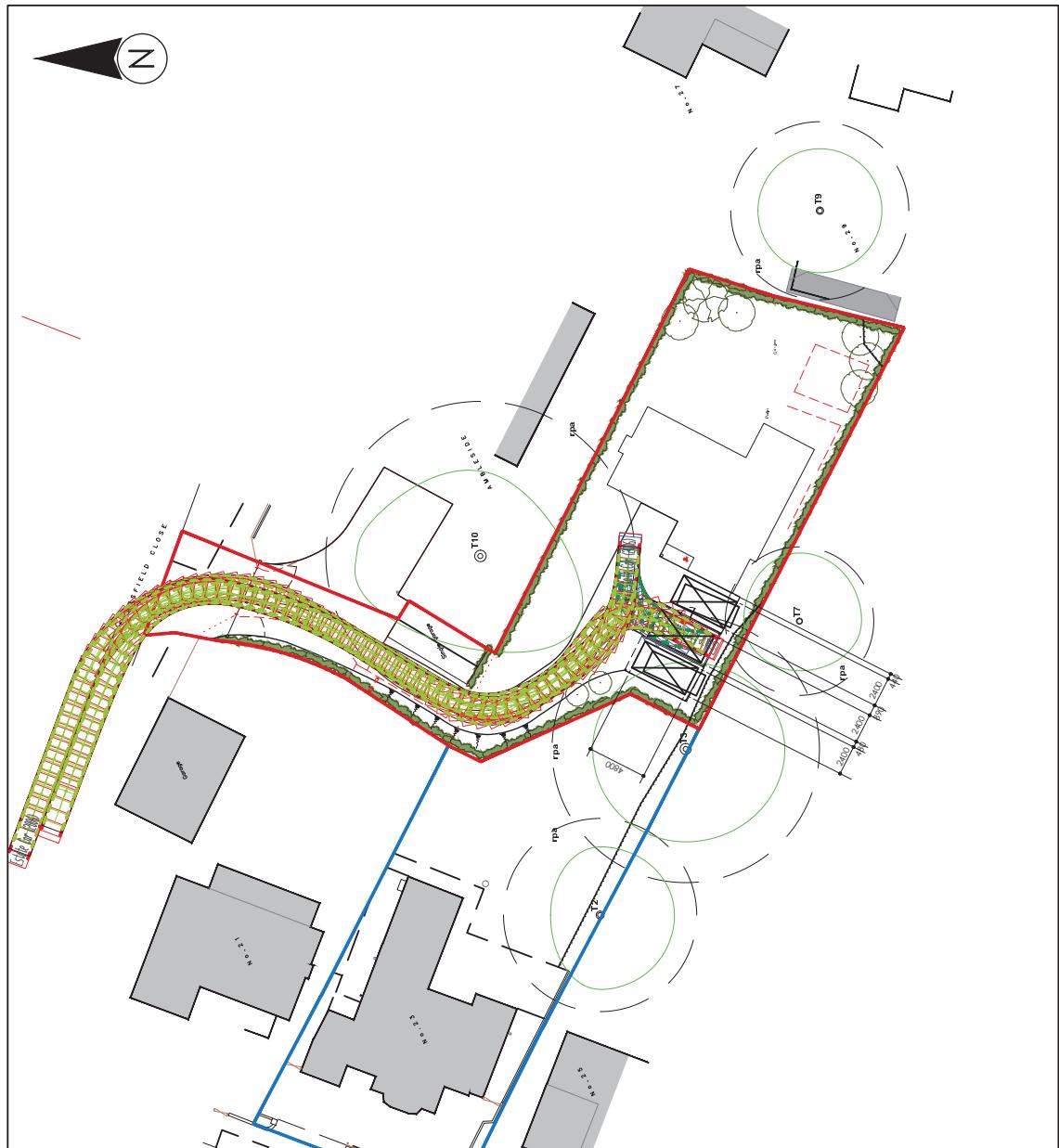
Ground floor	= 109sqm/1172sqft
First floor	= 83sqm/914sqft
Net internal area	= 194sqm/2088sqft
Garage/carport	= 36sqm/387sqft
Total	= 230sqm/2475sqft

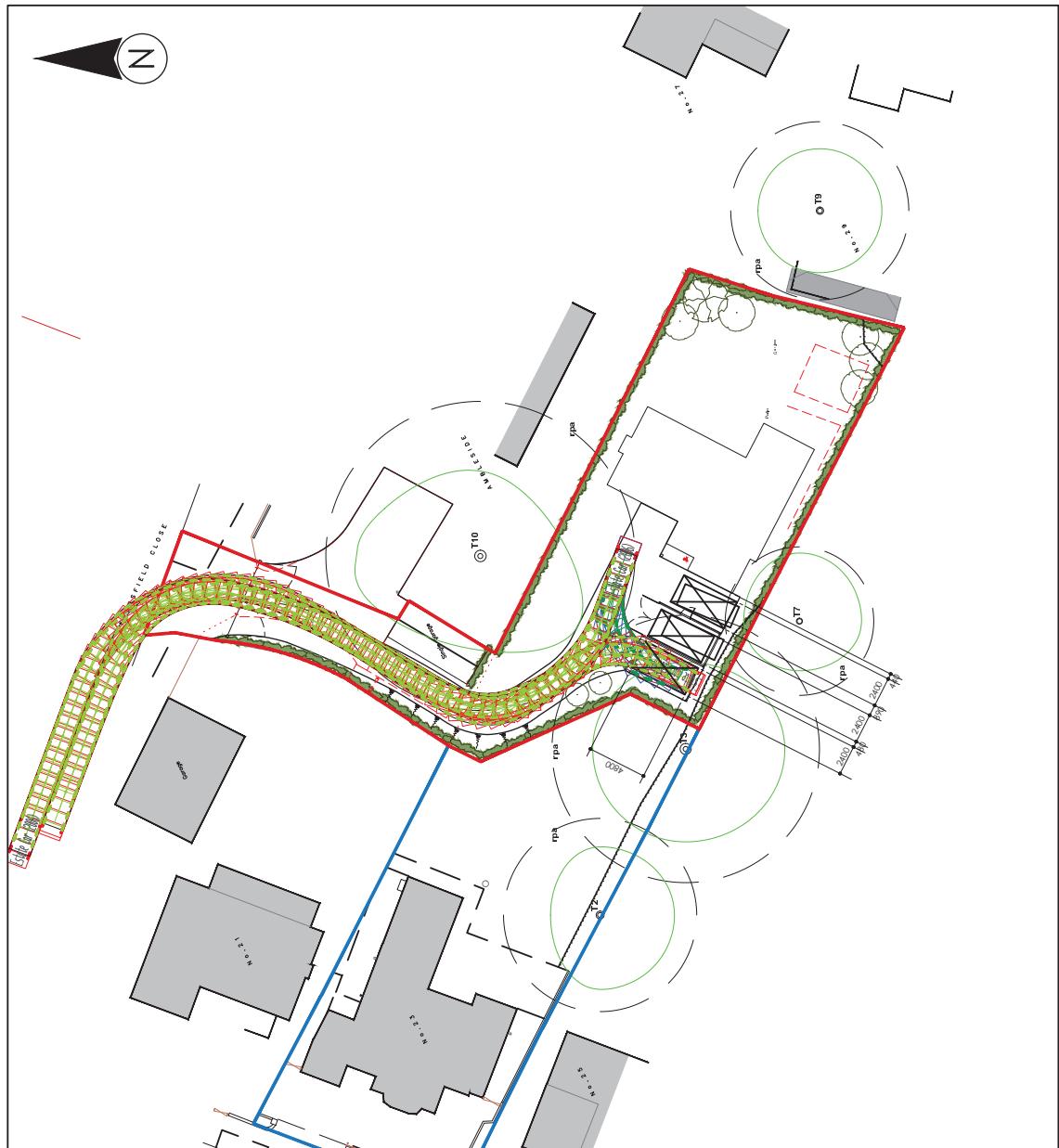
Note: 4 bedrooms + guest suite, study, master with ensuite, car port + garage.

A	Dec 2019	Other parked vehicles added. dimensions added.			
Rev.	Date	Revision			
DMMason Engineering Consultants 161 Marlborough Road Old Town, SWINDON SN1 1NQ Tel: 01793 611712					
Client	J & H Brown				
Project	23 The Avenue, Andover				
Drawing Title	Parking Space 1				
Section	1:200	Date	2019	Drawing No.	Rev.
No'	No' v	2019	B.201/1		A
Drawing No.					
Dimensions					
DNM					
DNW					



A	Dec 2019	Other parked vehicles added
Rev	Date	Revised
February 2021		
DMMason Engineering Consultants 161 Marlowe Road Old Town, SWINDON SN1 1NW Tel: 01793 611712		
Client	J & H Brown	
Project:23 The Avenue, Andover		
Drawing Title		Parking Space 2
Issue:1200	Date Rev'	2019
Drawing No.		B.201/2
		Checklist DW/M
		Rev A





ITEM 8

APPLICATION NO.	20/02653/VARN
APPLICATION TYPE	VARIATION OF CONDITIONS - NORTH
REGISTERED	28.10.2020
APPLICANT	Mr and Mrs D Edmunds
SITE	Georgia Farm Buildings, Georgia Lane, Ampont, SP11 8BN, AMPORT
PROPOSAL	Variation of condition 02 (approved plans) and 06 (tree protection) of 18/02477/FULLN (Removal of existing barn, and the erection of a detached dwelling and garage; with associated parking, turning, landscaping, private amenity space, and access arrangements) to allow substitution of drawings 180227-02 Rev B (Site Plan), 180227-03 A (Design Scheme), 180227-04 (Garage) and 1197-01 Rev A (Tree Protection Plan) Tree Protection Plan MB200914-01-01 A, submitted 18.12.2020
AMENDMENTS	Amended drawing 200634-03B including brick and flint detailing, submitted 03.02.2021.
CASE OFFICER	Mrs Donna Dodd

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee at the request of a Member for the reason it raises issues of more than local public interest.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is located in the countryside along a lane that extends to the south from Monxton Road and leads to Georgia Farm. This lane serves a small number of other dwellings and leads to a Public Right of Way (PRoW) No. 29.
- 2.2 The West of England Main Line railway line is approximately 250m to the north of the application site. A further PRoW No. 19 runs between the field and railway embankment.
- 2.3 A large number of trees are situated on the application site, mainly to the south and east of the site. These trees are protected under a Woodland Tree Preservation Order (TPO.TVBC.1157).
- 2.4 Access to the site is currently via an existing gated opening to the south of the site; however, in line with permission 18/02477/FULLN this is to be blocked up and an existing, albeit unused, access is to be formed to the east of the site.

3.0 PROPOSAL

- 3.1 In 2019, permission was granted for the removal of an agricultural barn, and the erection of a detached dwelling and garage; with associated parking, turning, landscaping, private amenity space, and access arrangements.
- 3.2 This extant permission (ref: 18/02477/FULLN) has been commenced and therefore represents a fall-back position which could be implemented without the need for further planning permission.
- 3.3 Permission is sought to vary Condition 02 (approved drawings) to allow the approved drawings to be substituted with drawings: 200634-05A (Site Plan), 200634-03B (Design Scheme), 200634-04 (Garage), and to vary Condition 06 (Tree Protection).
- 3.4 Condition 2

The current proposal seeks to vary Condition 02 of 18/02477/FULLN, in order to supersede the previously approved plans and to allow for the following changes to the scheme:

East Elevation

- Amended to include greater articulation in the design;
- Single-storey roof form amended from hipped to gable end, with the addition of a roof light;
- Addition of two dormer windows at second floor; and,
- Alterations to the size and design of the windows.

South elevation

- The addition of two windows at first-floor;
- Increase in the size of the proposed window at first-floor;
- Addition of a dormer window at second floor;
- Replacement of French doors to 4-panel bi-fold doors; and,
- Decrease in roof height of the two-storey element.

North elevation

- The addition of a side door and circular window, and the re-positioning and design of the window;
- Additional of an external chimney; and,
- Repositioning and re-sizing of the windows at first floor.

West elevation

- The replacement of a ground-floor window and French doors with two sets of bi-fold doors;
- The addition of a roof light and the removal of the door to the single-storey element
- Alterations to the design of the bay window and the addition of a balcony with French doors above;
- Repositioning and re-sizing of the windows at first-floor;
- The addition of a window, dormer window and roof light at second-floor; and,

- The increase in height and depth and the reduction in the width of the rear projection.

Garage

- Repositioning of the garage 2m away from the northern boundary.

3.5 The proposal is on essentially the same footprint as the previously approved dwelling. A summary of the changes to the overall dimensions of the dwelling proposed within this application is presented below:

	2018	2020	Variation
Ridge height at highest point	9.8m	9.8m	No change
Two-storey reduced element	9.8m	8.88m	Decrease of 0.92m
Ridge height of rear projection	9.01m	9.8m	Increase of 0.79m
Width of rear projection	6.26m	5.59m	Decrease of 0.67m
Depth of rear projection	6.15m	7m	Increase of 0.85m
Overall depth of dwelling (excluding bay window)	12.90m	13.94m	Increase of 1.04m
Width of two-storey principal elevation	17.45m	17.50m	Increase of 0.05m
Width of Single storey element	4.51m	4.51m	No change
Depth of single-storey element	5.50m	6.19	Increase of 0.69m
Height of single-storey element	5.25m	5.6m	Increase of 0.35m
Area of single-storey element	24.81m ²	27.92m ²	Increase of 3.11m ²
Overall ground-floor area	201.95m ²	201.83m ²	Decrease of 0.12m ²

3.6 Condition 6

The proposal to vary Condition 06 would allow a minor change to the positioning of the tree protection fencing and would utilise the existing boundary fencing within this.

4.0 RELEVANT PLANNING HISTORY

- 20/00422/DDTPO - Remove dead and fallen Elm from Woodland (TPO.TVBC.1157 - W2). Consent 24.02.2020
- 19/00710/DDTPO - Fell dead Elms and clear fallen trees from within woodland W1 of TPO.TVBC.1157. Approval 20.03.2019

- 4.3 18/02477/FULLN - Removal of existing barn, and the erection of a detached dwelling and garage; with associated parking, turning, landscaping, private amenity space, and access arrangements. Permission subject to conditions and notes 08.03.2019
- 4.4 18/01412/FULLN: Removal of existing barn, and the erection of a detached dwelling and garage, with associated parking, turning, landscaping, private amenity space, and access. Withdrawn 18.07.2018
- 4.5 16/02815/PDQN: Notification for Prior Approval under Class Q - Change of use of agricultural building to dwellinghouse. Refused 17.01.2017. Appeal Allowed 26.01.2018

5.0 CONSULTATIONS

5.1 Landscape – No Objection.

In principle, the proposals put forward are satisfactory and there is no landscape objection. Although an additional storey has been added, the size and scale of the proposed development remains very similar to that of the previous design.

It is noted from a site visit undertaken (13.11.2020) that a significant amount of soft vegetation which forms part of the screening around the eastern perimeter of the site has been removed, opening up views into the site from the public right of way. The screening here was an important factor in the consideration of the application as it ensured that the development of the new property was not contrary to Policy COM 12 – (that the development should not be visually more intrusive within the landscape). Within the detailed landscape plan which is yet to be submitted, it should be ensured that replacement soft landscaping is planted throughout this wooded area to re-establish this screen within the first available planting season. This should also be accompanied by a landscape management plan to ensure that all new and existing planting establishes and successfully retains a sufficient landscape buffer.

5.2 Trees – No Objection.

5.3 Andover Ramblers – No Objection.

6.0 REPRESENTATIONS

6.1 Amport Parish Council – No Objection.

6.2 1 x letter of Objection

Georgia Down House, Georgia Lane, Amport SP11 8BN:

'The site is opposite the ancient woodland in Pond Ground. It is down an undeveloped lane which has woodland on either side of the road until recently. A TPO had been established to protect the trees and surrounding hedgerow. However more than 30% of the trees have been removed and a large oak tree (over 100 years old) has been recently damaged. This part of the lane is home to lots of owls, birds of prey and a variety of bats as well as rare corn buntings in the field bordering the plot. It is a regular walk for locals and one of the few places unspoilt.'

This variation is asking to remove more of the natural habitat, the trees have already been substantially cut back and to allow for more will destroy the home to a large number of birds.

In addition adding a 3rd floor to a house is unprecedented in this area and will encourage everyone else to increase the sizes of their homes which will all become more visible.

Reasons for objection

- Anything out of character with other development in the area
- Too much development for the site
- Approval would create a precedent meaning that it would be difficult to object to similar proposals
- The proposed development will damage the natural environment or will result in significant loss of trees or the loss of trees for which tree protection orders are in place
- The proposed development is not in keeping with the stylistic context or scale of the local area'.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

- COM2 - Settlement Hierarchy
- E1- High Quality Development in the Borough
- E2 – Preserve, Conserve and Enhance the Landscape Character of the Borough

8.0 **CONSIDERATIONS**

Background

8.1 Section 73 of the Town and Country Planning Act 1990 allows for the variation of a condition associated with a planning permission, including to seek a minor material amendment to the approved development. The effect of approving this current application to vary conditions 2 and 6 of the original planning permission would be to accept the amendments detailed on the latest proposed plans and details.

8.2 The main consideration is the effect of the proposal on the character and appearance of the area, and whether the proposals accord with policies E1 and E2 of the RLP in this regard.

Character and Appearance

8.3 Georgia Lane has a rural character which is comprised of attractive woodland together with some sporadic housing. The design, scale and massing of dwellings vary within the local area but are broadly characterised by two and three storey detached dwellings set within generous landscaped gardens.

- 8.4 The proposal is similar to that approved in terms of its positioning, scale and size, and it is only the elevational treatments which offer significant variation. The area has a variety of different styles and design of houses without any dominant style or treatment and as such the appearance of the dwelling would not appear out of place with its surroundings.
- 8.5 Public views from the PRoW 29 to the north of the application site would be at a distance such that any elevational changes would be hardly perceivable. Public views to the application site from PRoW 19 would be partially screened by the existing woodland. Any glimpsed views would be to the principal elevation which would have a reduced frontage to that previously approved.
- 8.6 Whilst the Landscape Officer raises no objection to the proposal, it is recommended that mitigation in the form of planting throughout the wooded area along the site frontage to re-establish the landscape screen is undertaken. It is considered that the retention, enhancement and management of the existing vegetation around the site in addition to new planting would, in time, provide further screening from both public rights of way. Consequently, and subject to a landscaping and maintenance condition which was also included within the previous permission, it is considered that the changes to the design of the property would not have a detriment impact on the character and appearance of the immediate or wider landscape.
- 8.7 An objection to the application sets out that the proposal would be overdevelopment of the site and not in-keeping with the character of the surrounding dwellings. Whilst it is acknowledged that the proposal would introduce a number of changes to all elevations, the proposed dwelling is not substantially different in terms of scale and massing to that previously approved. As such, it is considered that the proposal would respect the character of the area and not appear cramped but suitably considerate of its verdant surroundings.
- 8.8 The objection received sets out that the proposal will damage the natural environment with the loss of protected trees. No protected trees are proposed to be removed, and the Tree Officer has confirmed that there is no objection to the proposal. It is considered that the proposed dwelling and garage would be situated similarly to the approved scheme, and the proposed tree protection would provide sufficient protection to on-site trees.
- 8.9 It is considered that the proposed amendments are relatively minor in nature and would not significantly alter the impact of the originally approved development in respect to the character and appearance of the area. Subject to conditions, the proposed scheme would be in accordance with the relevant criteria of Policies E1 and E2 of the RLP.

Other Matters

- 8.10 Concern has been raised that the changes proposed would set a precedent for future development. Each application for planning permission is judged on its own planning merits. In this instance, the application site benefits from having a fall-back position of extant planning permission (18/02477/FULLN), and this

position is given significant weight in the planning balance. It is considered that the amendments to planning permission 18/02477/FULLN are of a scale and nature that results in a development which is not substantially different from that which has been approved. Consequently, it is considered that granting planning permission in this instance would not set a precedent for future development.

- 8.11 This fall-back position also means that nutrient neutrality does not need to be addressed within this application as no further residential occupation of the site is proposed above that already granted permission.

9.0 CONCLUSION

9.1 Having regard to the proposed changes to the scheme, it is considered that the resultant development would continue to be acceptable in respect of the principle of development, and subject to conditions acceptable in respect of its impact on character and appearance and trees, and would comply with the relevant policies of the RLP.

9.2 With regard to the proposed conditions, condition 3 (details of materials) of the original planning approval is no longer necessary as details have been submitted to and approved in writing by the Local Planning Authority.

10.0 RECOMMENDATION

PERMISSION subject to:

1. **The development hereby permitted shall be begun within three years from the 8th of March 2019.**

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:**

200634-03 B;

200634-04;

200634-05 A; and,

MB200914-01-01 A.

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

3. **The development hereby permitted shall not be occupied until full details of hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Hard and soft landscaping shall be carried out in accordance with the approved details before the end of the first planting season following occupation of the dwelling.**

Hard landscape details shall include: means of enclosure; hard surfacing materials and exterior lighting.

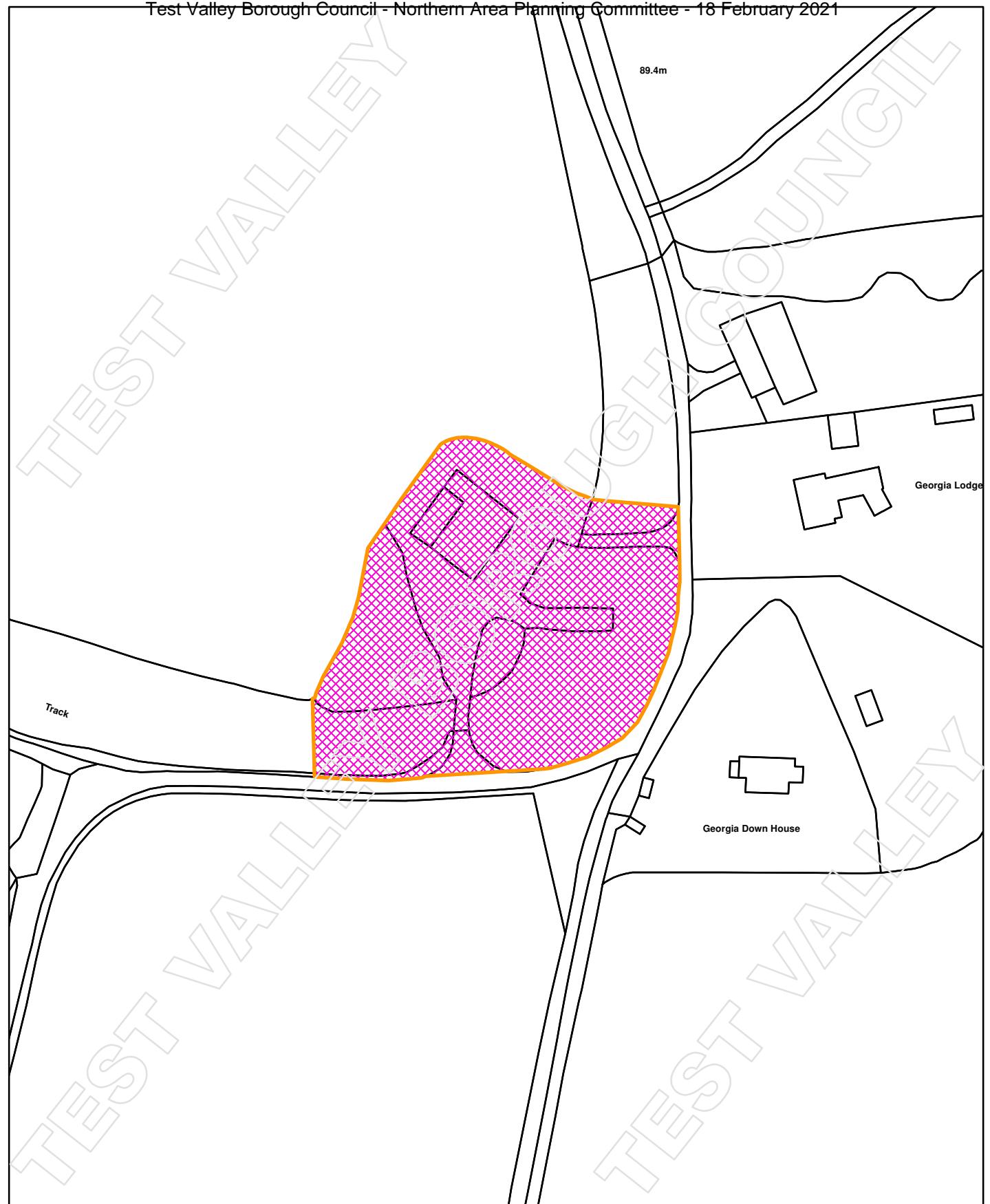
Soft landscape details shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities.

- Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with policies E1 and E2 of the Test Valley Borough Revised Local Plan DPD.**
- 4. The development hereby permitted shall not be occupied until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. The landscaping shall be maintained in accordance with the approved schedule.**
- Reason: To ensure the provision, establishment and maintenance to a suitable standard of the approved landscape designs to create and maintain the appearance of the site and enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with policies E1 and E2 of the Test Valley Borough Revised Local Plan DPD.**
- 5. Development shall proceed in accordance with the details shown on the tree protection plan, drawing number MB200914-01-01 Rev. A (Arbor-Eco Consultancy dated December 2020), and Section 5 of the Arboricultural Impact Assessment prepared by SJ Stephens Associates (February 2019). Tree protective measures shall be installed, maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barriers.**
- Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with policy E2 of the Test Valley Borough Revised Local Plan DPD.**
- 6. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barriers without the prior written agreement of the Local Planning Authority.**
- Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 7. At least the first 6 metres of the re-opened access onto Georgia Lane measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material before first use of the access commencing and retained as such at all times.**
- Reason: In the interest of highway safety in accordance with policy T1 of the Test Valley Borough Revised Local Plan DPD.**

8. Any gates shall be set back at least 6 metres from the edge of the carriageway of the adjoining highway and the access shall be splayed at an angle of 45 degrees from this point to the edge of the highway.
Reason: In the interest of highway safety in accordance with policy T1 of the Test Valley Borough Revised Local Plan DPD.
9. The development shall not be occupied until space has been laid out and provided for the parking of 2 bicycles and the parking and manoeuvring of 3 vehicles to enable them to enter and leave the site in a forward gear and this space shall thereafter be reserved for such purposes at all times.
Reason: In the interests of highway safety in accordance with policies T1 and T2 of the Test Valley Borough Revised Local Plan DPD.

Note to Applicant:

1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.
-

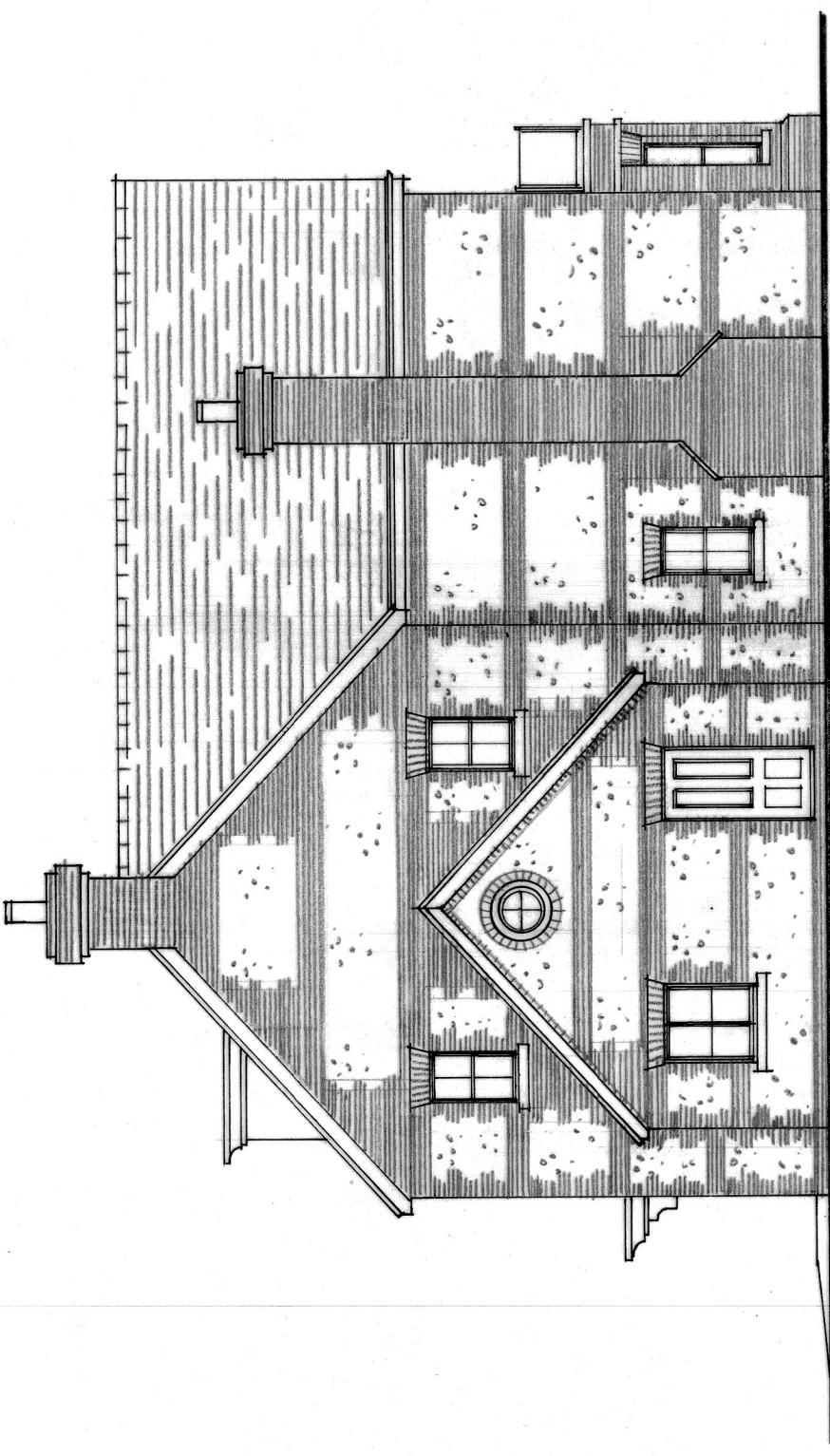


Siteplan

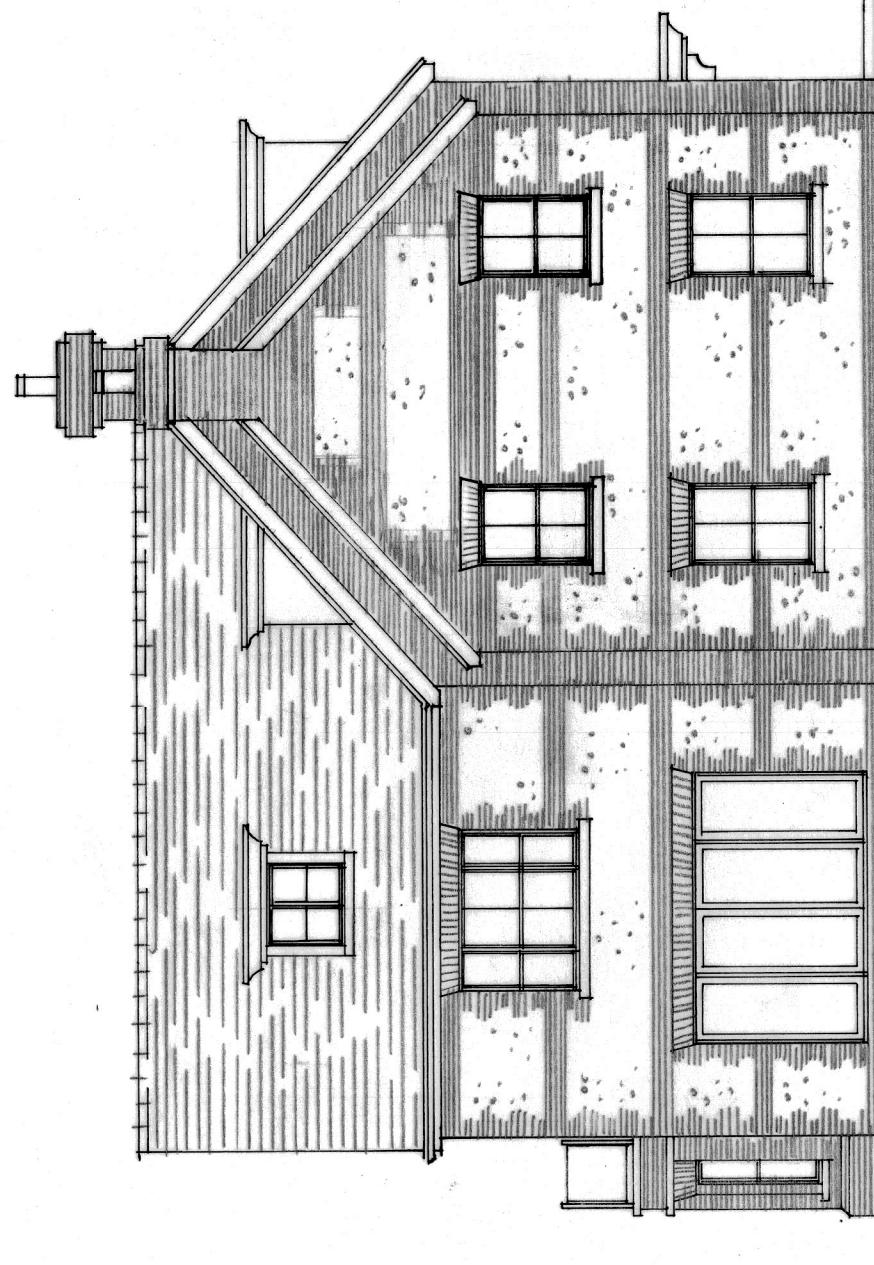
Test Valley
Borough Council 

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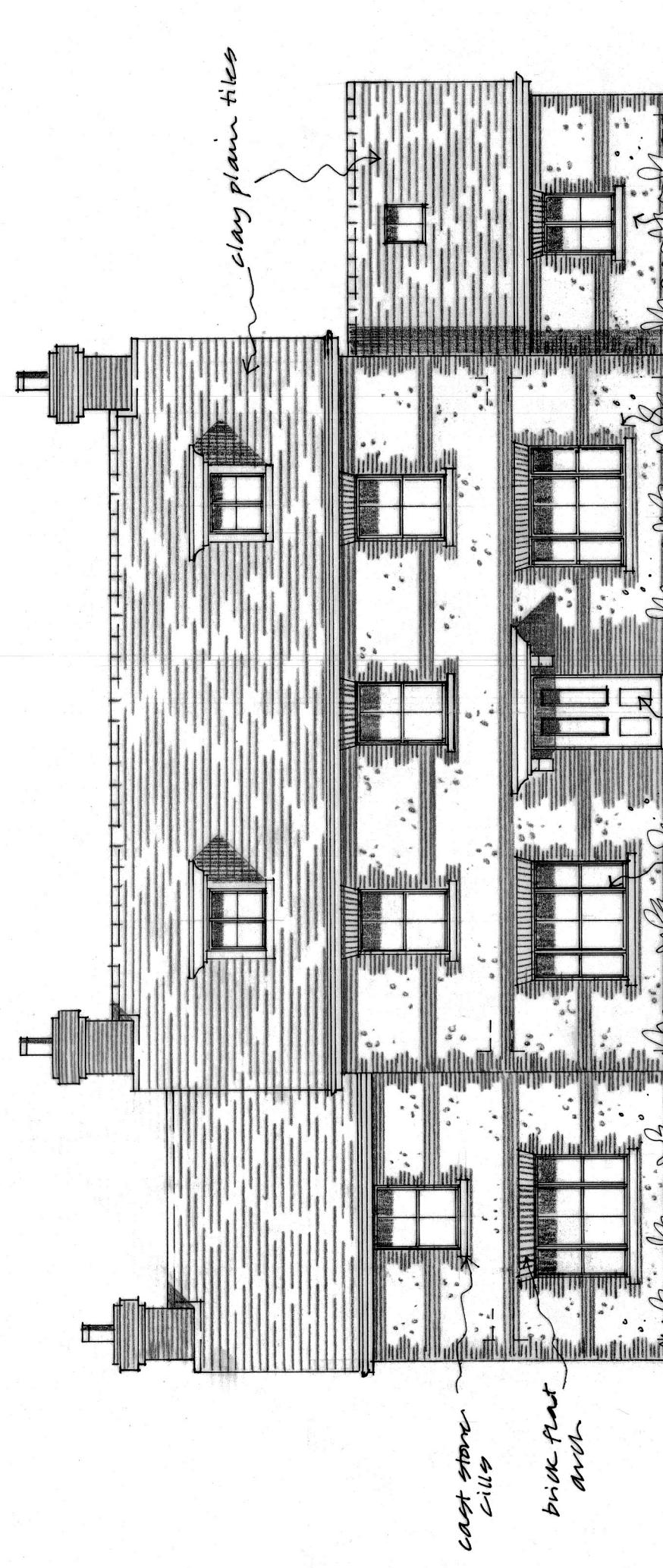
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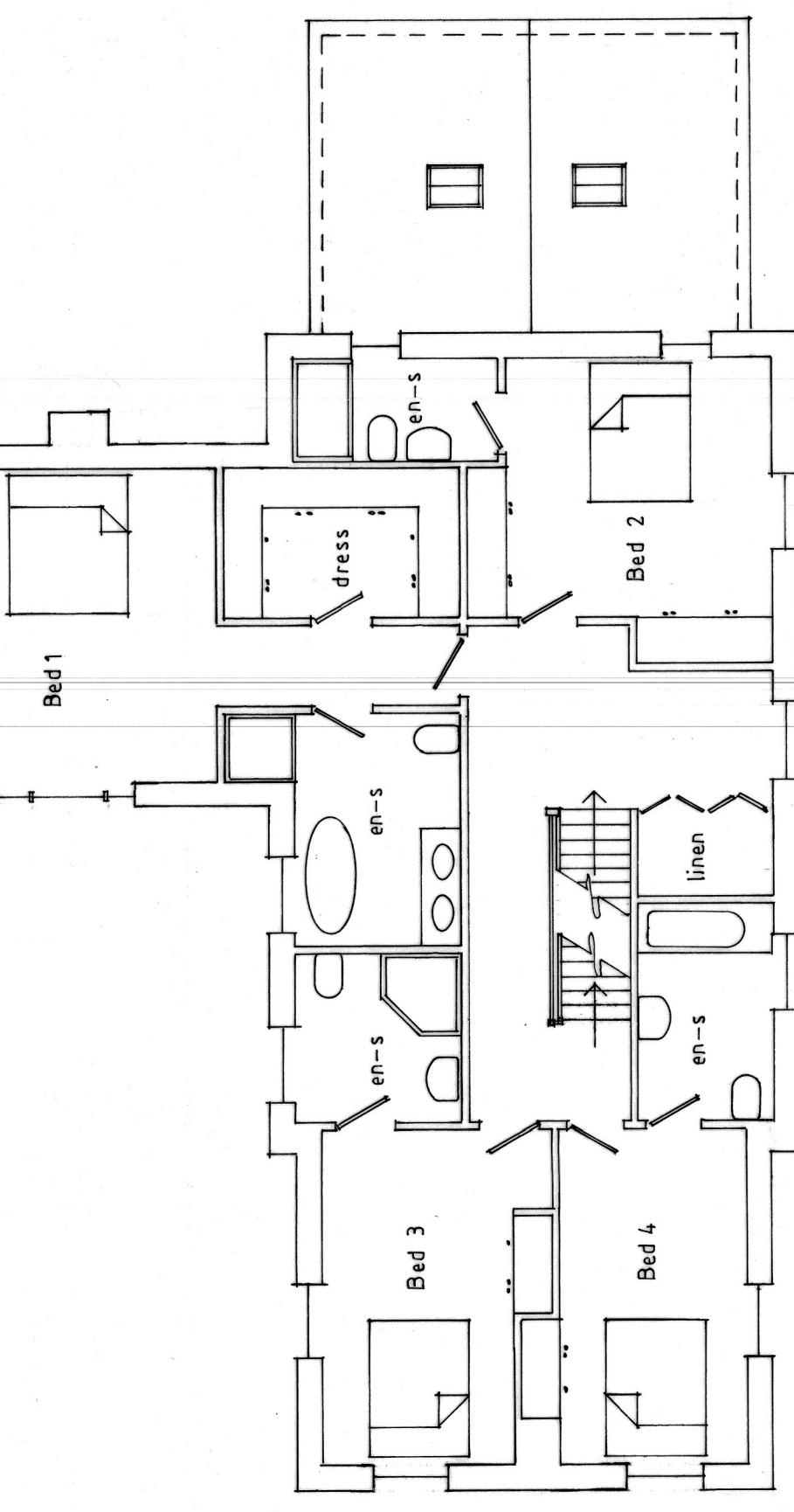
north elevation



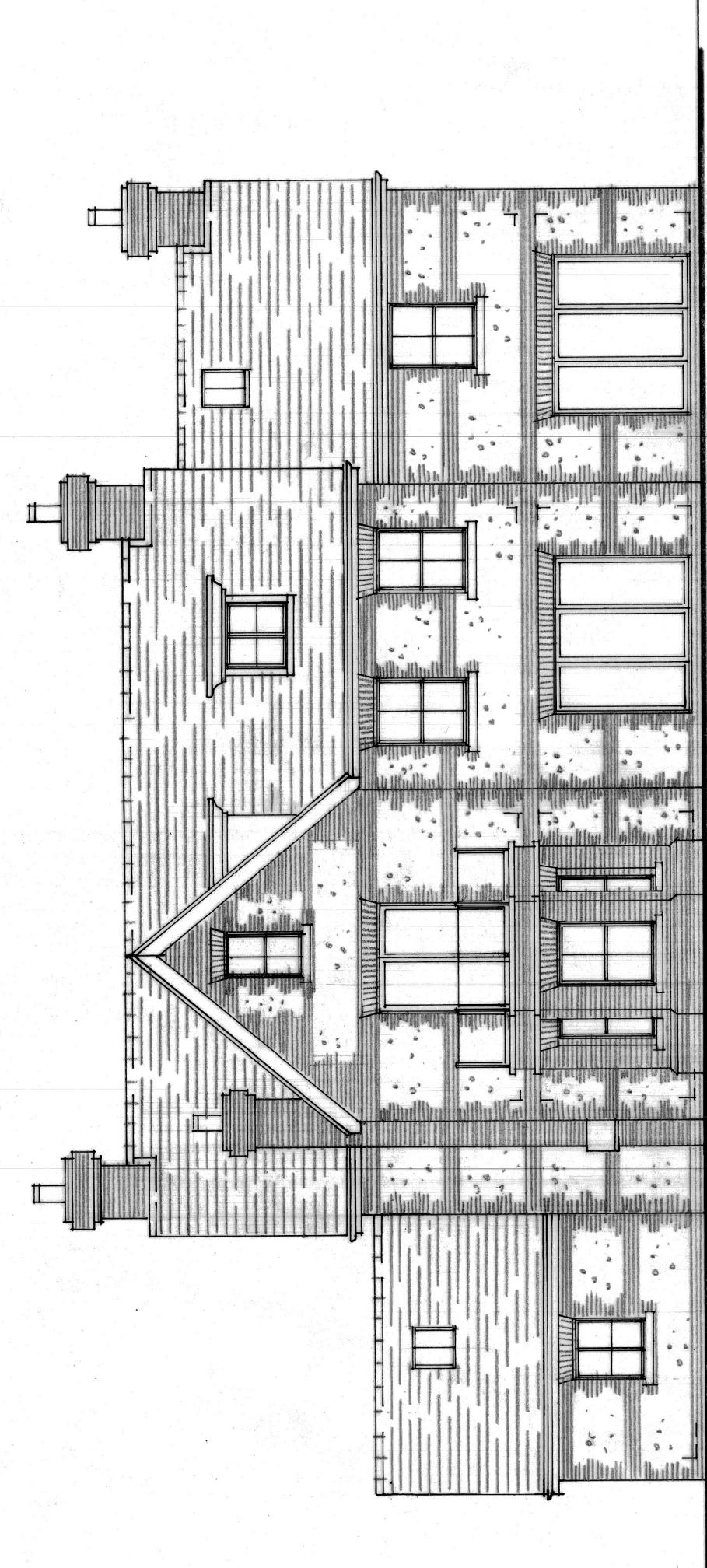
south elevation



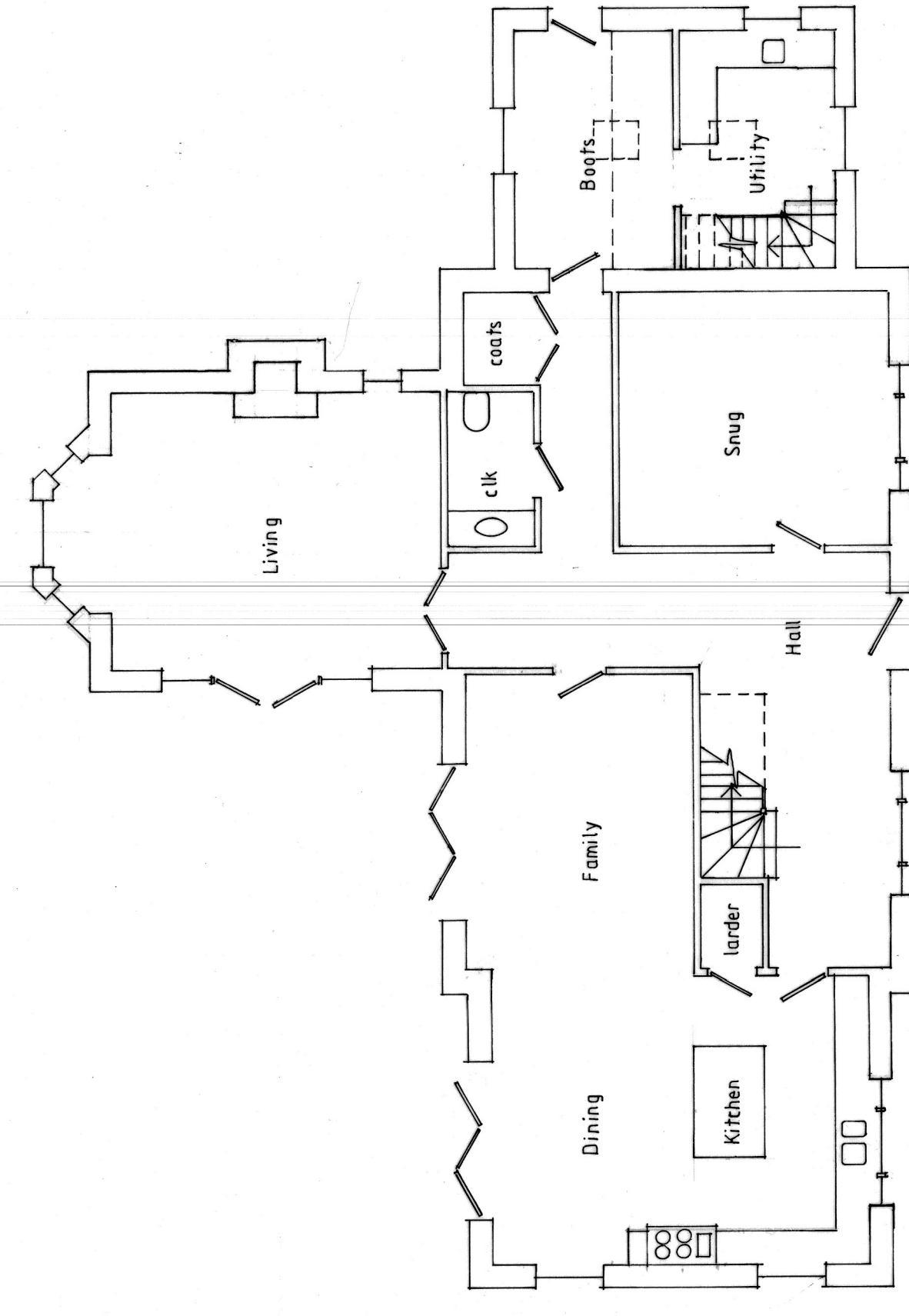
east elevation



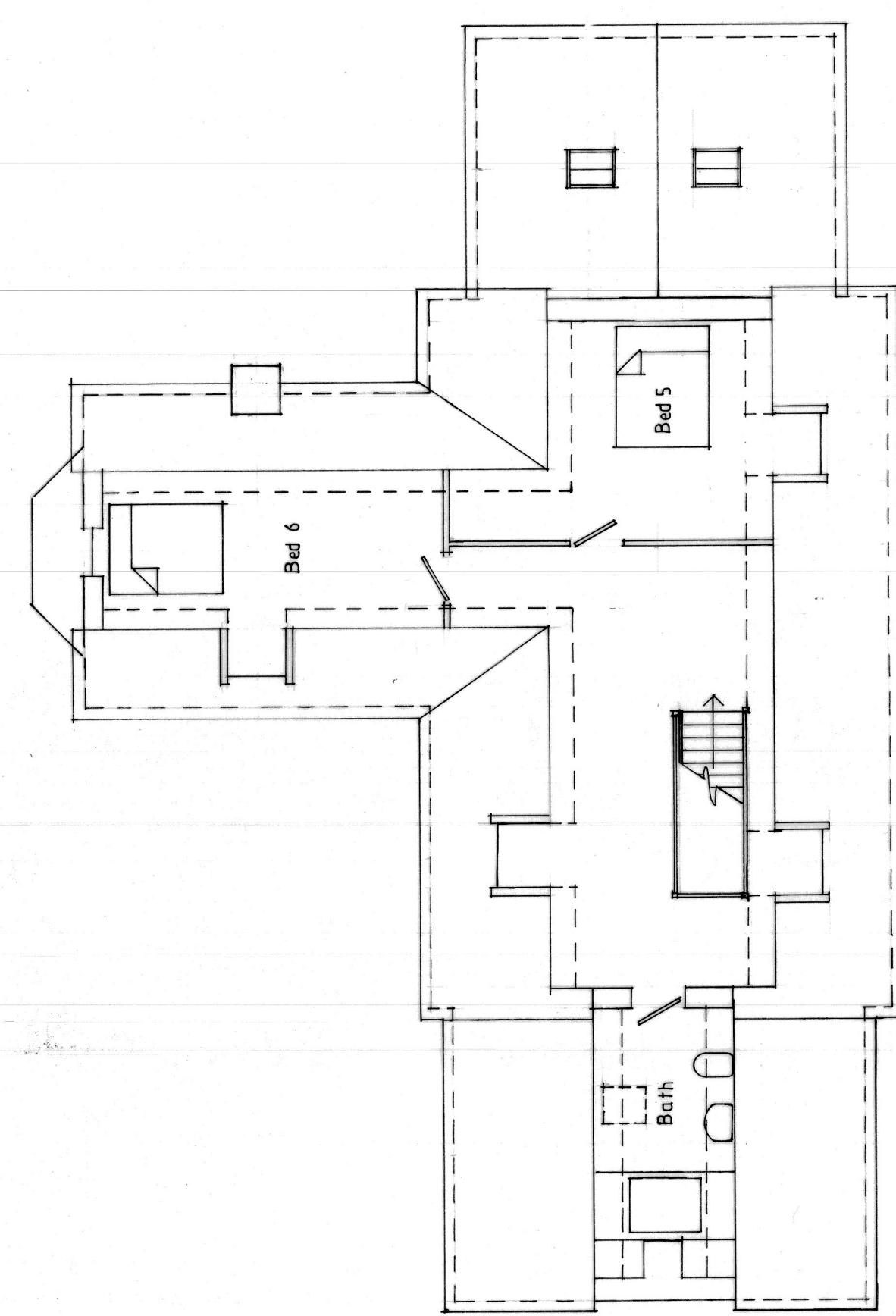
first floor plan



west elevation



ground floor plan



second floor plan

Test Valley Borough Council - Northern Areas Committee - 18 February 2021
02-02-21
B Bird & first shown
on any drawings
14-01-21
A Moderate notes added
to each elevation
revisions
int date
Contractors, Sub Contractors and Suppliers are to
check all relevant dimensions and levels of site and
buildings before commencing any site or building work.
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Fowler Architecture & Planning.
Project

design scheme
drawing no 200634-03 B rev
scale 1:100 @ A1 date SEPT 2020
HURSTWOOD HOUSE
AMPORT

FOWLER • PLANNING ARCHITECTURE &

19 High Street
Pewsey
Wiltshire
SN9 5AF
enquiries@faap.co.uk
01672 569444

18 February 2021

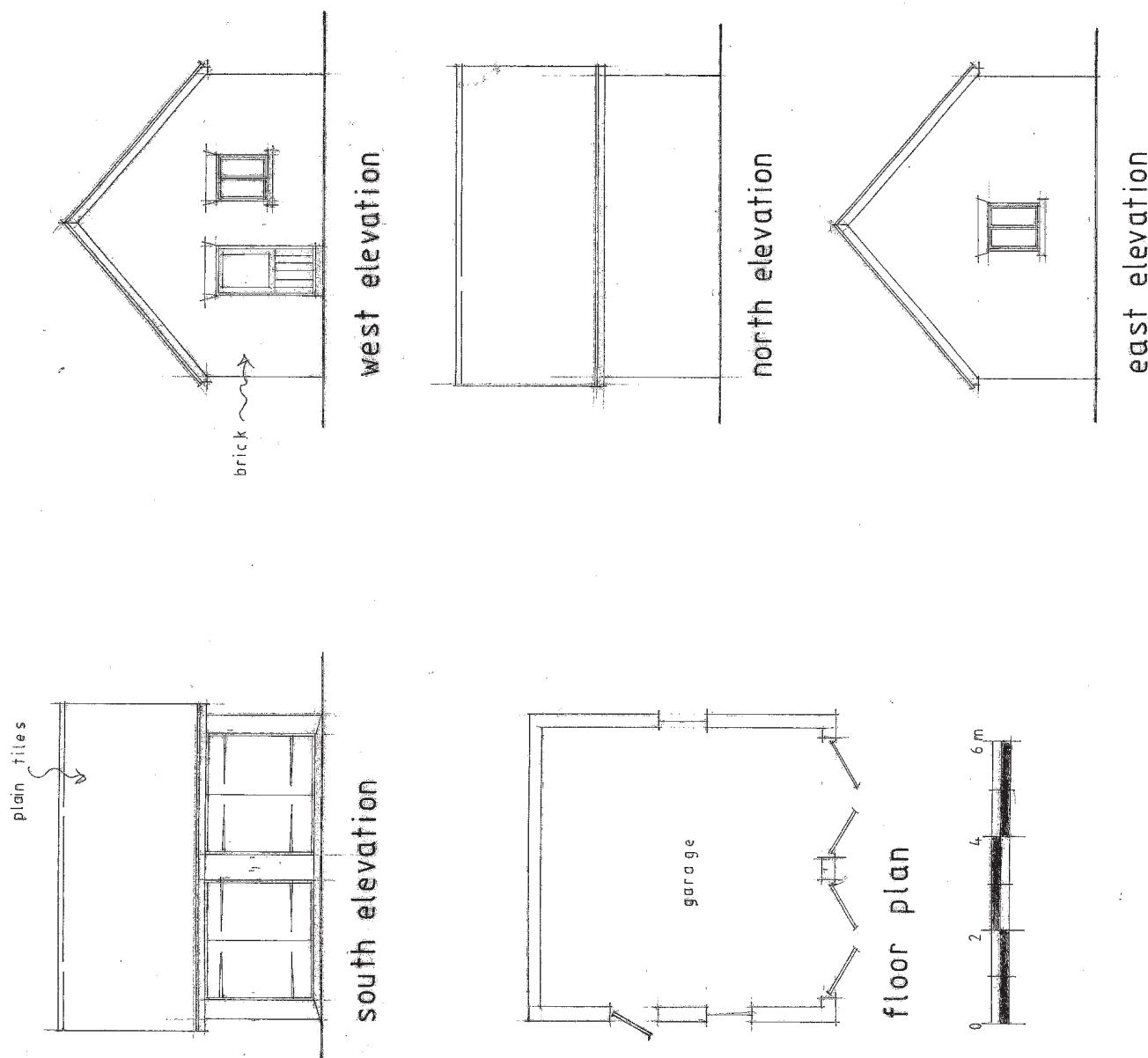
revisions
Contractors, Sub Contractors and Engineers access to the site
for all external dimensions and levels of site and buildings
before commencing any work or storage or building
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HURSTWOOD HOUSE
AMPORT
drawing
GARAGE

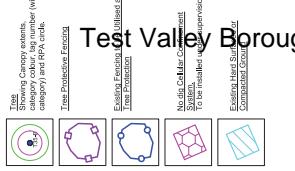
scale
1 : 100 @ A3 SEPT 2020
drawing no. 200634 - 04

FOWLER ARCHITECTS
AND PLANNERS

19 High Street
Pewsey
Wiltshire
SN9 5AF
Tel: 01672 569444
enquiries@faap.co.uk



Key



Notes:
No-dig solution for new access to be constructed under supervision of the Arboricultural Consultant.
Tree Protection Barrier BS5837:2012 accordance with BS5837:2012 Section 6.3.3 Figure 3a, 3b as appropriate adjusted to woodland and trees.



Client	Fowler Architecture and Planning
Project	Hurstwood House (formerly George Farm), Airport.
Bureau Ref.	Tree Protection Plan - Non-Material Amendment
Date	06/02/2020
Ref.	CS
Drawings	MB200914-01-01
Review Number	A

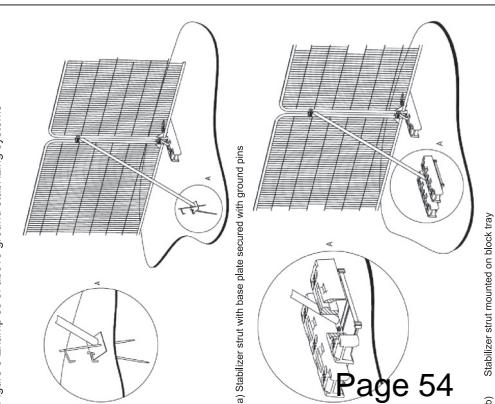


Tree Protective Fencing

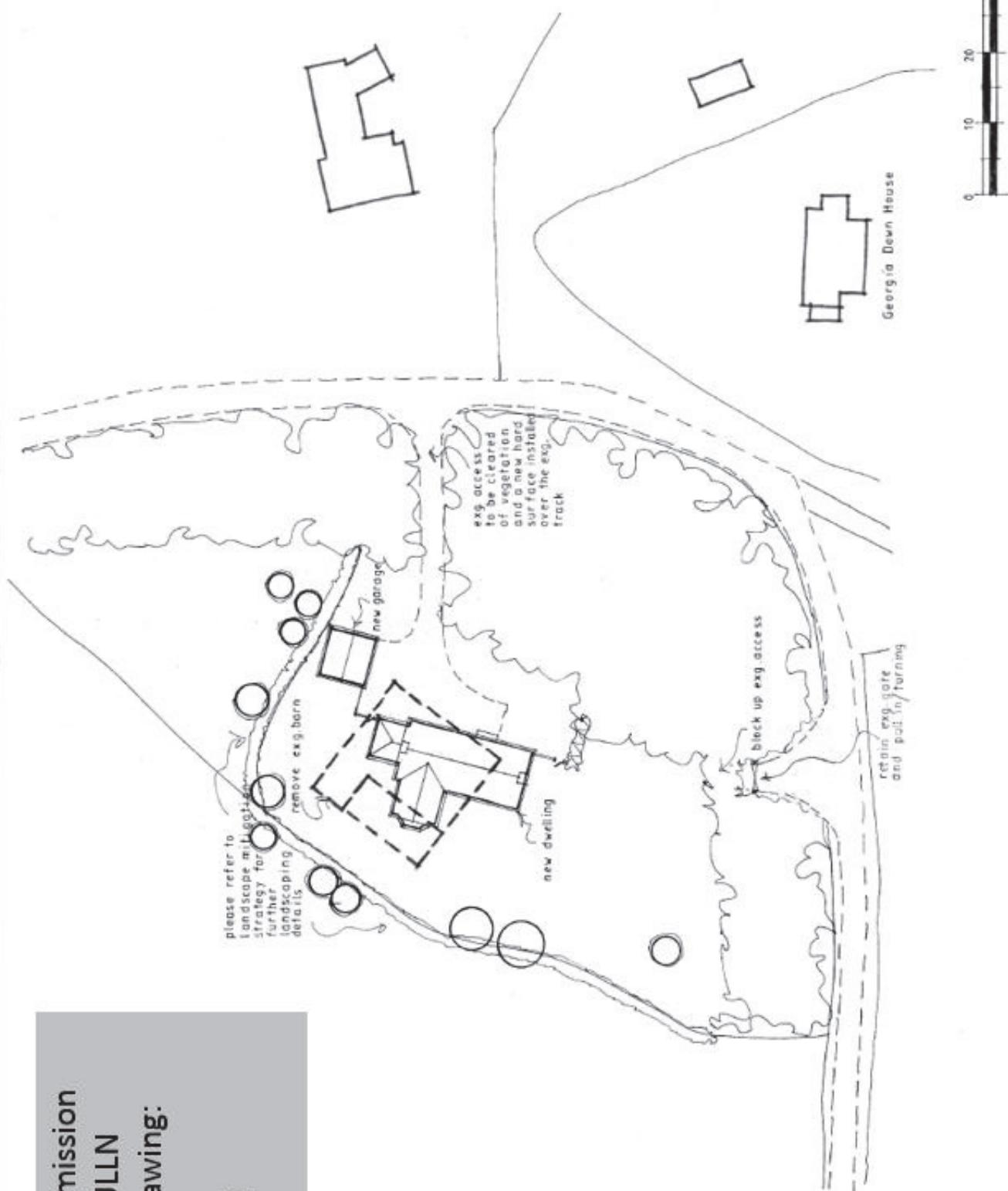
- Tree Protection Barriers in accordance with BS5837:2012 Section 6.3.3 Figure 3a or 3b as appropriate adjacent to the woodland and trees.

BS5837: 2012 Recommendations (extract)

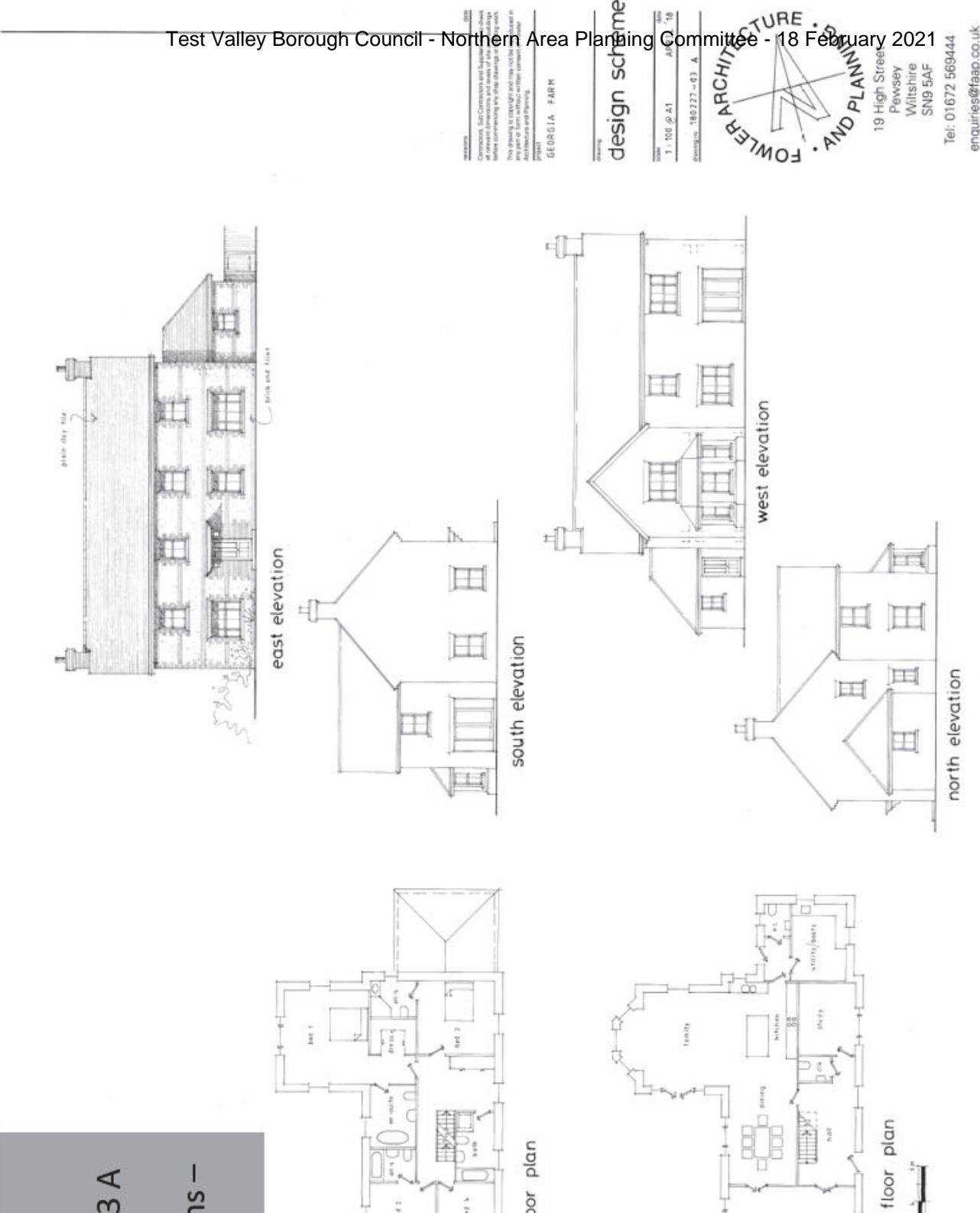
Figure 3 Examples of above-ground stabilizing systems



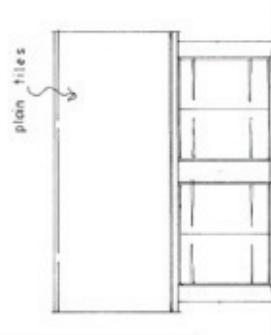
Planning Permission
18/02477/FULLN
Approved drawing:
180227-02B
(not to scale)



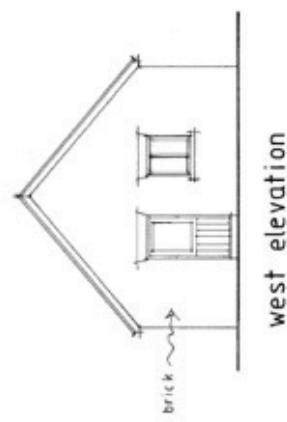
**Planning Permission
18/02477/FULLN
Approved drawing: 180227-03 A
(not to scale)
(Brick and flint to all elevations –
secured by condition)**



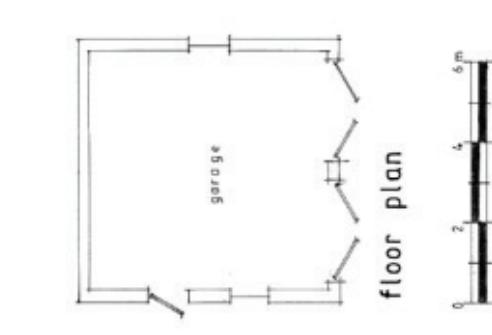
Planning Permission
18/02477/FULLN
Approved drawing:
180227-04
(not to scale)



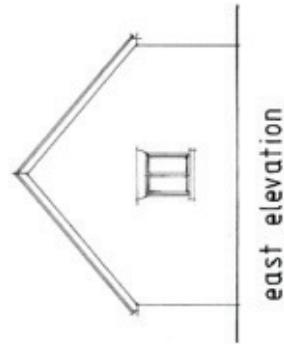
south elevation



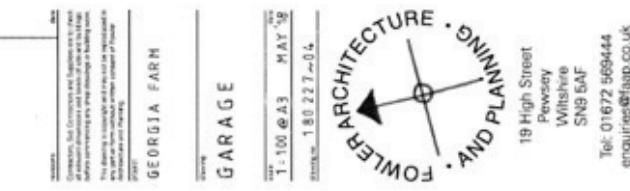
west elevation



north elevation



east elevation

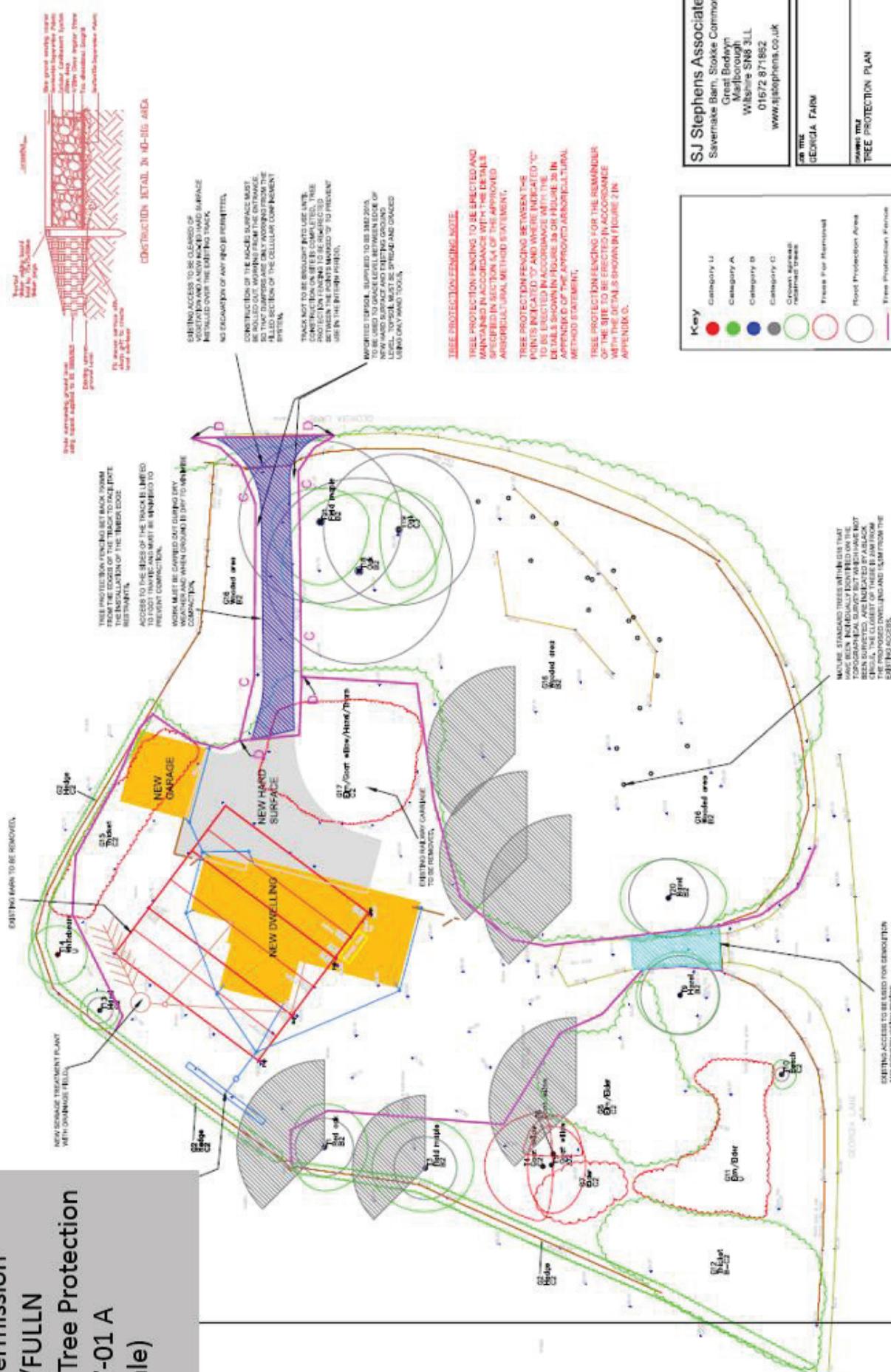


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APPENDIX A

Planning Permission
18/02477/FULLN
Approved Tree Protection
Plan: 1197-01 A
(not to scale)

Planning Permission
18/02477/FULLN
Approved Tree Protection
Plan: 1197-01 A
(not to scale)



SECTION 10: TO DETERMINE WHETHER THE LOCATED IN
THE AREA IS A MARY KNOB, THE OWNER OF RECORD
MAY REQUEST THAT THE GROUND PROTECTION
STRUCTURE BE CONSTRUCTED SO THAT GROUND
WATER FROM WHICH MARY KNOB CAN MOVE TO OTHER
AREAS IS FORCED TO MOVE THROUGH THE LOCATED
STRUCTURE. THE OWNER OF RECORD IS NOT
OBLIGATED TO PAY FOR THE COST OF CONSTRUCTION.
SECTION 11: THE ACCESS TO BE CLOSED OFF, TO BENCH
OR CONTRACTOR, FOLLOWING CLOSURE, AT THE END OF

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