

Notice of Meeting

Northern Area Planning Committee

Date: Thursday 3 June 2021

Time: 5.30 pm

Venue: Upper Guildhall, High Street, Andover, Hampshire SP10 1NT

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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Legal and Democratic Service

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

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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 Z Brooks	Andover Millway
Councillor J Budzynski	Andover St Mary's
Councillor D Coole	Anna
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 J Neal	Andover Millway
Councillor K North	Andover Romans
Councillor R Rowles	Andover Winton

Northern Area Planning Committee

Thursday 3 June 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 22 April 2021
 - 6 Information Notes 4 - 9
 - 7 20/02555/FULLN - 23.10.2020 10 - 18
- (OFFICER RECOMMENDATION: PERMISSION)**
SITE: 77 Barlows Lane, Andover, SP10 2HB, **ANDOVER TOWN (WINTON)**
CASE OFFICER: Ms Alexandra Jeffery
- 8 Scheme of Delegations to Officers 19

To approve the Council's Scheme of Delegations to Officers.

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.	20/02555/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	23.10.2020
APPLICANT	Mr and Ms Mulberry and Mchugh
SITE	77 Barlows Lane, Andover, SP10 2HB, ANDOVER TOWN (WINTON)
PROPOSAL	Two storey side and rear extension to form enlarged kitchen/family room and utility, modify internal layout to form W.C. and study to ground floor with additional bedroom and bathroom to first floor, enlarge existing off-road parking area, widen the vehicular access and extend dropped kerb.
AMENDMENTS	24.11.2020 – gable end over proposed two storey extension changed to hipped roof and single storey roof light changed to two smaller roof lights. 08.12.2020 – location of roof lights over single storey rear extension amended 24.03.2021 – off road parking area amended 30.03.2021 – red line amended 01.04.2021 – design of roof lights over single storey rear extension amended
CASE OFFICER	Alexandra Jeffery

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.
- 1.2 Due to amendments to the red line the proposal was re-advertised on 30th March 2021.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 77 Barlows Lane is a detached two storey house in a residential area of Andover. The house is constructed of red brick with a dark tiled roof and white UPVC windows, the proposed extensions and alterations would be in materials to match existing. The property has been extended previously to include a two storey rear extension. The house is accompanied by a large rear garden and is adjacent to residential properties at 75 and 79 Barlows Lane. The neighbouring properties are similar in their appearance from the street scene in that they are all constructed of red brick with a gable end facing the road. 75 Barlows Lane has not been extended however 79 Barlows Lane has been extended to the side at two storeys as well as to the rear at single storey.

3.0 **PROPOSAL**

- 3.1 The application seeks full planning permission for a two storey side and rear extension as well as a single storey rear extension. The current footprint of the dwelling has an 'L' shape. The two storey side and rear extension would effectively infill this 'L' shape to square off the footprint of the property and would also extend the built form further to the side towards number 79 by 1.2 metres. All materials proposed would match those on the existing property; facebrick to match existing, roof tiles to match existing and UPVC openings to match existing.
- 3.2 The two storey extension would protrude 5 metres from the rear wall of the original dwellinghouse and would be used at ground floor level as a utility room and part of the kitchen extension. At first floor level the extension would provide an additional bathroom and bedroom. Three new windows are proposed at first floor in bedroom 2, bedroom 4 and the bathroom.
- 3.3 The single storey rear extension would measure 4.5 metres from the rear wall of the proposed two storey extension and 2.5 metres from the rear wall of the existing two storey extension. It would be used as a kitchen & family room and would feature two roof lanterns and bi-fold doors on the rear elevation.
- 3.4 77 Barlows Lane would increase from a three to four bedroom dwelling therefore parking for three vehicles will be provided by removing a portion of the front lawn and widening the vehicular access at the front of the property.

4.0 **HISTORY**

- 4.1 ANB.04653 – Alterations and extension to dwellinghouse. Permission 09.08.1972.
- 4.2 TVN.04002 – Rear extensions. Permission subject to conditions and notes 05.04.1984.
- 4.3 07/00054/FULLN – Erection of new timber garage to replace existing concrete garage. Permission subject to conditions and notes 05.03.2007.

5.0 **CONSULTATIONS**

- 5.1 **Ecology** – No objection.
- 5.2 **Highways Development Planning** – No objection. The applicant will be required to apply for a S.184 License to extend the dropped kerb through the Highway Authority.

6.0 **REPRESENTATIONS** Expired 22.04.2021

- 6.1 **Andover Town Council** – No objection.
- 6.2 **Letters of objection from 79 Barlows Lane, summarised as follows:**
1. Overlooking and privacy
 - The proposed extension to the rear bedroom would be overlooking our main living room, we would lose this very private space that we currently enjoy.

- We have our main living room at the rear of the house, we have glass windows and roof which mean when viewed from the proposed first storey bedroom, we would lose any privacy we had.
- Photos named private patio 1 & 2, 'view out', image 4 and 'private patio 3' have been provided by the owner 79 Barlows Lane to illustrate their concerns with respect of overlooking.
- Site lines provided in drawing 995/16 are not a true account as they only provide a 2D account and are incorrect when viewing from a first floor window down into another property. The sight lines from bedroom 4 are into our living room and private amenity space.
- Does not matter if the window (the window to bedroom 4) is for a bedroom, it is still an infringement of our right to privacy in our living room and therefore considered a nuisance.
- The Council has an obligation to act consistently with The European Convention on Human Rights Act 1998, Article 1 of the 1st Protocol- The Right to the Enjoyment of the Property and Article 8 – Right for Respect for Home, Privacy and Family Life.

2. Loss of light

- We only have one window on this side (side elevation facing 77 Barlows Lane) of the house at the top of our landing, however this does mean that we enjoy early morning sun from sunrise to mid-day (photos 1, 3 and 4).
- Window not only floods our upper hallway but also means that we get natural light into the front of the house upstairs (photos 'internal light 1, 2 and 3').
- Proposed works are so close and of a height that would prevent any natural sunlight from entering through this window.
- The roof design also means that with a high gable end this further has an impact, a hipped roof would be far more appropriate.

3. An objection was also received from 79 Barlows Lane on 17th November 2020 but as this objection concerns permitted development rights, it is not considered relevant to this application.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

- COM2 – Settlement hierarchy
- E1 – High Quality Development in the Borough
- E5 - Biodiversity
- LHW4 – Amenity
- T2 – Parking standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Residential amenity
- Impact on the character of the area
- Ecology
- Parking provision

Principle of development

8.2 77 Barlows Lane is within the settlement boundary of Andover as defined within the Revised Local Plan maps. The proposal would be acceptable in principle, with regard to policy COM2, subject to being appropriate to the other policies of the Test Valley Borough Revised Local Plan (TVBRLP).

Impact on the character of the area

8.3 Policy E1 of the TVBRLP states that development will be permitted if it integrates, respects and complements the character of the area in which the development is located in terms of layout, appearance, scale, materials and buildings styles.

8.4 The single storey element of the proposal would not be visible from the public realm and the proposed materials which would match the host property would ensure a satisfactory integration between the two. The two storey side and rear extension would be visible in glimpsed views from the public realm but would be set back 6.8 metres from the principal elevation and the use of matching materials (red brick for the walls, clay tiles for the roof and white UPVC windows) would ensure that the proposal integrates with the host dwelling and would also be in keeping with the matching materials which unite a number of properties on this side of Barlows Lane. The proposal would extend 1.2m from the existing side wall and has been designed with a hipped roof. Giving consideration to the nature and extent of the extensions that have taken place within the vicinity of the application site it is considered that the scale of the proposal would be subsidiary in its appearance and would integrate, respect and complement satisfactorily with the character of the area in accordance with Policy E1 of the TVBRLP.

8.5 Policy E2 of the TVBRLP permits development should it;

- a) Not have detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located;
- b) It is designed and located to ensure that the health and future retention of important landscape features is not likely to be prejudiced;
- c) The existing and proposed landscaping and landscape features enables it to positively integrate into the landscape character of the area.

8.6 The proposal would result in the loss of some of the mown area of grass at the front of the property and two shrubs on the front boundary of the application site to accommodate an additional off-road parking space. Although the loss of some of the lawn and shrubs to accommodate the additional off road parking space is regrettable, this parking arrangement it is not uncharacteristic of the area. It is considered that a sufficient area of landscaping would remain to

ensure that the proposal would not have a detrimental impact on the landscape character of the area. A new cherry tree is also proposed to be planted on the mown area of grass to be retained and a condition has been imposed to ensure that it successfully establishes on site. Accordingly, it is considered that the proposal would not have a detrimental impact on the landscape character of the area and that the additional tree planting would ensure that the proposal positively integrates with the landscape character of the area. The proposal is in accordance with Policy E2 of the TVBRLP.

The impact on ecology

- 8.7 The Ecologist considers there to be no reasonable likelihood that bats would be present within the roof of the property and as such raises no concerns over this proposal in respect of bats or other ecological matters. As such the proposal complies with Policy E5 of the RLP.

The impact on amenity

- 8.8 Policy LHW4 states that development will be permitted provided that it provides for the privacy and amenity of its occupants and those of neighbouring properties and it does not reduce the levels of daylight and sunlight reaching new and existing properties or private open space to below acceptable levels.
- 8.9 79 Barlows Lane
Concerns regarding loss of privacy, overlooking and loss of daylight have been raised by the occupier at 79 Barlows Lane who considers that they would experience an unreasonable loss of privacy from the proposed two storey side and rear extension created by the addition of bedroom no. four.
- 8.10 *Privacy and Overlooking*
The proposed two storey rear and side extension would result in 77 Barlows Lane being closer to the boundary between the application site and 79 Barlows Lane and in line with the rear elevation of 79 Barlows Lane. The proposed rear elevation would have a window which would serve the proposed bedroom no. 4. The outlook from this bedroom window would be primarily across the rear garden of the application property and although some views across the habitable room and rear garden of 79 Barlows Lane would be possible these would be glimpsed, angular views and would only be obtained from limited parts of the bedroom when standing closest to the window. The frequency of use of the bedroom is likely to be limited in comparison with primary habitable rooms such as kitchens and living rooms therefore overlooking opportunities are further reduced compared to primary living areas. As such, it is considered that the proposal would provide for the privacy of 79 Barlows Lane.
- 8.11 A single storey rear extension is proposed at the application site which would include two roof lanterns to serve the proposed kitchen and family room. Views from the bedroom window on the rear elevation of 79 Barlows Lane into the kitchen and family room would be possible however this view would be angled and also views would be limited due to the size of the roof lanterns proposed and the distance of separation between the bedroom window and the single storey rear extension. In addition, considering the lesser frequency

of use associated with a bedroom it is considered that the addition of the roof lanterns would still provide for the privacy of the host property.

8.12 *Sunlight, daylight and shadow*

The proposed development would result in the two storey rear and side extension extending 1.2m closer towards the side elevation of 79 Barlows Lane, which has a landing window at first floor level with unobscured glazing. The outlook and amount of sunlight and daylight reaching the landing window at 79 Barlows Lane is already compromised by the application dwelling. A shadow diagram has been undertaken which shows that there would be some additional shadow affecting the landing window at 79 Barlows Lane in the morning between 8-9am as a result of the proposal. All other windows and areas of inside and outside amenity space at 79 Barlows Lane would be unaffected by the proposal in terms of daylight, sunlight and shadow. The proposal would not result in the levels of daylight, sunlight or shadow falling below acceptable levels and as such the proposal is considered acceptable with regards to Policy LHW4 of the TVBRLP.

8.13 75 Barlows Lane

Privacy and overlooking

The proposal would not have any impact on the levels of privacy experienced by the occupiers of the neighbouring property to the northeast, 75 Barlows Lane.

8.14 *Sunlight, daylight and shadow*

There are no windows at 75 and 73 Barlows Lane that would be affected by loss of daylight and sunlight as a result of the proposal because the additional two storey built form is to be located on the south-western elevation of the host property. New built form closest to these properties would be single storey in nature and due to the intervening boundary treatment and orientation of these properties relative to the host it is considered that levels of daylight and sunlight reaching these properties will not be reduced to below acceptable levels. As existing, 77 Barlows Lane already casts a shadow across 75 and 73 Barlows Lane in the afternoon. The shadow diagrams show that there would be a minimal increase in this shadow in the afternoon but this would not result in the levels of daylight and sunlight falling below acceptable levels.

8.15 The proposed development would not result in any significant harm to the occupants of adjoining and nearby properties in respect of light, outlook or privacy. As such the scheme would comply with Policy LHW4 of the TVBRLP.

Parking provision

8.16 In accordance with Policy T2 and Annex G of the TVBRLP three off road car parking spaces have been provided within the curtilage of 77 Barlows Lane, as shown on the submitted plan 995/15 J. Highways Development Planning raises no objection to the proposed parking layout and comments that it mirrors the existing parking layout for similar properties nearby. No concerns have also been raised from Highways Development Planning in respect of the widening of the existing access and extending the dropped kerb. The proposal is considered acceptable in highway safety terms with regards to Policy T1 of the TVBRLP.

9.0 **CONCLUSION**

9.1 The proposal would integrate, respect and complement the character of the area and as such is in accordance with Policies COM2 and E1 of the TVBRLP. It is considered that sufficient soft landscaping would remain and that the additional tree planting would ensure that the proposal would not have a detrimental impact on the landscape character of the area, in accordance with Policy E2 of the TVBRLP. The development would provide for the privacy and amenity of its occupants and those of neighbouring properties in accordance with Policy LHW4 of the TVBRLP. The development would not impact on protected species in accordance with Policy E5. Car parking provision is in accordance with Policy T2 and Annex G of the TVBRLP and the proposed alterations to the access arrangements are considered acceptable in highway safety terms and is in accordance with Policy T1 of the TVBRLP.

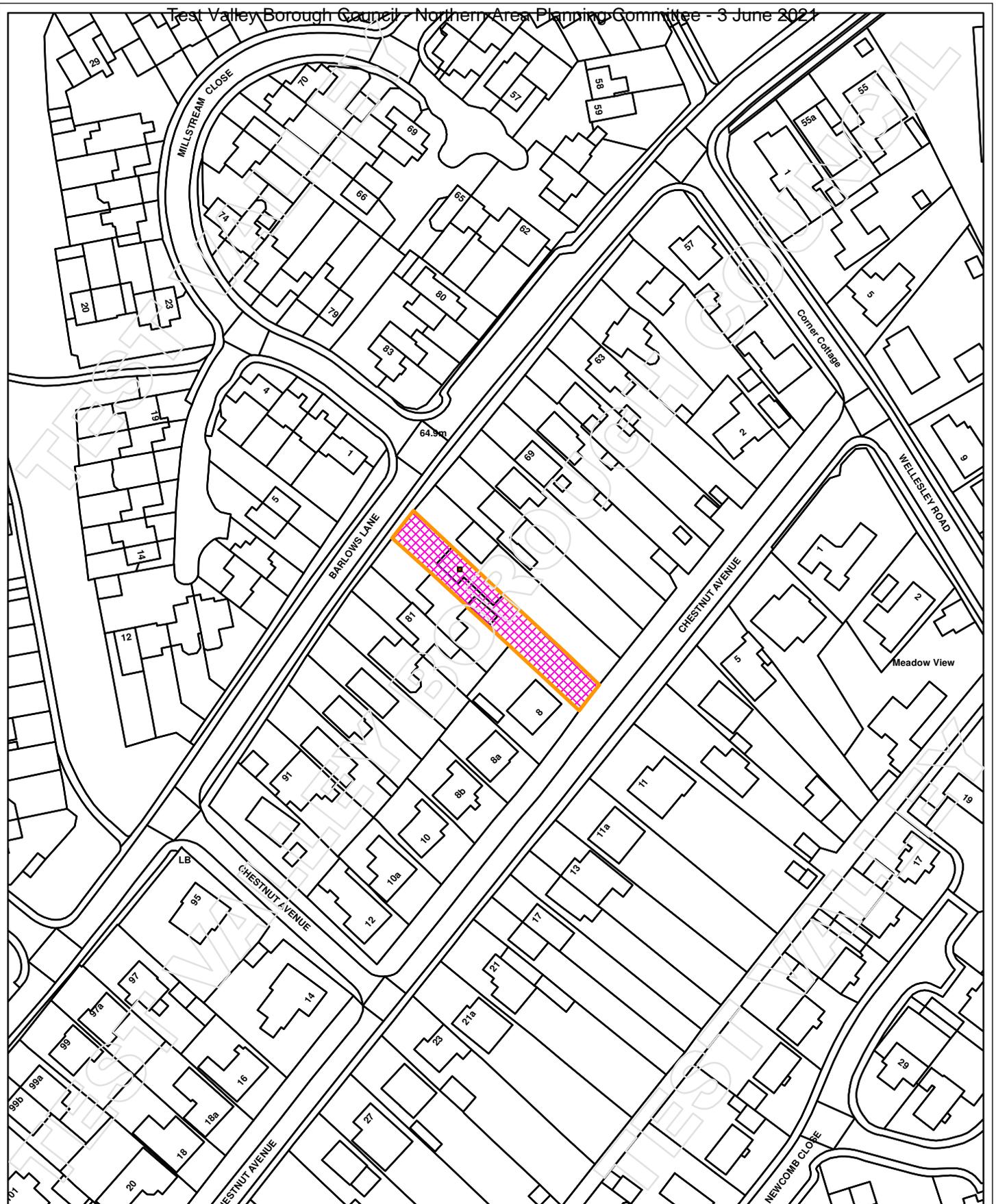
10.0 **RECOMMENDATION**

PERMISSION subject to:

1. **The development hereby permitted shall be begun within three years from the date of this permission.**
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **The development hereby permitted shall not be carried out unless in complete accordance with the details shown on the submitted plans 995/15 J – received 01.04.2021**
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **The replacement cherry tree shown on the approved plan 995/15 J shall be planted before first occupation of the development hereby approved and thereafter shall be maintained for a period of at least 5 years. If the tree is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, it shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the cherry tree.**
Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

Note to applicant:

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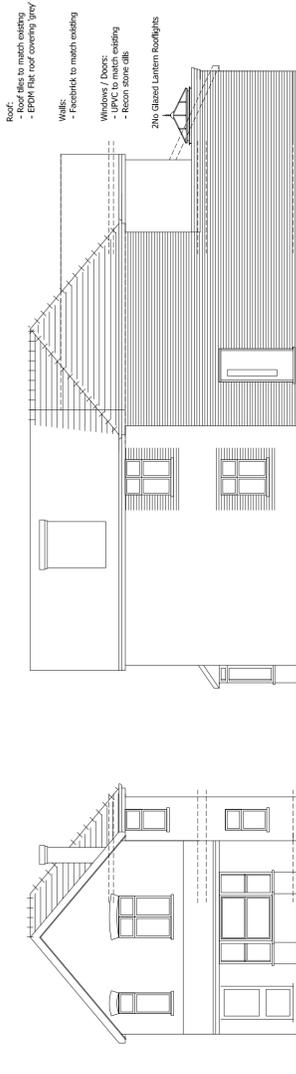


Siteplan

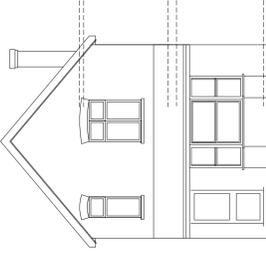


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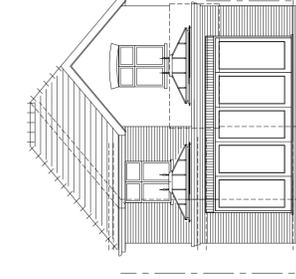
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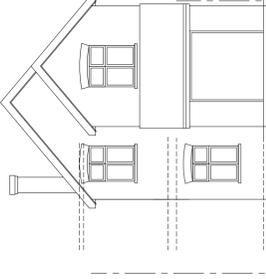
Proposed Front Elevation



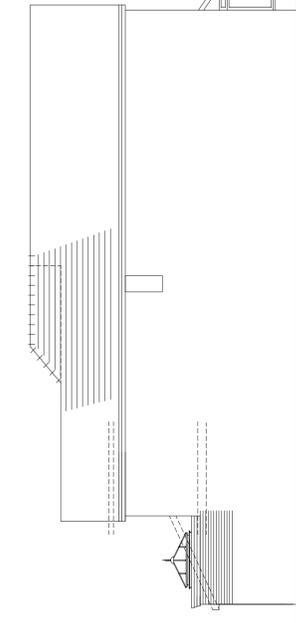
Existing Front Elevation



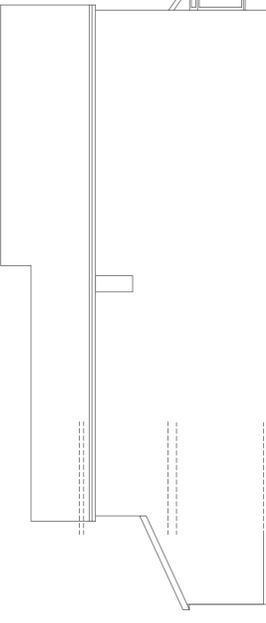
Proposed Rear Elevation



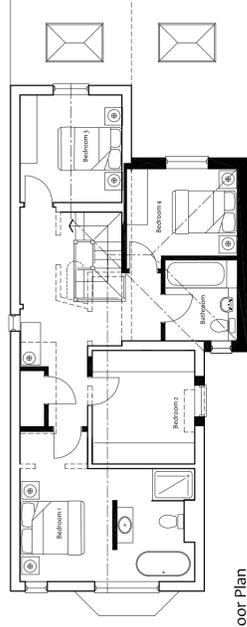
Existing Rear Elevation



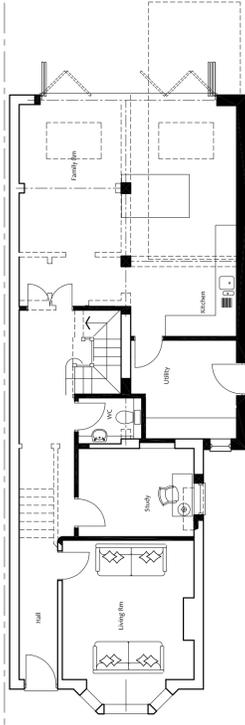
Proposed Side Elevation



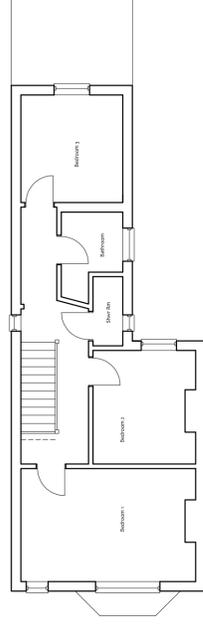
Existing Side Elevation



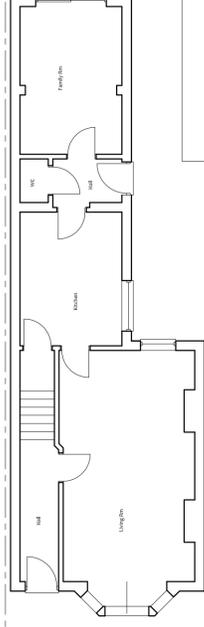
Proposed First Floor Plan



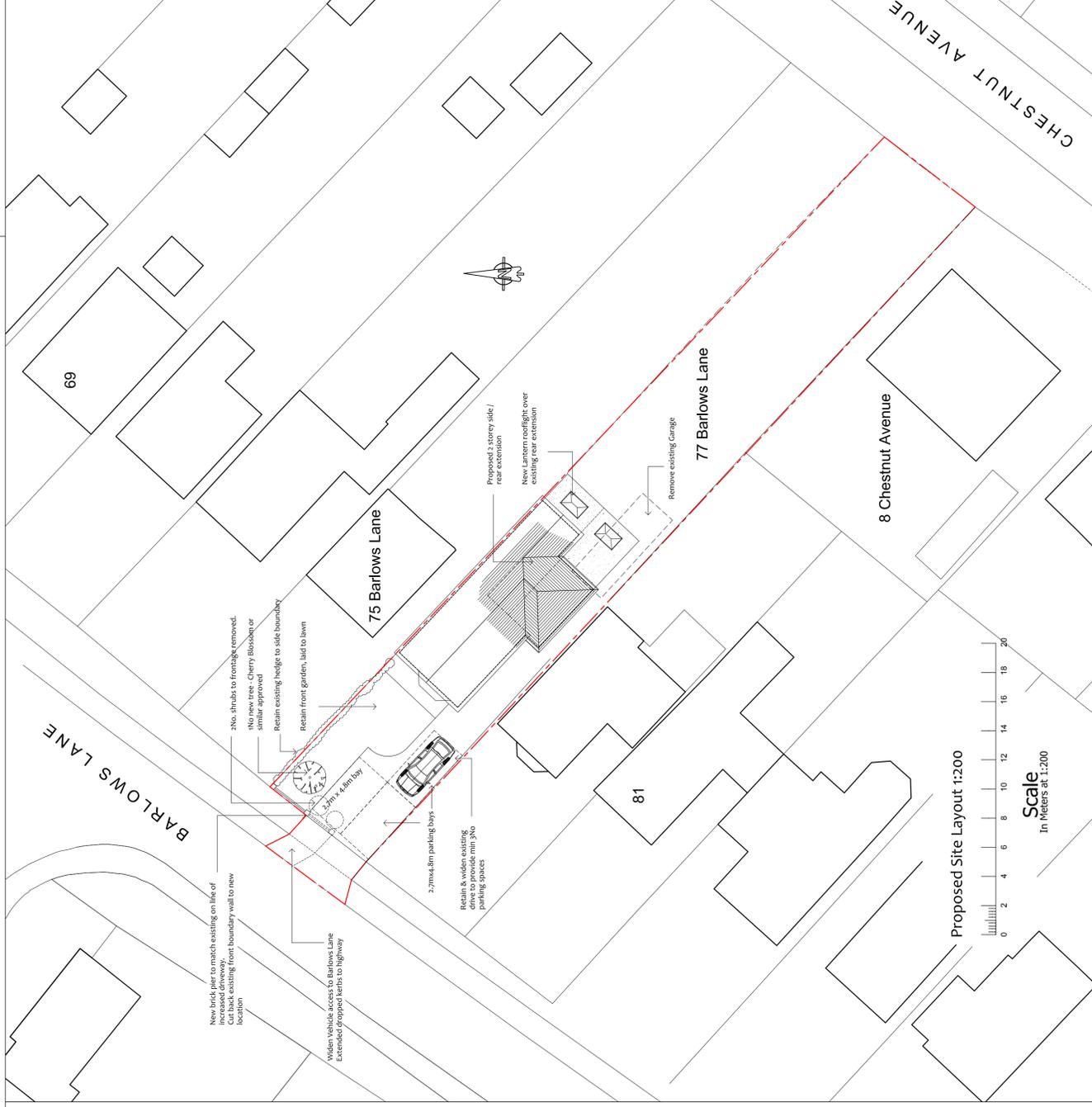
Proposed Ground Floor Plan



Existing First Floor Plan

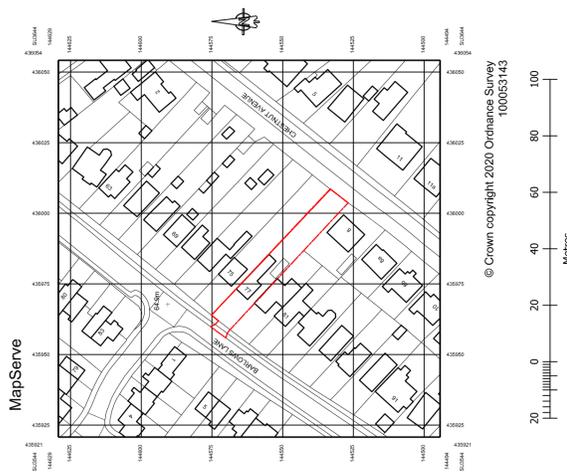


Existing Ground Floor Plan



Proposed Site Layout 1:200

Scale
In Meters at 1:200



Test Valley Borough Council - Northern Area Planning Committee - 3 June 2021

BUILDING DESIGN SERVICES
 architectural services
 1 Pelican House, New Street, Andover
 SP10 1DR
 T: 01264 335804

PROJECT:
**77 BARLOWS LANE
 ANDOVER
 SP10 2HB**

DRAWING:
**PROPOSED EXTENSION
 FLOOR PLANS & ELEVATIONS
 SITE LAYOUTS**

SCALE: 1:100, 1:200, 1:1250 @ A1 DATE: OCT 2020
 DRWG NO: **995 / 15 J**

The Drawings Copyright. It must not be copied, used or disclosed to third parties without prior permission. Any discrepancies to be reported to the architect immediately. All drawings to be made in strict conformance with relevant Engineers drawings where applicable. Full approval of any work to be obtained by either C/A or Local Authority Building Inspector.

PLANNING APPLICATION DRAWING

ITEM 8 **Scheme of Delegations to Officers**

Report of the Head of Legal and Democratic Services

Recommended:

That the Scheme of Delegations to Officers annexed to the report to Annual Council, in so far as it applies to the powers and duties of the Northern Area Planning Committee, be approved.

SUMMARY:

- The purpose of the report is to approve the Council's Scheme of Delegations to Officers.

1 Background

- 1.1 The Scheme of Delegations is approved each year in accordance with the Constitution by Annual Council. Regular updated approval of the Scheme of Delegations ensures the Council's decision-making is as robust as possible and operates as effectively as possible in accordance with legal requirements. Council Procedure Rules require that the annual meeting will approve the Scheme of Officer delegations at Part 3 of the Constitution.

2 Resource Implications

- 2.1 None

3 Issues

- 3.1 During the course of the year since the last Annual Council changes have occurred to the Scheme of Delegations and new delegations have been made as the need has arisen over time. These changes have been approved or reported to Council as required.

Background Papers (Local Government Act 1972 Section 100D)

None

Confidentiality

It is considered that this report does not contain exempt information within the meaning of Schedule 12A of the Local Government Act 1972, as amended, and can be made public.

No of Annexes:	0	File Ref:	N/A
(Portfolio: Corporate) Councillor Tasker			
Officer:	Karen Dunn	Ext:	8401
Report to:	Northern Area Planning Committee	Date:	3 June 2021