

Notice of Meeting

Northern Area Planning Committee

Date: Thursday 16 February 2023
Time: 5.30 pm
Venue: Conference Room 1, Beech Hurst, Weyhill Road, Andover,
Hampshire, SP10 3AJ

For further information or enquiries please contact:
Sally Prior - 01264 368000
sprior@testvalley.gov.uk

Legal and Democratic Service
Test Valley Borough Council,
Beech Hurst, Weyhill Road,
Andover, Hampshire,
SP10 3AJ
www.testvalley.gov.uk

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

PUBLIC PARTICIPATION SCHEME

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

Membership of Northern Area Planning Committee

MEMBER

WARD

Councillor J Budzynski (Chairman)	Andover St Mary's
Councillor T Burley (Vice-Chairman)	Andover Harroway
Councillor C Borg-Neal	Andover Harroway
Councillor Z Brooks	Andover Millway
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 16 February 2023

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 17 November 2022
- 6 Information Notes 4 - 9
- 7 22/01989/FULLN - 03.08.2022 10 - 21

(OFFICER RECOMMENDATION: PERMISSION)
SITE: Berry Court Farm, Church Hill, Nether Wallop,
SO20 8EY, **NETHER WALLOP**
CASE OFFICER: Samantha Owen
- 8 22/02758/ADV N - 26.10.2022 22 - 27

(OFFICER RECOMMENDATION: CONSENT)
SITE: Land at the entrance of Enham Place, Newbury
Road, Enham Alamein, SP11 6JS, **ENHAM ALAMEIN**
CASE OFFICER: Katie Nethersole
- 9 23/00041/FULLN - 04.01.2023 28 - 40

(OFFICER RECOMMENDATION: REFUSE)
SITE: North Croye, The Avenue, Andover, SP10 3EL,
ANDOVER TOWN (MILLWAY)
CASE OFFICER: Gillian Wheeler

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.

In July 2021 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.	22/01989/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	03.08.2022
APPLICANT	Mr Anthony Jepson-Turner, IX Limited
SITE	Berry Court Farm, Church Hill, Nether Wallop, SO20 8EY, NETHER WALLOP
PROPOSAL	External alterations to building to facilitate change of use permitted under planning permission 21/02595/PDRN
AMENDMENTS	Internal Lighting Report submitted December 2022.
CASE OFFICER	Samantha Owen

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

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

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site lies within the countryside outside of Nether Wallop. The existing agricultural barn is a single agricultural building and has previously been used for agricultural purposes by Berry Court Farm, which is part of a wider agricultural holding known as Nine Mile Water Farm. The building is approximately 462 sq. m in floor area and had been used to store grain. It is constructed from corrugated metal and cement for the elevations and roof with large metal clad shutter doors to the front elevation. A further metal clad shutter door and standard door is situated on the rear northern elevation. Much of this corrugated metal has now been removed along with the roof. There is an apron of hardstanding around the perimeter of the building which meets the site access from Church Hill. An existing access track from Church Hill into the site is in situ along the eastern part of the site.
- 2.2 The building and associated hardstanding is enclosed by mature trees on its northern, eastern and western site boundaries, beyond which is open countryside. A public right of way (PRoW), Nether Wallop Footpath 16, exists north-south along the eastern site boundary.
- 2.3 To the east of the site are four residential properties; Berry Court Farmhouse (86m), Lismore (75m), Owl Barn (85m) and Church Hill Barn (101m). These properties form part of a group of Grade II listed buildings that were once agricultural buildings associated with the Farmhouse and have since been converted to residential use following planning permission being granted in 2000.

3.0 **PROPOSAL**

3.1 The proposal is for external alterations to the existing building to facilitate its change of use to flexible commercial space as approved through Prior Approval application reference 21/02595/PDRN.

3.2 The building is proposed to be clad in horizontal cedar boards and new roof lights and windows installed to all elevations. The windows would all have timber shutters.

4.0 **HISTORY**

4.1 **21/02595/PDRN** - Change of use of an agricultural grain store to a flexible commercial space. **Prior Approval required and granted. 09.03.2022.**

4.2 **21/01184/PDRN** - Notification for Prior Approval under Class R - Change of use of an agricultural building to commercial office space and other flexible commercial space – **Withdrawn.** 14.06.2021.

5.0 **CONSULTATIONS**

5.1 **Landscape: No objection**

The windows are large and would be prominent within the landscape and to reduce light spill shutters are proposed. In principle this appears to overcome the light spill issue, however it is unenforceable to impose that occupants close the shutters at the varying times throughout the year. It is suggested that further measures such as tinted windows are also put in place. This can be secured through condition.

The mature tree belt wraps around the north, east and west of the site, whilst it is deciduous it still helps to break up views from the wider landscape. In order to integrate the building into the wider landscape and mitigate the substantial windows it is important that this buffer is retained. It is noted that a number of these trees are shown to be removed as part of the proposals and it is therefore requested that replacement trees are planted to retain and strengthen the buffer. This can be secured through condition.

The tree belt sits in close proximity to the building, careful consideration will be required to ensure that vehicular traffic/construction traffic or the implementation of utilities does not damage the rooting system. It is advised that the TVBC Tree Team should also be consulted.

5.2 **Officer Note:** the conversion of the building has already been granted Prior Approval. During the determination of the Prior Approval application the Council's Tree Officer was consulted and a Tree Protection and Removal Plan agreed. It is therefore not considered necessary to consult the Tree Officer again in respect of this application.

5.3 Ecology: No objection (initial ecology consultation received on 16th September 2022)

The previous application at the site was supported by a bat assessment contained within the ecological assessment report (Enims, June 2021). The Ecologist is satisfied that this represents the current conditions at the application site. No evidence of bats was found and no potential roost locations / access points for bats to gain access to possible roost locations were identified. It was concluded that there was negligible potential for bats to be present. In view of the survey findings the proposed external alterations are unlikely to result in a breach of the law protecting bats and no concerns are raised.

5.4 Officer Note: following on from receipt of the initial consultation response from the Ecology Officer a follow up consultation was requested by the Case Officer seeking a view on the impact of the proposed glazing on foraging habitat for bats.

5.5 Ecology: Comment (second ecology consultation received on 4th November 2022).

Concern is raised over the level of glazing proposed and the impact of elevated light levels on suitable foraging and commuting habitat for bats (i.e. the adjacent woodland/tree cover). It is outlined within the submitted ecology assessment that the trees and woodland habitat to the west, north and east of the building provide suitable foraging and commuting habitat for bats, and therefore light levels over these areas must be kept within acceptable levels, outlined within best practice guidance (<1lux). The proposed shutters would not be considered a suitable mitigation measure, as the closing of these shutters is not something which can be secured and enforced under planning condition. I would advise further measures are required to reduce the light spill onto trees, including a revision of the number of windows, and the inclusion of low emission glazing

5.6 Officer Note: although the number of window openings has not been reduced a subsequent discussion has taken place with the Council's Ecologist who is satisfied that a condition in respect of the use of low emission glazing is acceptable in this instance to ensure that bat species are not harmed by the proposal.

6.0 REPRESENTATIONS Expired 18.01.2023

6.1 Neither Wallop Parish Council: No comment

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 – Principle of Development

E1 – High Quality Development in the Borough

E2 – Protect, Conserve and Enhance the Landscape Character of the Borough

E5 - Biodiversity

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the character of the area
- Biodiversity

8.2 **Principle of development**

The principle of changing the use from an agricultural grain store to a flexible commercial use has previously been granted Prior Approval under application reference 21/02595/PDRN. This application seeks to agree the external changes to the building to allow for conversion.

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

Policy E1 requires development to be of a high quality and requires development to integrate, respect and complement the character of the area. The building is a little divorced from any neighbouring buildings by virtue of its separation distance to nearby built form. The proposed cedar cladding is not considered to be out of keeping with the wider agricultural character of the area, the final finish of this cedar cladding can be agreed through condition and such a condition is recommended. The window frames are also proposed to be dark grey. It is considered that this is recessive in colour and would complement the proposed use cedar cladding on the elevations of the building.

8.4 The proposal also seeks to install a number of windows on the northern, eastern, western and southern elevations and this would be to allow light into what is a large internal space. These windows are of a size that complements the original building. These windows do have the ability for light spill and in the evening and winter this light spill would make the building more visible within the landscape. The Landscape Officer has raised no objection but has recommended tinted glass be used to reduce light spill and this is considered a suitable solution to minimising the visual impact of the proposal to acceptable levels. A condition is recommended in respect of all windows using low transmission glazing and for this to be maintained and retained for the lifetime of the development.

8.5 The proposal subject of this application seeks to introduce external alterations to the building which would increase the prominence of the building in the landscape. To mitigate the cumulative impact these changes would have in addition to the loss of trees permitted under Prior Approval application 21/02595/PDRN a condition is recommended in respect of a scheme of replacement tree planting to be submitted to and approved in writing by the local planning authority.

8.6 Subject to conditions in respect of replacement planting, details of external materials and the use of low transmission glazing, it is considered that the proposed external changes respect and complement the character of the area and would protect and conserve the landscape character of the Borough in accordance with Policies E1 and E2 of the TVBRLP.

8.7 **Biodiversity**

Policy E5 requires development to conserve and where possible enhance biodiversity. Biodiversity was a matter considered under the previous Prior Approval application for the conversion of the building. The Prior Approval application was supported by a Preliminary Ecological Appraisal, a Barn Owl Survey, a Tree Protection Plan and recommendations in respect of tree removal to protect bat species. Recommendations in respect of a lighting strategy for the site were also provided and a condition attached to the approval requesting a bat sensitive lighting strategy for the conversion and occupational phases of the development prior to development commencing.

8.8 As the application for Prior Approval only concerned the conversion, external works such as the addition of new areas of glazing were not considered. The Council's Ecologist was asked to provide comment on the amount of glazing proposed and the potential impact that this may have on foraging and commuting habitat for bats. Although concerns have been raised in respect of the additional light spill from the proposed windows, the Council Ecologist considers that the use of low transmission glazing, secured by condition, would be a suitable way forward of reducing the impact of the proposal on foraging and commuting habitat for bats. As such, a condition has been recommended in respect of low transmission glazing being used on all external windows in accordance with the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK) and thereafter maintained and retained. Having regard to the loss of trees previously permitted and the separation distance from the building to the eastern woodblock, which is considered the most important habitat for foraging given its size, the Council's Ecologist considers that the proposal is acceptable and no objections are raised. In addition, a bat sensitive lighting strategy is required to be submitted and approved prior to development commencing under Prior Approval 21/02595/PDQN and this will ensure that the development as a whole, when brought into use, will protect and conserve protected bat species. The proposal is considered to be in accordance with Policy E5 of the TVBRLP.

9.0 **CONCLUSION**

9.1 It is considered that the proposed external materials of the building are acceptable and that the use of low transmission glazing and a condition imposed under the Prior Approval consent for the submission and approval of a bat sensitive lighting strategy is sufficient to ensure that the proposal would not give rise to harmful light spill that would impact on protected bat species. The low transmission glazing would also reduce the impact of light spill in terms of visual intrusiveness of the building at night and with the additional requirement to plant further trees it is considered that the impact on the character of the area is acceptable. The application accords with policies COM2, E1, E2 and E5 of the TVBRLP.

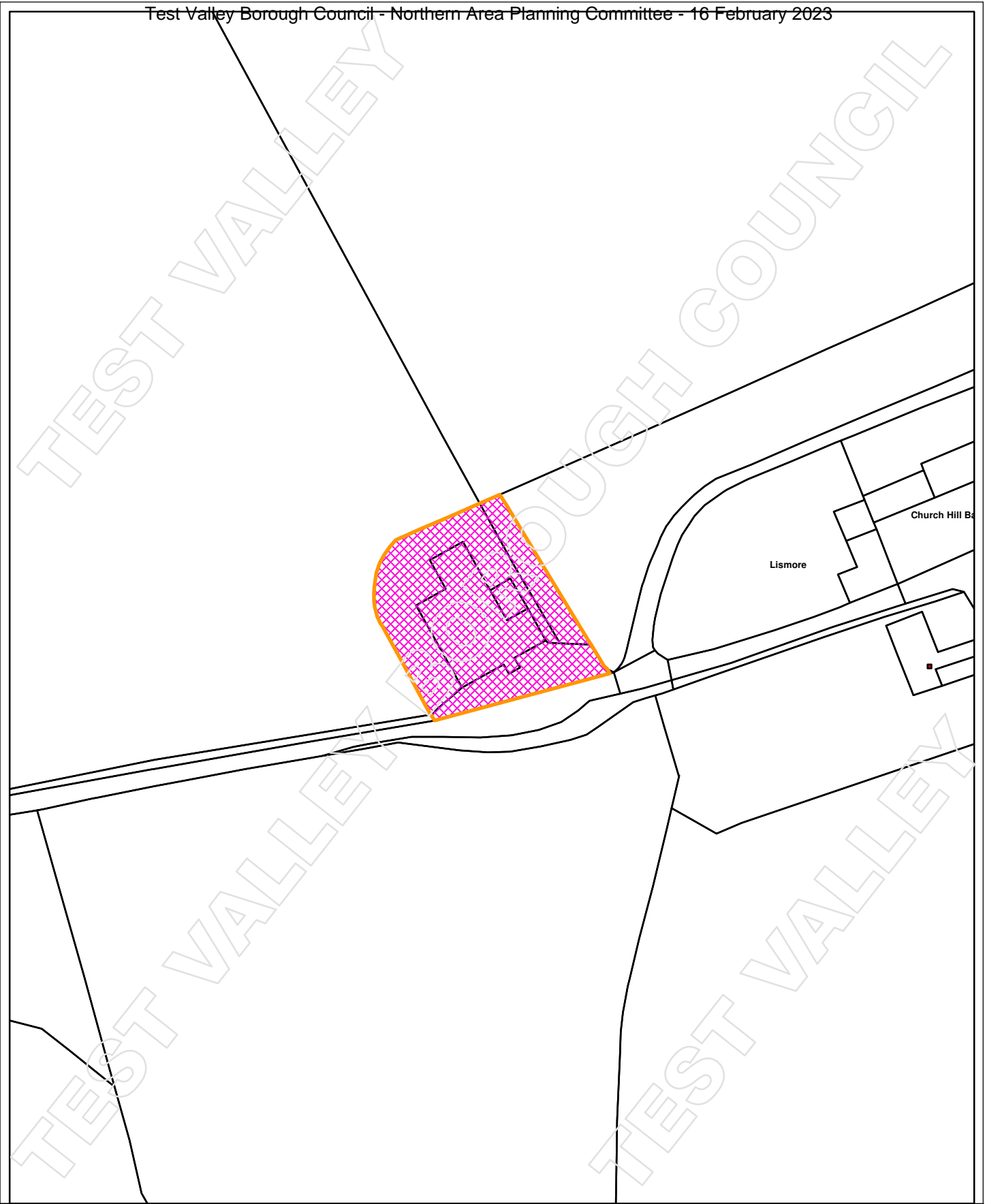
10.0 RECOMMENDATION

PERMISSION subject to:

1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2117-P-302A; 2117-P-303A; 2117-P-304A; 2117-P-305A; 2117-P-301-A; RWW-03
Reason: For the avoidance of doubt and in the interests of proper planning.
3. No cladding of the building shall take place until details of the proposed finish of the cedar boarding has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter retained.
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) Policy E1 and E5.
4. The proposed rooflights and windows shall be glazed with tinted glass in the form of low transmission glazing in accordance with the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK) and thereafter maintained and retained for the lifetime of the development.
Reason: To prevent disturbance to protected species in accordance and to ensure the development has a satisfactory external appearance in accordance with the National Planning Policy Framework, Policy E5 and E2 of the Test Valley Borough Revised Local Plan 2016.
5. Prior to the commencement of development hereby permitted, a detailed scheme of replacement tree planting along the western and northern site boundaries shall be submitted to and approved in writing by the local planning authority. The scheme shall include the size, species, mix, density and locations of replacement tree planting, including a scheme of implementation and a five year maintenance and management programme. The replacement tree planting shall be carried out in accordance with the details submitted and implemented as approved.
Reason: To mitigate the visual impact of the proposal in accordance with policy E2 of the Test Valley Borough Revised Local Plan 2016.

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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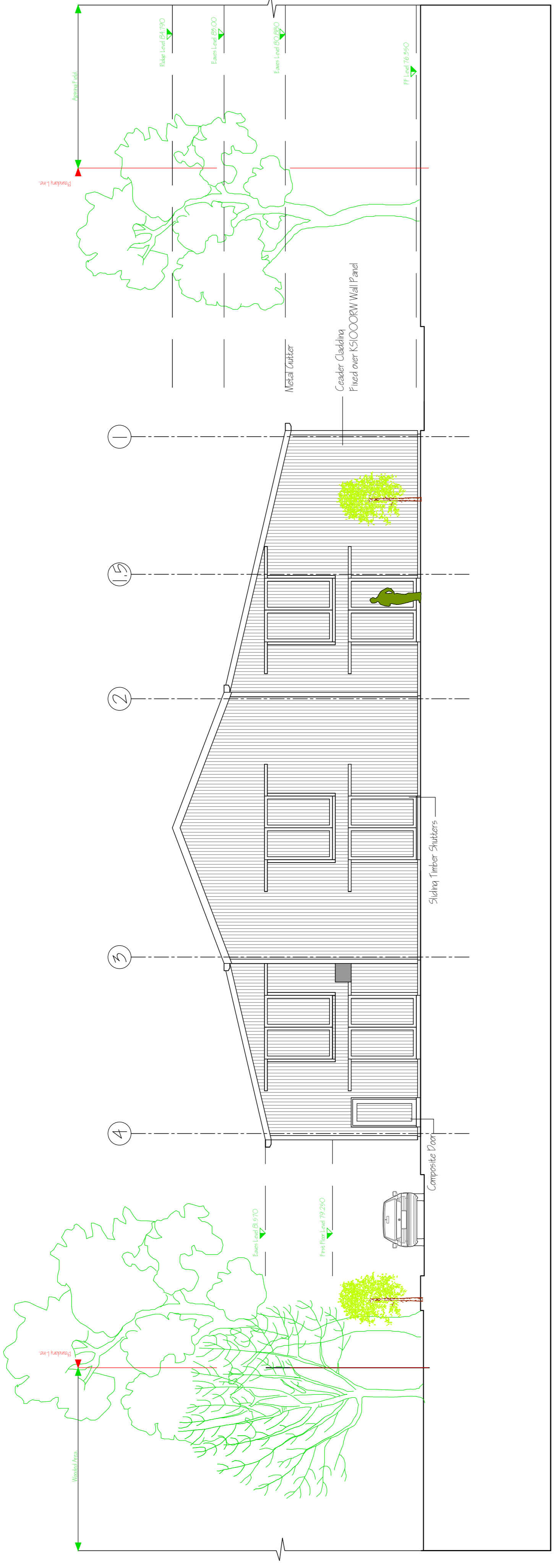
Siteplan



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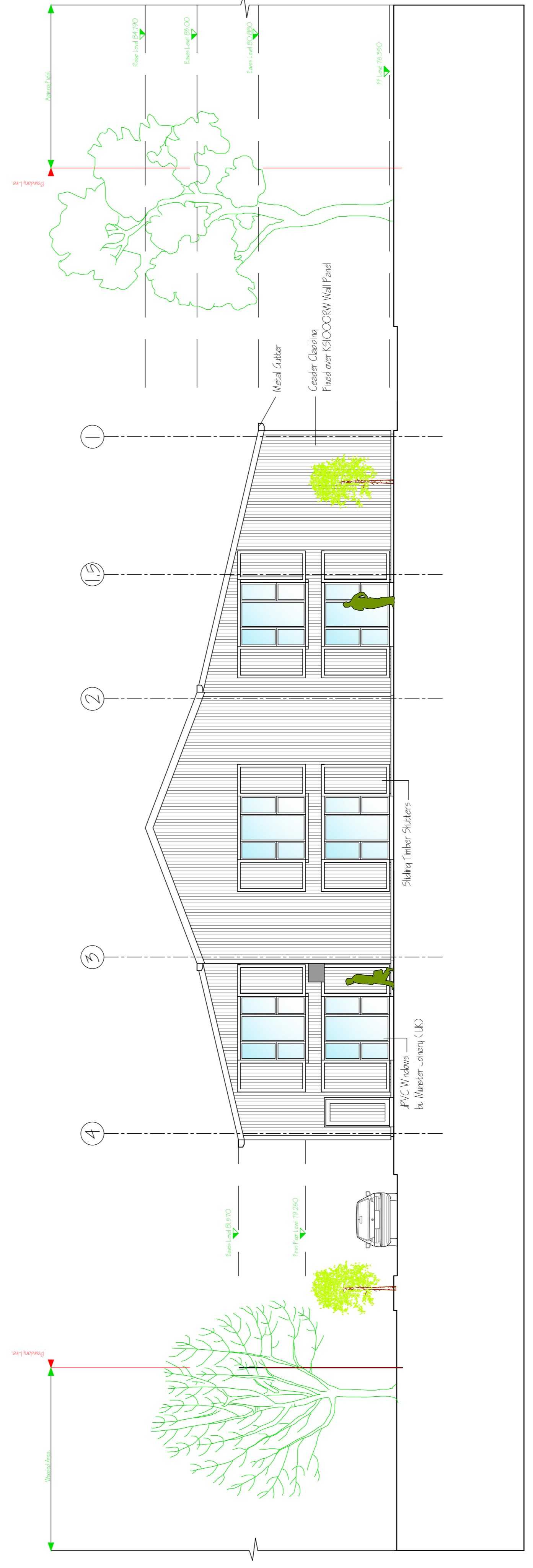
22/01989/FULLN

PLANNING PERMISSION ISSUE



PROPOSED (NORTHERN) REAR ELEVATION - WITH SHUTTERS CLOSED

Scale 1:100 @ A1



PROPOSED (NORTHERN) REAR ELEVATION - WITH SHUTTERS OPENED

Scale 1:100 @ A1

NOTES:

1. DRAWING NUMBER(S) IN BOLD SHALL NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF BERNARD DOWDALL ARCHITECTS.
2. ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS.
3. DO NOT SCALE.

UNLESS SPECIFICALLY NOTED AS BY OTHERS, THE MAIN CONTRACTOR IS TO SUPPLY AND INSTALL ALL MATERIALS AND BUILDING ELEMENTS INDICATED ON THE DRAWINGS AND ASSOCIATED SPECIFICATIONS.

CLIENT, CONTRACTOR & NOMINATED SUPPLIER LISTS ARE NOTED IN THE PROJECT PRELIMINARY DOCUMENT.

IMPORTANT
Health, Safety & Environmental Information

Refer to the Safety and Health Plan for hazards and risks associated with this type of work.

1. The above documents and drawings show hazards that have become apparent to the designer at the time of issue and is not an exhaustive list. It should be noted that hazards not yet identified remain to be documented or maintained.
2. The above documents and drawings show hazards that have become apparent to the designer at the time of issue and is not an exhaustive list. It should be noted that hazards not yet identified remain to be documented or maintained.
3. These drawings should be read in accordance with proposed and existing utilities and other services. This is a competent contractor's responsibility to identify and coordinate through the Project Supervisor Design Process.
4. All design work (including permanent, temporary and specialist works) to be carried out by competent contractors working to an approved method statement.

NOTE:

The architect's drawings and specifications are indicative of design intent only and define the performance criteria. The relevant specialist sub-contractors for completing the design in accordance with the above and other Contract Documents, taking into account any additional criteria which, with the specialist knowledge, he believes are relevant.

The envelope specialist sub-contractors are responsible for coordination and completion of all work system specifications and drawings, in accordance with requirements of all manufacturer warranty conditions.

A1 at 1:100

FOR PLANNING PURPOSES ONLY.

Registered Architect
2022

PSDP Accreditation
P

BERNARD DOWDALL ARCHITECTS
Camden House, Kibury, Urishank, Co. Louth.
TELEPHONE: 042 8426268 MOB: 087 9681148 EMAIL: bernard@dowdallarchitects.ie

CLIENT: **GREEN BIO-FUELS LTD.**

PROJECT: **CHANGE OF USE OF AN EXISTING BARN / GRAIN STORE TO FACILITIES BLDG. AT BERRY COURT FARM, CHURCH LANE, NETHER WALLOP, HAMPSHIRE.**

SCALE: 1:100 DATE: 04 JULY 2022

DRAWING NUMBER: 2117-P-303-A

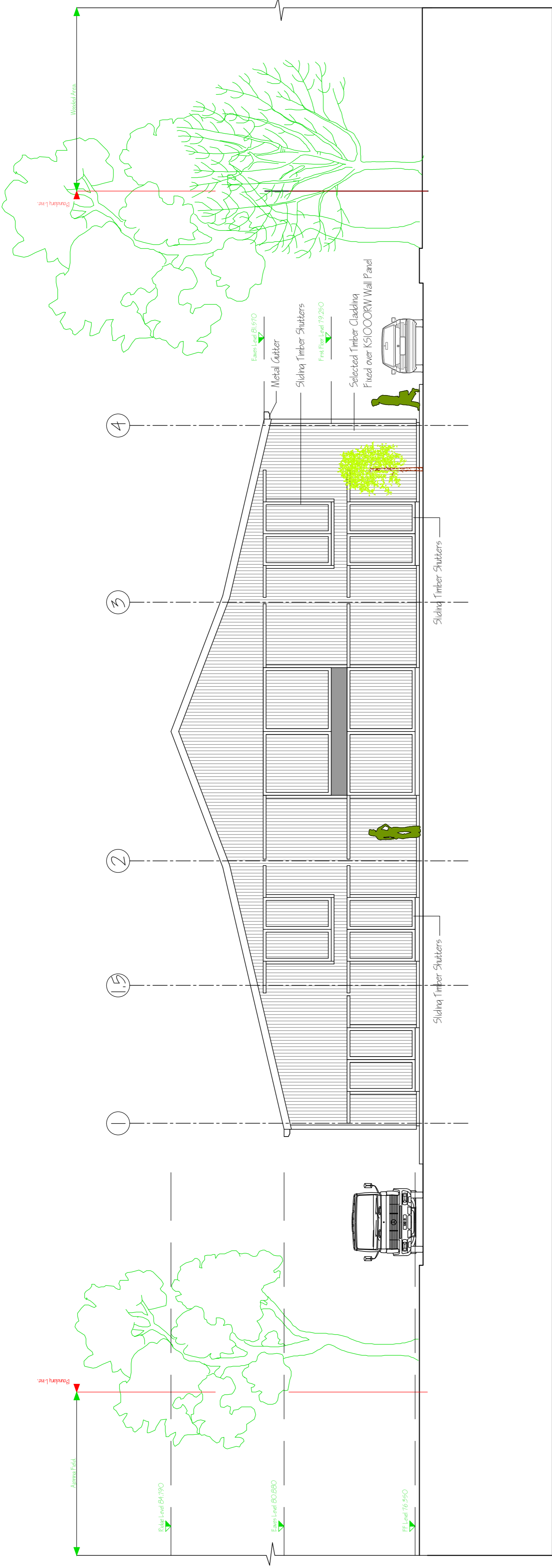
TITLE: PROPOSED ELEVATIONS 02

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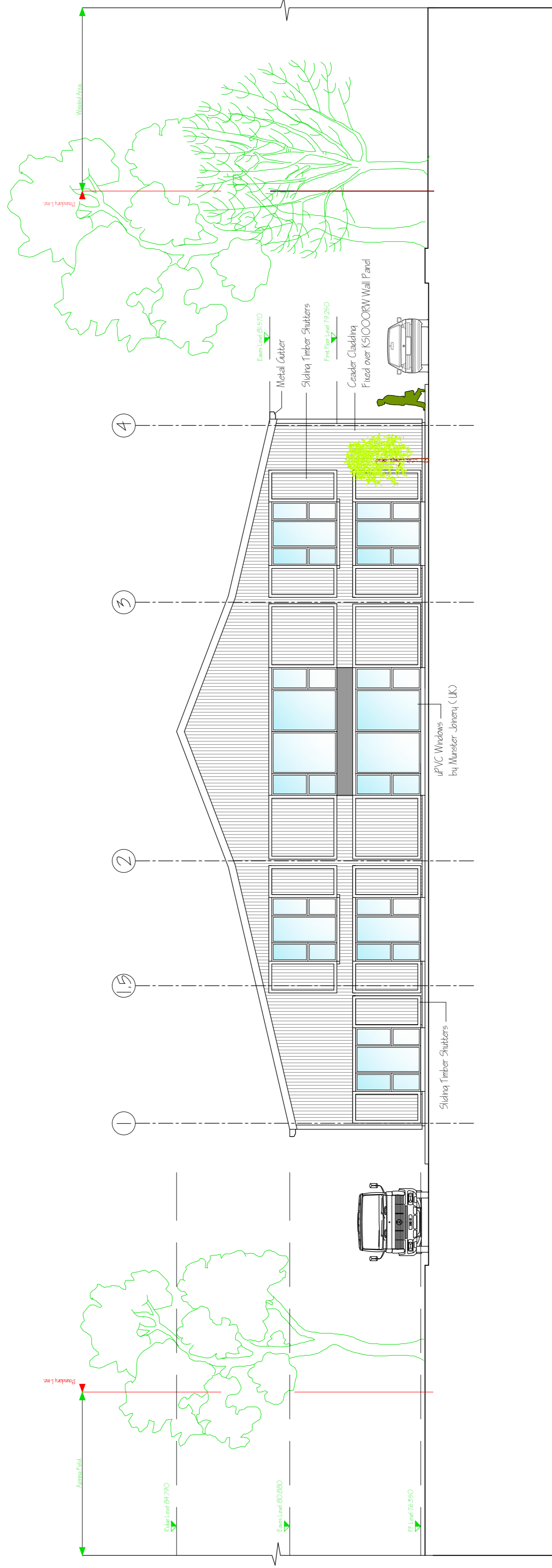


PLANNING PERMISSION ISSUE



PROPOSED (SOUTHERN) FRONT ELEVATION - WITH SHUTTERS CLOSED

Scale 1:100 @ A1



PROPOSED (SOUTHERN) FRONT ELEVATION - WITH SHUTTERS OPENED

Scale 1:100 @ A1

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NOTE:

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The envelope specialist subcontractors are responsible for coordination and completion of all work in accordance with the manufacturer's instructions and with requirements of all manufacturer warranty conditions.

A1. at 1:100

FOR PLANNING PURPOSES ONLY.

BERNARD DOWDALL ARCHITECTS

Camdenons, Kibury, Dunstable, Co. Louth.
TELEPHONE: 045 8426268 MOB: 087 8657148 EMAIL: bernard@dowdallarchitects.ie

CLIENT: GREEN BIO-FUELS LTD.

PROJECT: CHANGE OF USE OF AN EXISTING BARN / GRAIN STORE TO FACILITIES BLDG. AT BERRY COURT FARM, CHURCH LANE, NETHER WALLOP, HAMPSHIRE.

SCALE: 1:100 DATE: 04 JULY 2022

DRAWING NUMBER: 2117 - P - 302 - A

TITLE: PROPOSED ELEVATIONS 01.

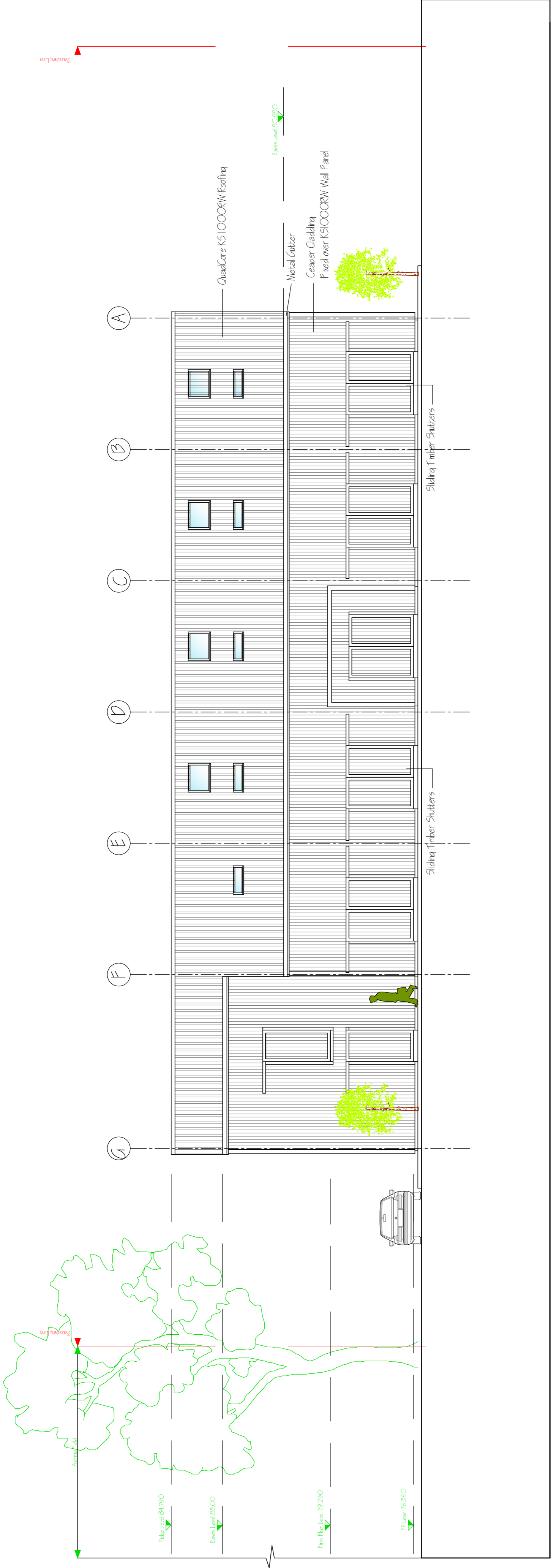
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PSDP Accreditation
RIAI
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ARCHITECTS

PLANNING PERMISSION ISSUE



PROPOSED (WESTERN) SIDE ELEVATION - WITH SHUTTERS CLOSED

Scale 1:100 @ A1



PROPOSED (WESTERN) SIDE ELEVATION - WITH SHUTTERS OPEN

Scale 1:100 @ A1

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2. These drawings should be read in accordance with proposed and existing utilities coordinated through the Project Supervisor Design Process.
3. All design work (including permanent, temporary and specialist works) to be carried out by competent contractors working to an approved method statement.

NOTE:
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The envelope specialist subcontractors are responsible for coordination and completion of all work in accordance with the drawings and specifications and drawings, in accordance with requirements of all manufacturer warranty conditions.

A1 at 1:100

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Registered Architect
PSDP Accreditation
RIAI
2022
P

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CLIENT: GREEN BIO-FUELS LTD.

PROJECT: CHANGE OF USE OF AN EXISTING BARN / GRAIN STORE TO FACILITIES BLDG. AT BERRY COURT FARM, CHURCH LANE, NETHER WALLOP, HAMPSHIRE.

SCALE: 1:100 DATE: 04 JULY 2022

DRAWING NUMBER: 2117-P-304-A

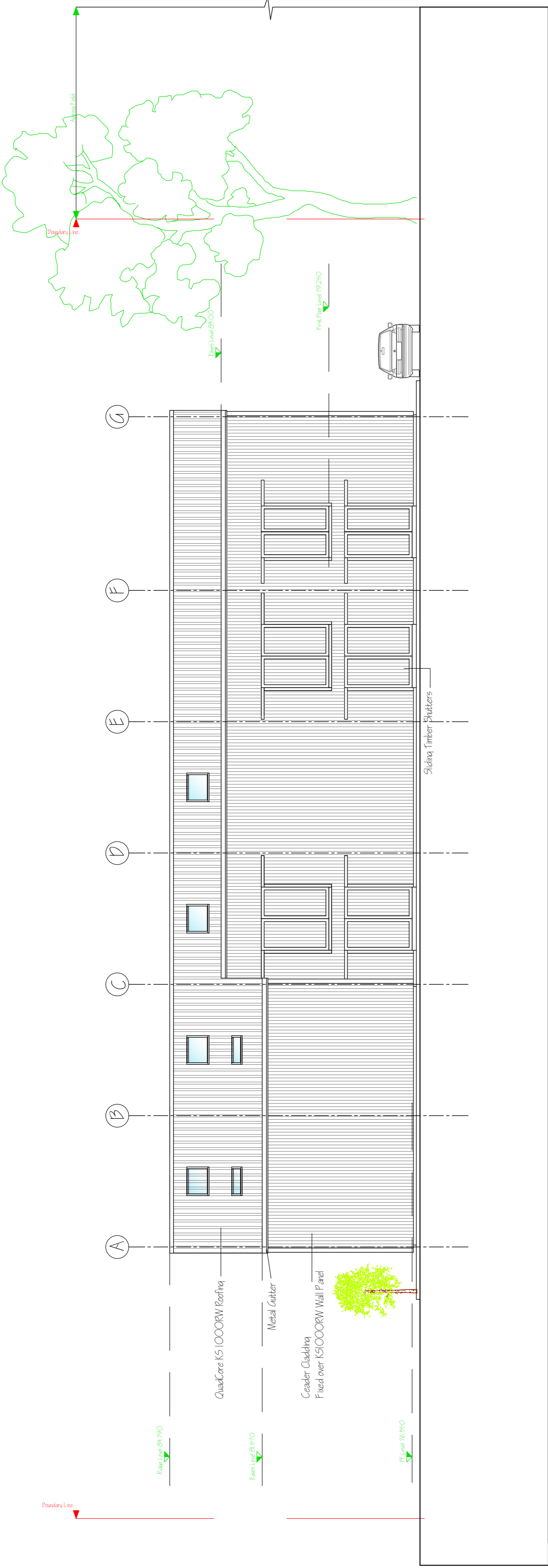
TITLE: PROPOSED ELEVATIONS 03

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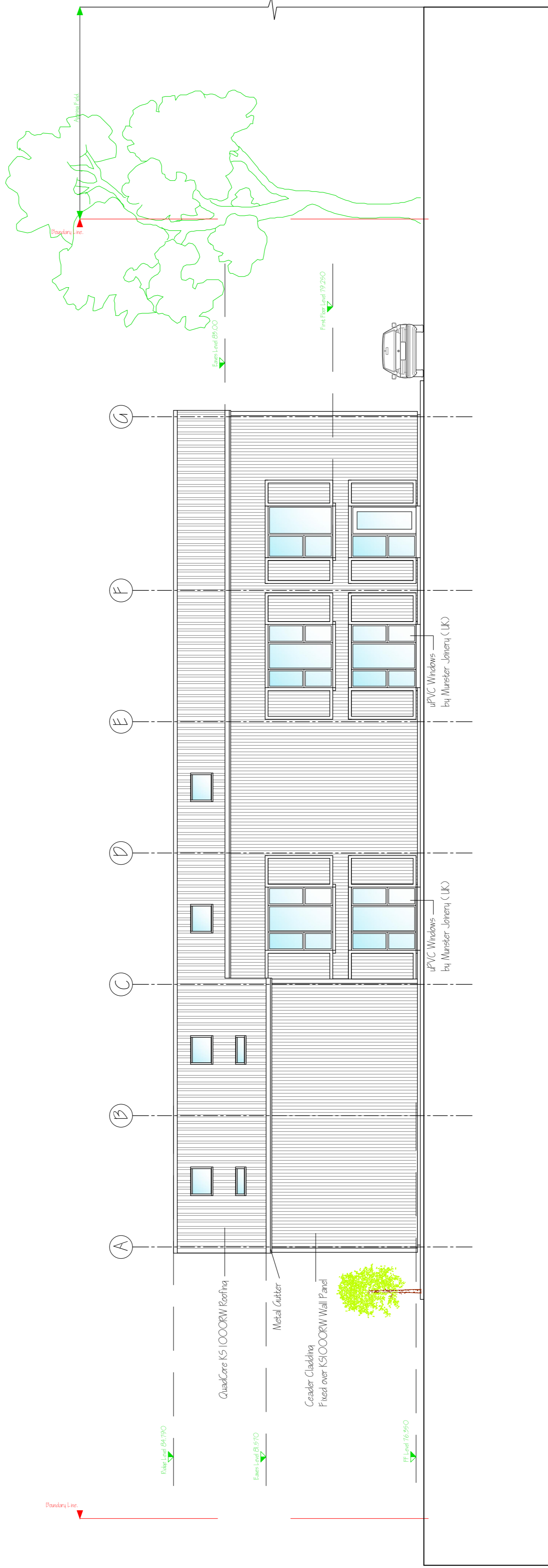


PLANNING PERMISSION ISSUE



PROPOSED (EASTERN) SIDE ELEVATION - WITH SHUTTERS CLOSED

Scale 1:100 @ A1



PROPOSED (EASTERN) SIDE ELEVATION - WITH SHUTTERS OPENED

Scale 1:100 @ A1

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 - These drawings should be read in accordance with proposed and existing utilities and services.
 - All design work (including permanent, temporary and specialist works) to be coordinated through the Project Supervisor Design Process.
 - Design work to be carried out by competent contractors working to an approved method statement.

NOTE:
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A1 at 1:100

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2022

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CLIENT: GREEN BIO-FUELS LTD.

PROJECT: CHANGE OF USE OF AN EXISTING BARN / GRAIN STORE TO FACILITIES BLDG. AT BERRY COURT FARM, CHURCH LANE, NETHER WALLOP, HAMPSHIRE.

SCALE: 1:100 DATE: 04 JULY 2022

DRAWING NUMBER: 2117-P-305-A

TITLE: PROPOSED ELEVATIONS 04

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ITEM 8

APPLICATION NO.	22/02758/ADVN
APPLICATION TYPE	ADVERTISEMENT - NORTH
REGISTERED	26.10.2022
APPLICANT	Nicola Lowry
SITE	Land at the entrance of Enham Place, Newbury Road, Enham Alamein, SP11 6JS, ENHAM ALAMEIN
PROPOSAL	Hedge advertisement with letters shaped using natural hedge on formwork - regularisation application
AMENDMENTS	
CASE OFFICER	Katie Nethersole

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

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

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is a grass verge to the east of Newbury Road and at the entrance to Enham Place.

3.0 PROPOSAL

- 3.1 The application seeks to regularise an existing advertisement which is comprised of letters cut into a natural hedge supported by a wire frame. The application has been submitted as a result of an enforcement complaint. The advertisement spells out the name 'Enham' in hedgerow and is considered to be an advertisement as it announces arrival to Enham. An advertisement is defined in Section 336(1) of the Town and Country Planning Act 1990 (as amended) as:

'any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and (without prejudice to the previous provisions of this definition) includes any hoarding or similar structure used or designed, or adapted for use and anything else principally used, or designed or adapted principally for use, for the display of advertisements.'

4.0 HISTORY

- 4.1 None relevant

5.0 CONSULTATIONS

- 5.1 **Highways** – No objection

6.0 **REPRESENTATIONS** Expired 19.11.2022

6.1 No public letters of representation received

6.2 **Enham Alamein Parish Council** – No objection

7.0 **POLICY**

7.1 Legislation

Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 sets out that an LPA shall exercise its powers under those Regulations in the interest of amenity and public safety, taking into account the provisions of the development plan, so far as they are material, and any other factors.

It goes on to say that:

“2(a): factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

2(b): factors relevant to public safety include –

- (i) The safety of persons using any highway, railway, waterway, dock, harbour or aerodrome;
- (ii) Whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
- (iii) Whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.”

7.2 National Planning Policy Framework (NPPF)

Paragraph 136 of the NPPF states that “the quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.”

7.3 Test Valley Borough Revised Local Plan 2016

The Test Valley Borough Revised Local Plan 2016 does not contain any policies specifically relating to advertisements and is therefore not material to this application.

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning consideration is the effect of the advertisement on Amenity and Public Safety.

8.2 **Amenity**

This application seeks regularise an existing advertisement formed out of a hedgerow and spelling out the name ‘Enham’. The advertisement is sited on a grass verge to the entrance of Enham Place and the surrounding area is green and verdant with an abundance of hedge and trees. It is considered that the natural appearance of the advertisement blends in sensitively with its landscape surroundings.

8.3 It is therefore considered that the advertisement has an acceptable impact on amenity of the area.

8.4 Public Safety

The advertisement would not result in any adverse impacts on users of the highway or obscure or hinder any sign or device. The Highways Authority have raised no objections to the advertisement.

8.5 Conditions

Advertisements must comply with five standard conditions, these will be detailed on the decision notice and include the requirements to keep the signs clean and tidy, in a safe condition, have permission from the landowner to be displayed, not obscure or hinder the interpretation of official road signs, or otherwise make a hazardous the road and to be removed carefully when required.

9.0 CONCLUSION

9.1 The advertisement would not adversely affect public safety or public amenity and would comply with paragraph 136 of the NPPF.

10.0 RECOMMENDATION

CONSENT subject to:

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.**
-

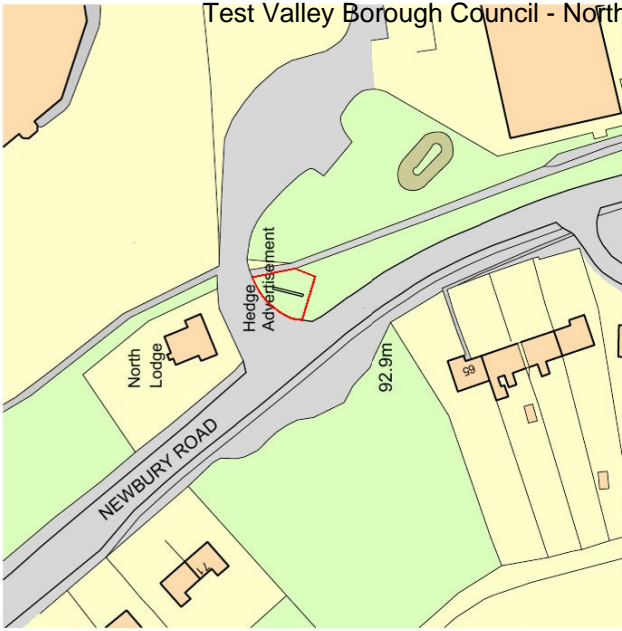


Siteplan



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22/02758/ADVN



Location Plan 1:1250



P02:26/10/22
 N15/15
 Red line added
 P01:22/10/22
 N15/15
 Planning Issue
 Rev. Date
 Drawn By / Checked By

Project

Enham Hedge Advertisement

Client
 Enham Trust

Drawing
 Location and Site Plan

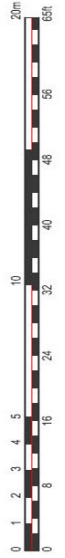
Date
 Scale
 1:200 and
 1:1250 @
 Oct 22
 Project No
 221018 001 P02



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Site Plan 1:200



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 the permission of the Controller of Her Majesty's
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Note:
Material is natural evergreen hedging
so dimensions are indicative only

Materials:
Natural evergreen hedging on wire sub
framework

Colour:
Evergreen hedging
Not illuminated

P01_26/10/22
Planning Issue
Rev. Date

Drawn By / Checked By

Project
Enham Hedge Advertisement

Client
Enham Trust

Drawing
Advertisement Elevations
Existing and Proposed

Date
Oct 22

Scale
1:50 @ A3

Project No
221018

Drawing No
003

Revision
P01



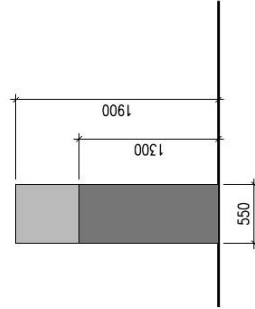
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Planning Committee
16 February 2023
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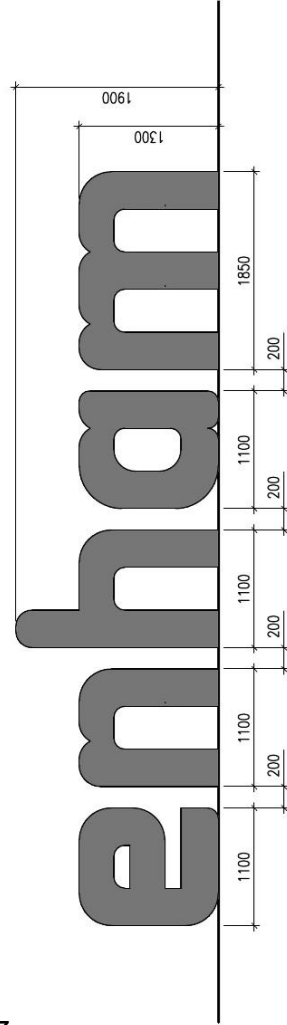
Previous Site Occupied by Hedge Sign 1:50 South Elevation (purposely left blank)
Reverse of Elevation for North Elevation



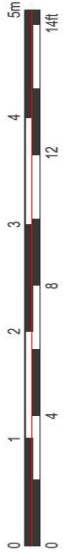
Previous Site Occupied by Hedge Sign West Elevation 1:50 (purposely left blank)
Reverse of Elevation for East Elevation



Proposed Hedge Sign South Elevation 1:50
Reverse of Elevation for North Elevation



Proposed Hedge Sign West Elevation 1:50
Reverse of Elevation for East Elevation



ITEM 9

APPLICATION NO.	23/00041/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	04.01.2023
APPLICANT	Mr I Johnston And Miss R Kirby
SITE	North Croye, The Avenue, Andover, SP10 3EL, ANDOVER TOWN (MILLWAY)
PROPOSAL	Demolish existing garages and single storey side extension, erect two storey side extension
AMENDMENTS	None received.
CASE OFFICER	Gillian Wheeler

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

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

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 North Croye is a predominantly two storey dwelling of brick and tile construction, with a single storey side projection to the south-east, and a double garage linked to the dwelling by the utility room to the north-west of the dwelling. North Croye is located within a large plot within Residential Area of Special Character (RASC) Andover 1D: The Pines. There are mature trees located towards the front of the site which are protected by Tree Preservation Orders (TPOs).

3.0 PROPOSAL

- 3.1 The application seeks permission for the demolition of the existing north-western side single storey double garage and utility room, and the erection of a two storey side extension with a porch canopy together with a replacement porch on the existing dwelling.
- 3.2 The proposed two storey extension would have a width of approximately 8.5 metres, a depth of approximately 5.8 metres, and a height of approximately 7.6 metres. It would be constructed of materials to match the existing dwelling.

4.0 HISTORY

- 4.1 20/00058/FULLN - Extension and alterations to existing house and erection of two detached dwellings with garages. Withdrawn 10.03.20
- 4.2 22/02043/FULLN - Single storey rear/side extension and revised fenestration to ground floor rear elevation. Permitted subject to conditions and notes 05.10.22.

4.3 22/02568/FULLN - Demolish existing garages and single storey side extension, erect two storey side extension. Application withdrawn 19.12.22.

5.0 **CONSULTATIONS**

5.1 None.

6.0 **REPRESENTATIONS** Expired 31.01.2023

6.1 **Andover Town Council: No comments received.**

6.2 **5 letters of support have been received from Little Croye, 3 The Pines, 2 The Pines, Kristen House and 7 The Pines, and are summarised as follows:**

- The existing dwelling is run down and poorly built.
- The proposals would turn it into a well-designed and attractive family home.
- The house has been slowly deteriorating over the last 20 years.
- The initial garden work underway across the whole site has shown its potential.
- The demolition of the poorly built garage and extension will open the way for this major expansion.
- The proposals would turn it into a comfortable family home.
- This older property is finally receiving the attention it deserves.
- The view of the house from the driveway will be much enhanced once the current mix of flat and pitched roofs is replaced by the proposed attractive two storey extension.
- This house is the first you come to as you pass down the avenue of mature trees, which is the entry road to The Pines. These well-considered proposals will enhance the area.
- The house has gradually become dilapidated over twenty years.
- The proposals would create a modern family home.
- We welcome and understand the need to extend and re-design the aged interior of the property.
- The replacement of the existing garages with a two storey extension can only improve the external appearance.
- The house lies well below the level of our lane and is well-screened by trees and shrubs, so the impact to passers-by is likely to be minimal.
- The proposal looks like it will tidy up what was a random group of add-on buildings/garages with both pitched and flat roofs.
- The house is in dire need of modernisation and this proposal will turn it into a lovely family home.
- The house is sheltered from view due to mature trees and shrubs.
- There is plenty of parking available for numerous cars so the loss of the garages should not cause issues with parking.
- North Croye is a well-hidden house which lies below the street level of The Pines.
- It is surrounded by beautiful mature trees.
- The house has become tired and dated and it now needs considerable work to bring it up to today's standards and in-line with the adjacent houses.

- The plan for a two storey extension is both visually pleasing and a great improvement to the existing building.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

Policy SD1 – Presumption in Favour of Sustainable Development

Policy COM2 – Settlement Hierarchy

Policy E1- High Quality Development in the Borough

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

Policy E4 – Residential Areas of Special Character

Policy E5 – Biodiversity

Policy LHW4 – Amenity

Policy T1 – Managing Movement

Policy T2 – Parking Standards

7.3 Supplementary Planning Documents (SPD)

Residential Areas of Special Character Supplementary Planning Document, January 2019.

Final Andover RASC 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 trees and landscape
- Impact on amenity of neighbouring property
- Impact on ecology
- Impact on parking provision and highway safety

8.2 **Principle of development**

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

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

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 permitted, in terms of layout, appearance, scale, materials and building styles.

- 8.4 Policy E1 also states that extensions or alterations can have a cumulative impact on the character of the area and can overwhelm an existing building to the extent that its original character and symmetry is significantly eroded. To minimise this the proposal would need to be subsidiary to the original building and not dominate in scale.
- 8.5 Policy E4 states that development within Residential Areas of Special Character will be permitted provided that the development's size, scale, layout, type, siting and detailed design are compatible with the Residential Area of Special Character. The supporting text to Policy E4 also states that the policy does not intend to prevent development, but aims to retain their distinctive local character through the control of sub division of plots or extension to existing buildings leading to higher density development and impact on those aspects that make special character.
- 8.6 The Residential Area of Special Character Supplementary Planning Document (RASC SPD) states that a Residential Area of Special Character is an established residential area of high quality and with an identity, which sets it apart from the remainder of the urban environment as a whole. Residential Areas of Special Character can be defined by their street pattern, built form and landscape quality.
- 8.7 The RASC SPD also states that these areas have a recognisable pattern of development which is characterised by low density and that building form should reflect the characteristics of the vicinity, particularly; height, width of frontage, number of storeys, and form of roof.
- 8.8 Regarding RASC Andover 1D: The Pines, the RASC SPD states that despite and partly because of the variety of characters within the three distinct parts of the Character Area: wooded access drive, central larger plots with irregular forms and regular development at the southern end, the whole has a very distinctive feel. The Andover RASC Appraisal (2018) identifies that in The Pines Character Area the balance of properties consists of dwellings that were built in the 1980s or later. Kristen House and North Croye are identified specifically as two houses which are different to this and thought to be immediately pre and post-war. It is considered that the identification of North Croye in the Appraisal as a building of this period is because of its difference to the majority of the properties in The Pines. It therefore contributes positively to the special character of the RASC in a different way to the majority of the other properties in this character area. As such, it is considered important that any extension to the North Croye respects and complements this original character in order to retain the distinctive local character of the RASC.
- 8.9 North Croye is set within a large plot, and the dwelling already has a fairly large footprint, but this is mitigated by the single storey and set-back nature of the existing side element of the dwelling to the south-east, and the single storey nature of the existing garage, and due to the visual separation of the

dwelling and garage by the arched doorway between the two, which helps to reduce the impact of the scale of the dwelling, and ensures that the dwelling has a more modest appearance, in keeping with the character of the area and the surrounding properties within the RASC.

- 8.10 The proposed two storey extension would have a width of approximately 8.5 metres, in comparison to the width of the two storey part of the existing dwelling, which is approximately 9.9 metres, and the two storey part of the dwelling would therefore be almost doubled in width following the proposed extension, at approximately 18.4 metres. This would not be sufficiently subservient to the host dwelling and would erode the original character of the dwelling, contrary to Policy E1.
- 8.11 Little Croye and Kristen House are the two most comparable dwellings to North Croye within the RASC, and both are two storey detached dwellings within larger and less uniform plots than numbers 1-8 The Pines. Kristen House has a two storey width of approximately 10.5 metres and Little Croye has a two storey width of approximately 12.5 metres, and it has a 1.5 storey partially over-lapping front gable element which is subordinate to the remainder of the dwelling. The dwellings of numbers 1-8 The Pines have overall widths of between 13 and 14 metres including their attached garages, many of which have been extended over, but the original size of the dwellings remains appreciable. Numbers 1-8 The Pines form a cul-de-sac with 4 dwellings facing each other each side, and have a strong degree of uniformity, due to their size, design and materials.
- 8.12 The proposed width of North Croye would not respect the scale of the other dwellings in the RASC as it would be a much wider dwelling overall, with a width of approximately 30.7 metres including the single storey part to the south-east, and the extension would not be proportionately subservient to the host dwelling due to the width of the proposed extension almost doubling the existing two storey width.
- 8.13 The proposed extension would be visible from the existing vehicle entrance to the site, and glimpsed views would be possible between and over the trees which border The Pines access road. North Croye is the first dwelling within The Pines when approaching from The Avenue. Little Croye and Kristen House are sited within closer proximity to each other out of the three larger dwellings, and have a shared access from The Pines.
- 8.14 Currently North Croye is comparable within the street scene to Little Croye and Kristen House, but the proposed extension would result in a much larger dwelling than existing, which would no longer be in keeping with these other two properties within the RASC, which would detract from the recognisable pattern of built form within the RASC, which contributes positively to its special character.

- 8.15 Further attention would be drawn to the proposed extension at North Croye through the addition of the front porch canopy, which further adds to the bulk and mass of the proposal, and increases the visual weight on the extended north-western end of the dwelling, particularly as it would be the most ornate porch within the RASC, which is characterised by dwellings with simple frontages, and this would also be publicly visible from the existing vehicle entrance to North Croye.
- 8.16 There is a recently approved planning permission referenced 22/02043/FULLN for a single storey side extension to the south-east of the property, which if implemented in addition to the proposed two storey extension, would further add to the mass and bulk of the dwelling, and would result in a dwelling far larger than the other dwellings within the RASC. The cumulative impact of the extensions would overwhelm the existing building to the extent that its original character and symmetry would be significantly eroded, which is contrary to Policy E1.
- 8.17 Neighbours have stated that the site is well-screened by trees and shrubs. However, the existing trees and vegetation partially screening the site from the road cannot be relied upon in perpetuity to make the proposed extension acceptable. Whilst the large trees at the front of the site are protected by TPOs, if they become diseased or dangerous, they would have to be removed. Whilst the council could ensure that these trees were replaced, any new trees would take time to become sufficiently established in order to act as a screen for the development. The shrubs and front boundary hedging could also be removed at any time.
- 8.18 The claims that the existing property is run-down and dilapidated and that the proposals would result in a modern, comfortable family home do not form a material planning consideration in the determination of this application. No viability report has been submitted to demonstrate that the existing dwelling could not be renovated without a two storey side extension.
- 8.19 The enlarged dwelling would not respect or complement the character of the area due to its proposed scale, which would not respect or complement the scale of the other dwellings within the RASC. Furthermore, the proposed extension would not be subservient or proportionate to the scale of the host dwelling and would erode its original character and symmetry which are considered to contribute positively to the special character of the RASC. The dwelling would appear incongruous within public views due to its increased mass and bulk in comparison to nearby properties and the unbalancing of the property as a whole, and would be contrary to Policies E1 and E4 of the TVBRLP and the Residential Areas of Special Character Supplementary Planning Document.
- 8.20 **Impact on trees**
Policy E2 of the TVBRLP states that development will be permitted provided that it does not result in the loss of important local features such as trees.

- 8.21 The RASC SPD states that trees and mature gardens are an important and prevalent landscape feature in RASC, and that the positioning of mature trees within private gardens often defines the plot boundary providing a sylvan setting as well as contributing to the high level of amenity that RASC experience. Development within RASC needs to be sensitively located to ensure they do not encroach upon the roots of healthy trees with the objective of preserving existing trees as much as possible.
- 8.22 There are mature trees located and towards the front of the site which are protected by TPOs. The proposed two storey extension would be located on a similar footprint to the existing garage, and no additional hardstanding is proposed for parking. A tree protection plan has been submitted to support the application. The proposals are therefore in compliance with Policy E2 of the TVBRLP.
- 8.23 **Impact on amenity of neighbouring property**
Policy LHW4 of the TVBRLP states that development will be permitted provided that it provides for the privacy and amenity of its occupants and those of neighbouring properties, and provided that it does not reduce the levels of daylight and sunlight reaching new and existing properties or private open space to below acceptable levels.
- 8.24 By virtue of the size (bulk and mass) and design of the proposal and its significant separation from neighbouring properties, the proposal would not give rise to an adverse impact on the living conditions of neighbouring properties by virtue of loss of daylight, sun light or privacy. The proposals are therefore in accordance with Policy LHW4 of the TVBRLP.
- 8.25 **Impact on ecology**
Policy E5 of the TVBRLP states that development in the Borough that will conserve, and where possible, restore and / or enhance biodiversity will be permitted.
- 8.26 A Preliminary Roost Assessment has been submitted in support of this application. The dwelling on site was assessed as having negligible bat roost potential, and no further surveys or mitigation has been recommended in respect to roosting bats.
- 8.27 The proposal is not considered to give rise to any adverse impacts on existing habitat or on-site ecology, in accordance with Policy E5 of the TVBRLP.
- 8.28 **Impact on parking and highway safety**
Policy T1 states that development will be permitted provided that it does not have an adverse impact on the function, safety and character of and accessibility to the local or strategic highway network or rights of way network.
- 8.29 Policy T2 of the TVBRLP states that parking provisions should be well designed and appropriately located so as to be convenient to users.

- 8.30 Annex G of the TVBRLP states that a 4 bedroom dwelling should provide 3 parking spaces within its curtilage. The proposed block plan demonstrates that the dwelling can accommodate 3 parking spaces within the curtilage, and that vehicles can exit the site by way of a 3 point turn.
- 8.31 The proposal includes the demolition of the garage which currently provides two parking spaces for the dwelling. Policy T2 of the TVBRLP states that garage parking spaces must have the internal dimensions of 3 metres by 6 metres to be considered as parking spaces. However, the existing garage does not meet these requirements.
- 8.32 Whilst the necessity of a 3 point turn would not be entirely convenient for occupiers of the dwelling, it is possible for 3 vehicles to park and safely enter and exit the site in a forward gear. No changes to the existing access arrangements into the site are proposed. It is considered that the proposal would not have an adverse impact on the function, safety or character of the highway. The proposals are therefore in accordance with Policies T1, T2 and Annex G of the TVBRLP.

9.0 CONCLUSION

- 9.1 The proposals could be carried out without detriment to the health and future vitality of on-site trees, without an adverse impact to protected species and would not cause an adverse impact on the amenity of neighbouring properties. In addition, the proposals would not adversely impact the function and safety of the highway network. However, the width of the proposed dwelling would not respect or complement the character of the area, the character of the RASC or the scale of the host property, eroding its symmetry and overwhelming the property. The dwelling would therefore appear incongruous within public views due to its increased mass and bulk in comparison to nearby properties and would erode the original character and symmetry of North Crove which are considered to contribute positively to the special character of the RASC. The proposal would be contrary to Policies COM2, E1 and E4 of the TVBRLP and the Residential Areas of Special Character Supplementary Planning Document.

10.0 RECOMMENDATION

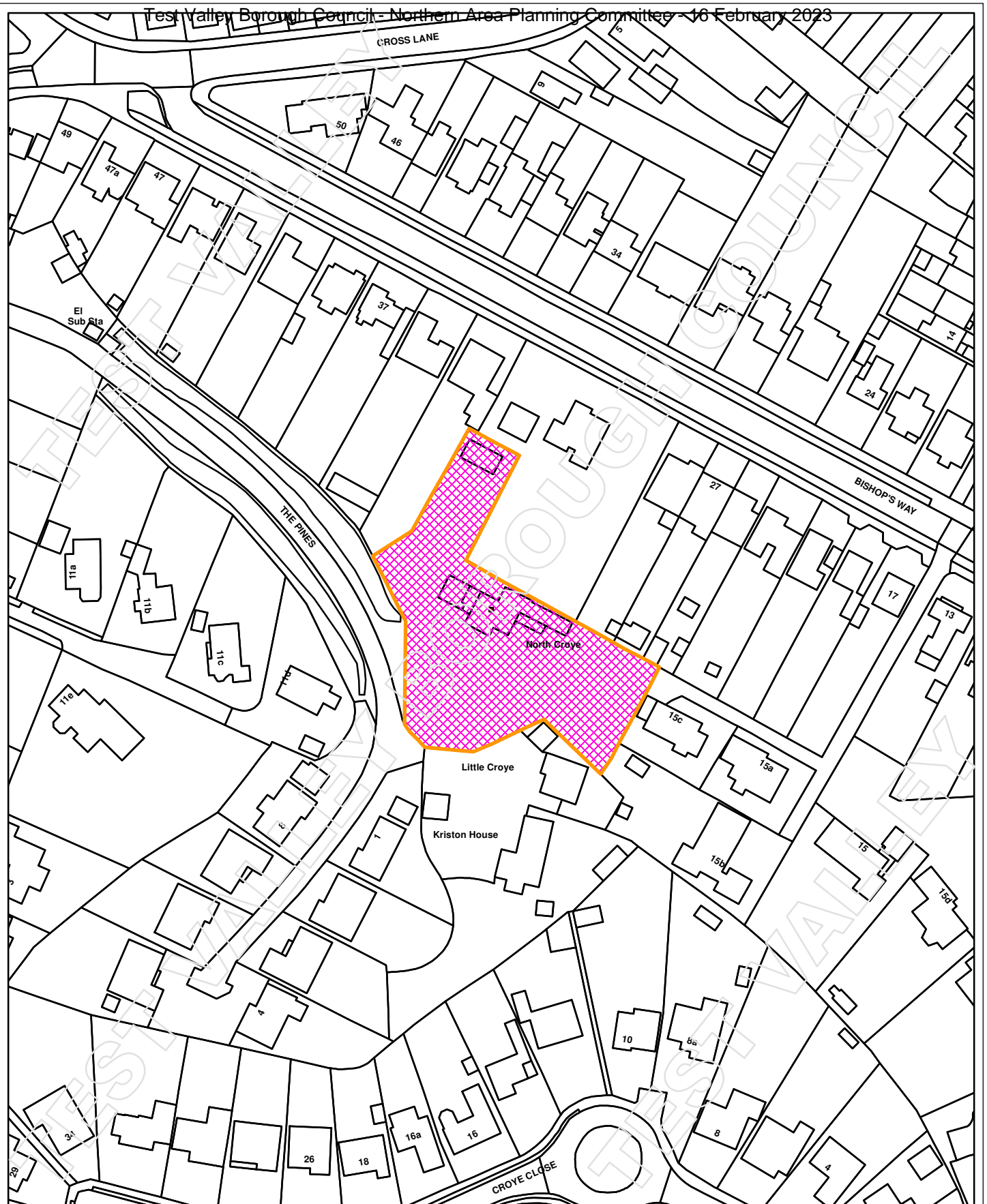
REFUSE for the reason:

- 1. The dwelling would be overwhelmed by the extension and would appear incongruous in public views due to its increased mass and bulk in comparison to nearby properties. The extension would erode the original character and symmetry of North Crove, which are characteristics that are considered to contribute positively to the special character of the Andover RASC. Furthermore, the proposed extension would not be subservient or proportionate to the scale of the host dwelling due to its width. The proposal would not integrate, respect or complement the character of the area nor is it considered that the scale of the enlarged dwelling would be compatible with the character of the Andover RASC,**

specifically Character Area: Andover 1D, The Pines. The proposal would be contrary to Policies COM2, E1 and E4 of the Test Valley Borough Revised Local Plan (2016), the Residential Areas of Special Character Supplementary Planning Document (January 2019) and the Andover Residential Areas of Special Character Appraisal (January 2018).

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



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23/00041/FULLN

BUILDING DESIGN SERVICES
 architectural services
 1 Pelican House, New Street, Andover
 SP10 1DR
 T: 01264 333604

PROJECT: **NORTH CROYE
 THE AVENUE, ANDOVER
 SP10 3EL**

DRAWING:

PROPOSED EXTENSION:
SITE LAYOUT

SCALE: 1:200@ A2

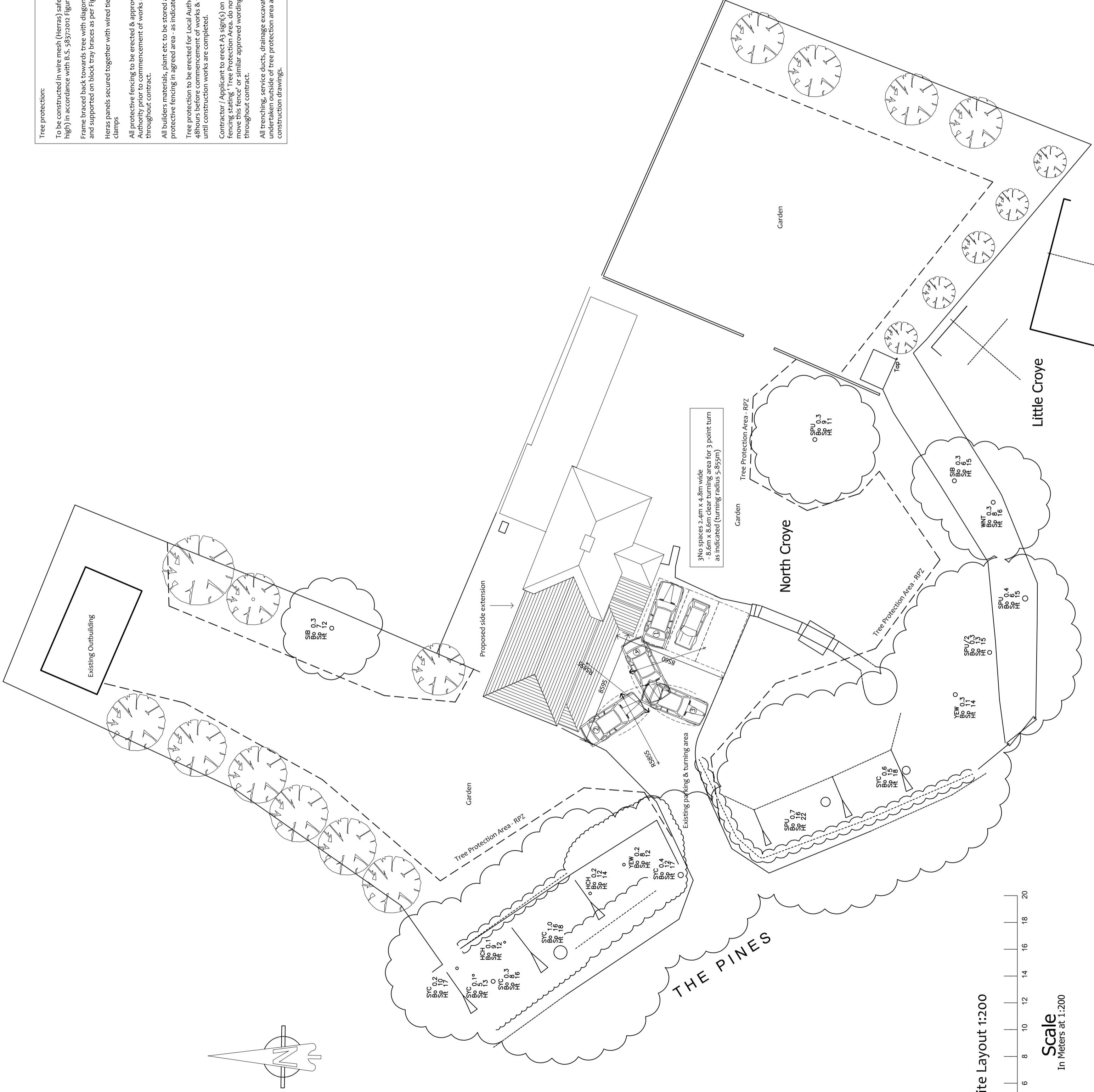
DATE: SEPT 2022

DRWG NO:
1086 / 07 D

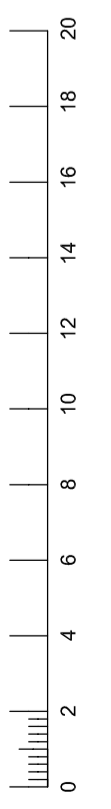
This Drawing is Copyright. It must not be copied, used or disclosed to third parties without prior permission.
 All dimensions to be checked on site prior to commencement.
 Any discrepancies to be brought to the attention of clients agent immediately.
 All drawings to be read in strict conjunction with relevant Engineers drawings where applicable.
 Full approval of any work as stated or uncovered to be obtained by either CA or Local Authority Building Inspector.

PLANNING APPLICATION DRAWING

Tree protection:
 To be constructed in wire mesh (Herras) safety fencing (1.8m high) in accordance with B.S. 5837:2012 Figure 2
 Frame braced back towards tree with diagonal stabilizer pole and supported on block tray braces as per Figure 2.
 Heras panels secured together with wired ties / scaffold clamps
 All protective fencing to be erected & approved by Local Authority prior to commencement of works & retained throughout contract.
 All builders materials, plant etc to be stored away from protective fencing in agreed area - as indicated.
 Tree protection to be erected for Local Authority Approval 48 hours before commencement of works & to remain in place until construction works are completed.
 Contractor / Applicant to erect A3 sign(s) on protective fencing stating 'Tree Protection Area. do not enter, do not move this fence' or similar approved wording & to be retained throughout contract.
 All trenching, service ducts, drainage excavations to be undertaken outside of tree protection area as indicated on construction drawings.



Proposed Site Layout 1:200



Scale
 In Meters at 1:200

BUILDING DESIGN SERVICES
 architectural services
 1 Pelican House, New Street, Andover
 SP10 1DR
 T: 01264 333604

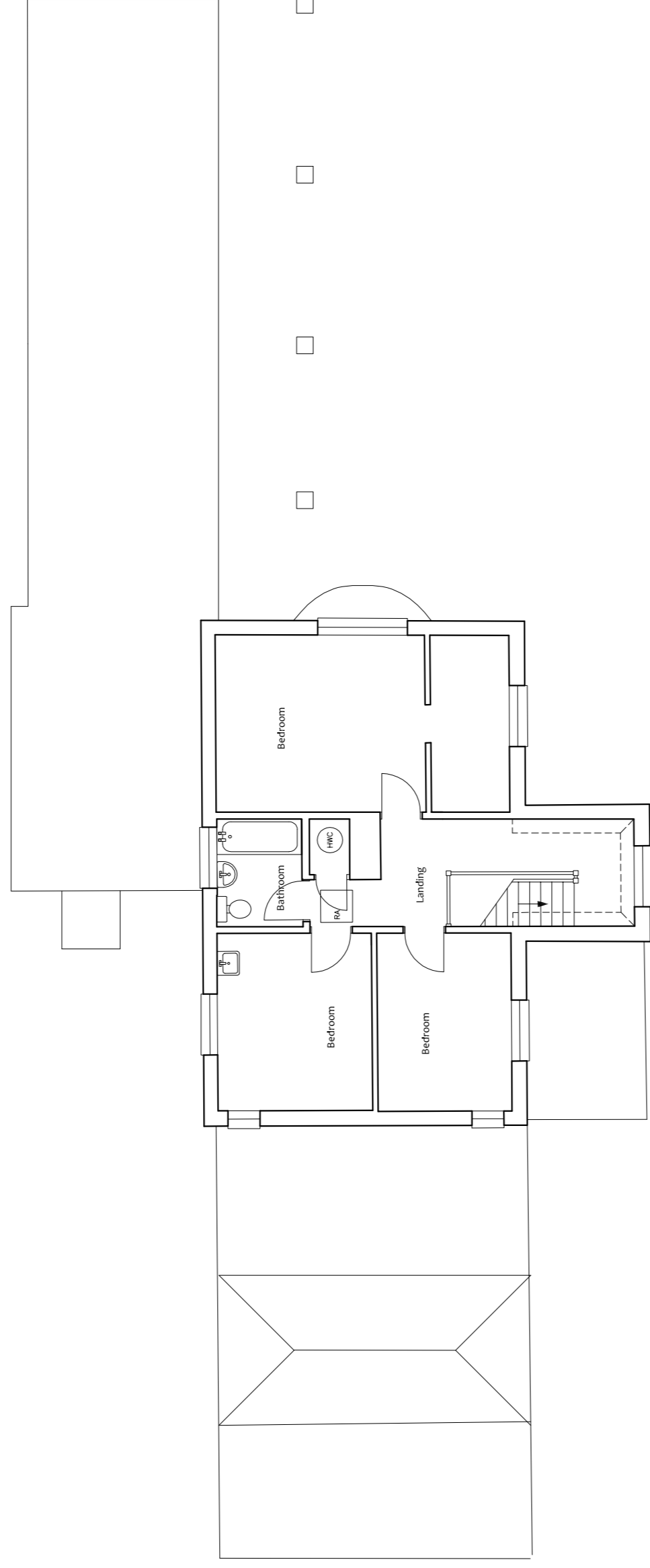
PROJECT: **NORTH CROYE**
THE AVENUE ANDOVER
 SP10 3EL

DRAWING: **PROPOSED EXTENSION:**
EXISTING & PROPOSED:
FLOOR PLANS

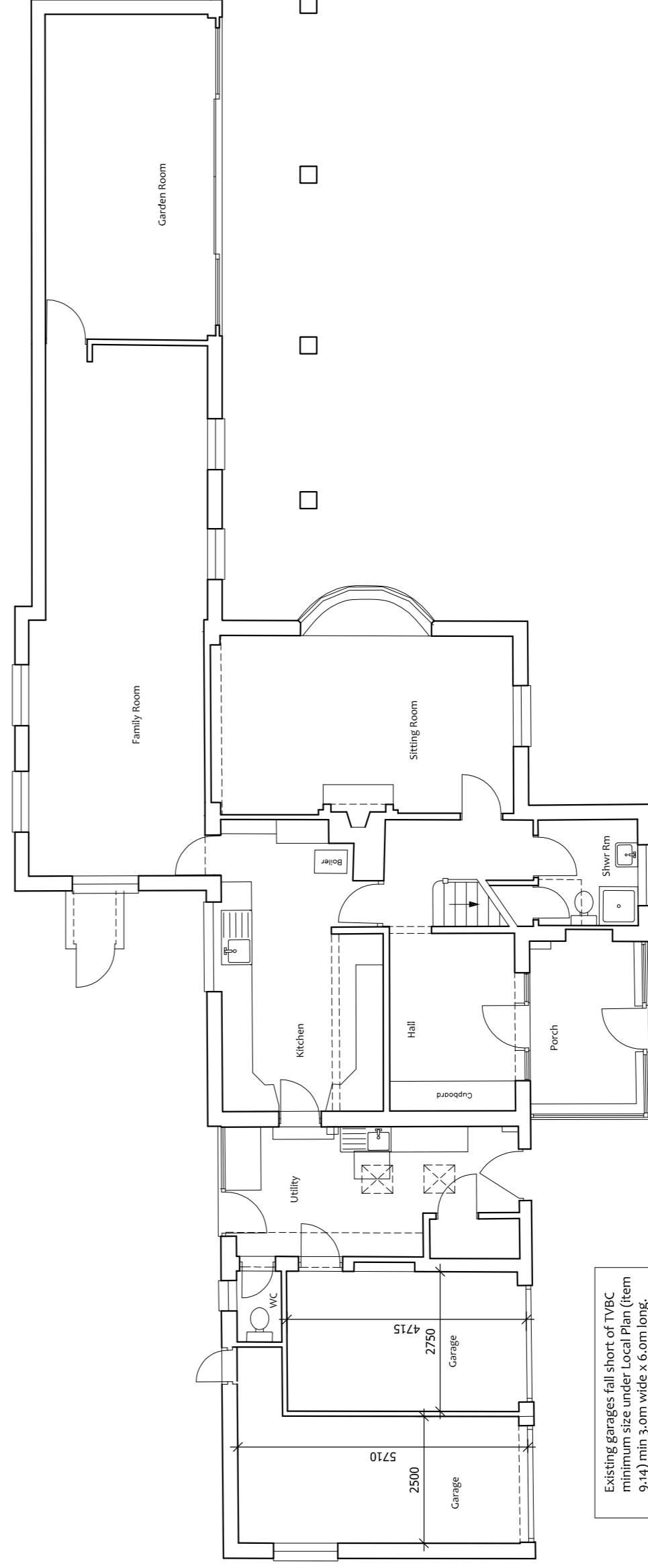
SCALE: 1:100 @ A1
 DRWG NO: **1086 / 05 B**
 DATE: SEPT 2022

The Drawings are prepared by the Architectural Services and are not to be used for any other purpose without the prior written consent of the Architectural Services. All dimensions are to be checked on site prior to commencement. Any discrepancies are to be brought to the attention of the Architectural Services immediately. All drawings to be read in conjunction with the relevant Engineering drawings. Full approval of any work as stated or uncovered to be obtained by either Croydon Planning Services or the relevant Engineering Services.

PLANNING APPLICATION DRAWING

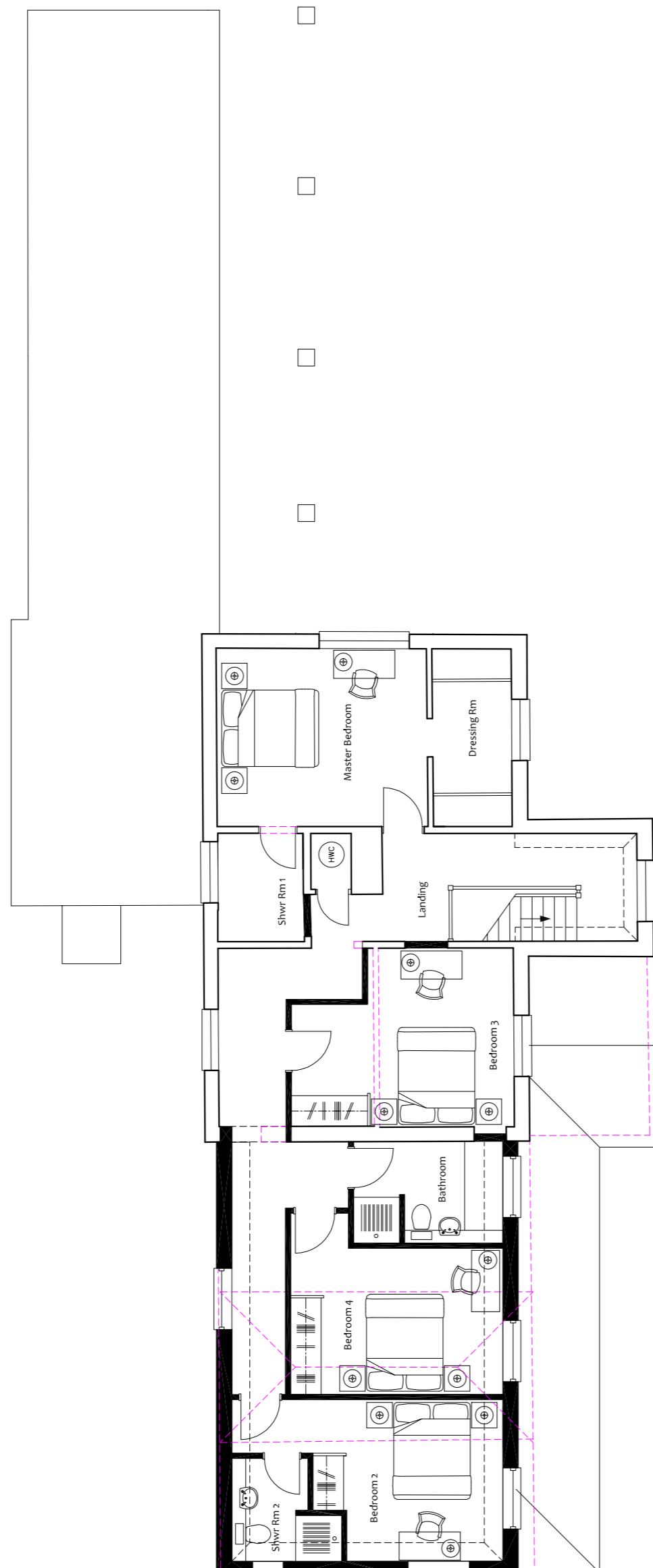


Existing First Floor Plan

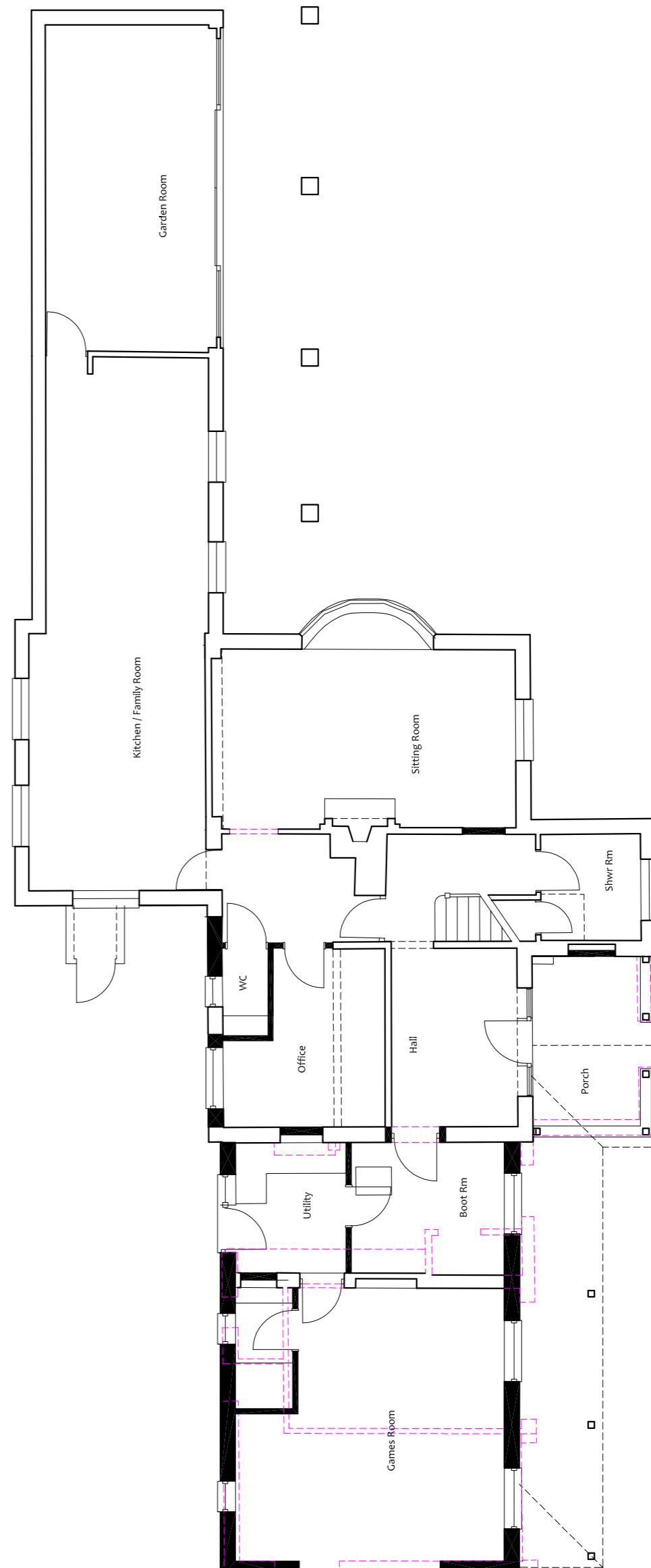


Existing garages fall short of 7.6m minimum size under Local Plan (from 9.4m) min 3.0m wide x 4.0m long.

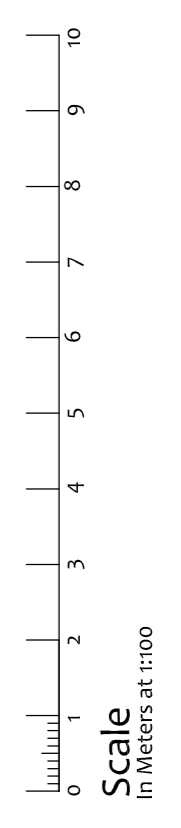
Existing Ground Floor Plan



Proposed First Floor Plan

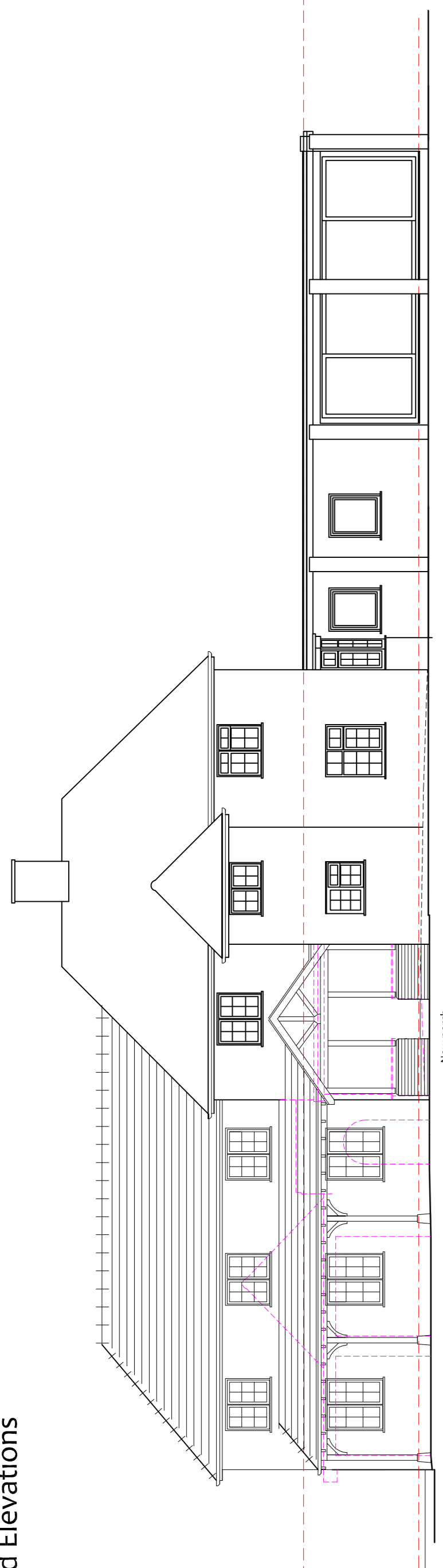


Proposed Ground Floor Plan



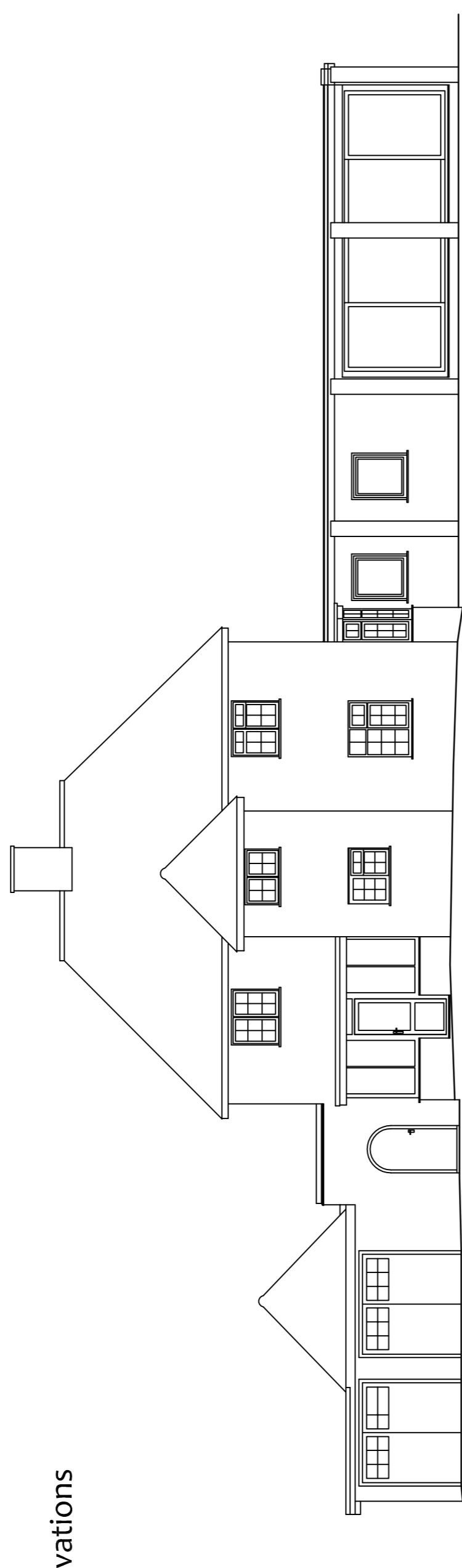
Scale
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Proposed Elevations



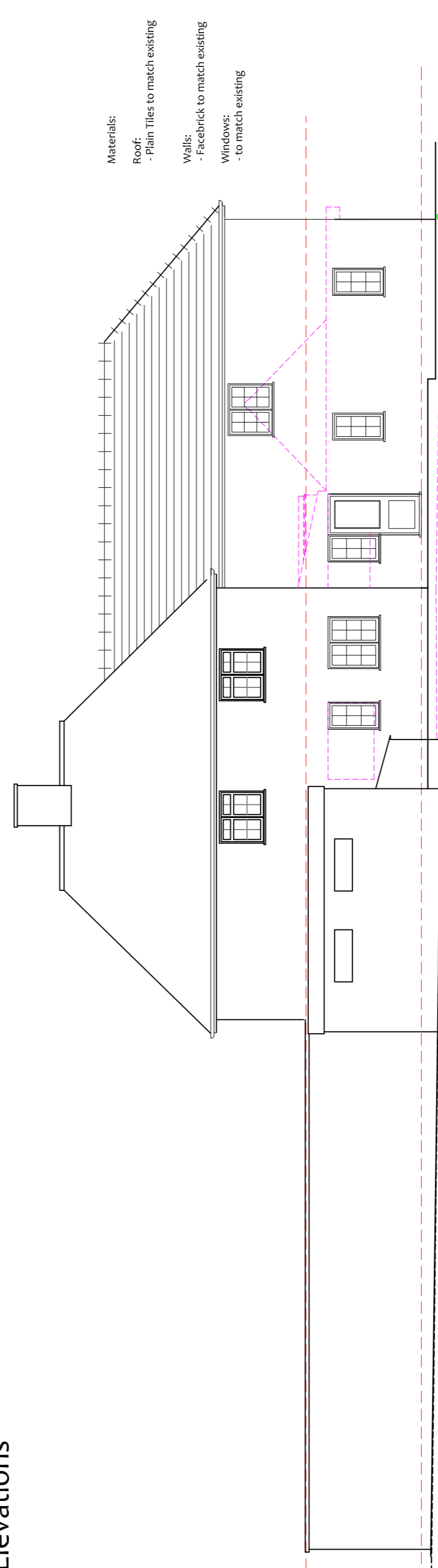
Proposed Front Elevation - South-West

Existing Elevations



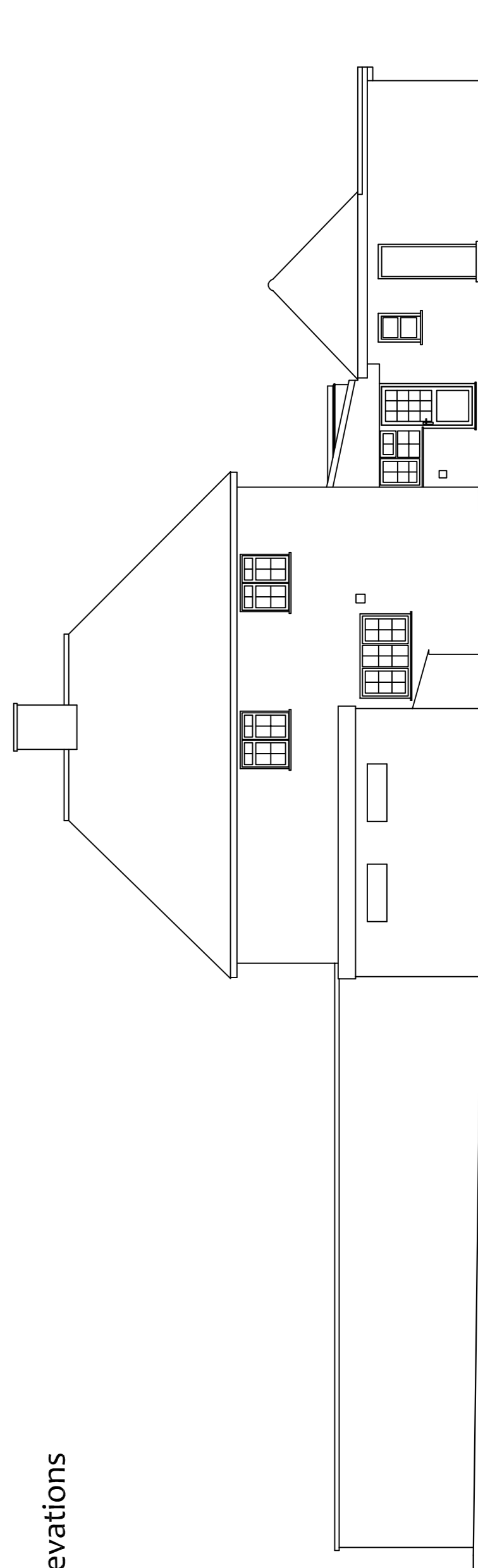
Existing Front Elevation - South-West

Proposed Elevations

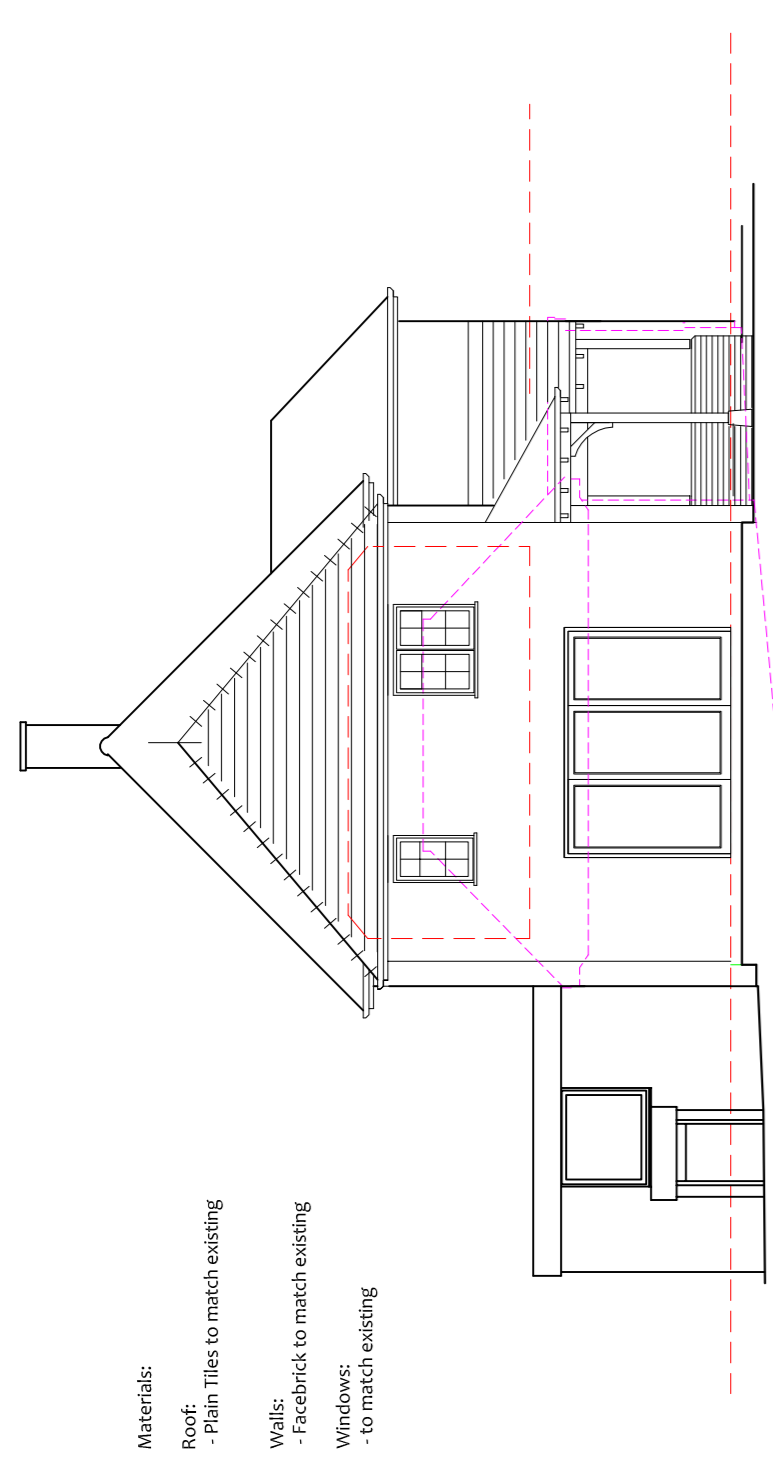


Proposed Rear Elevation - South-East

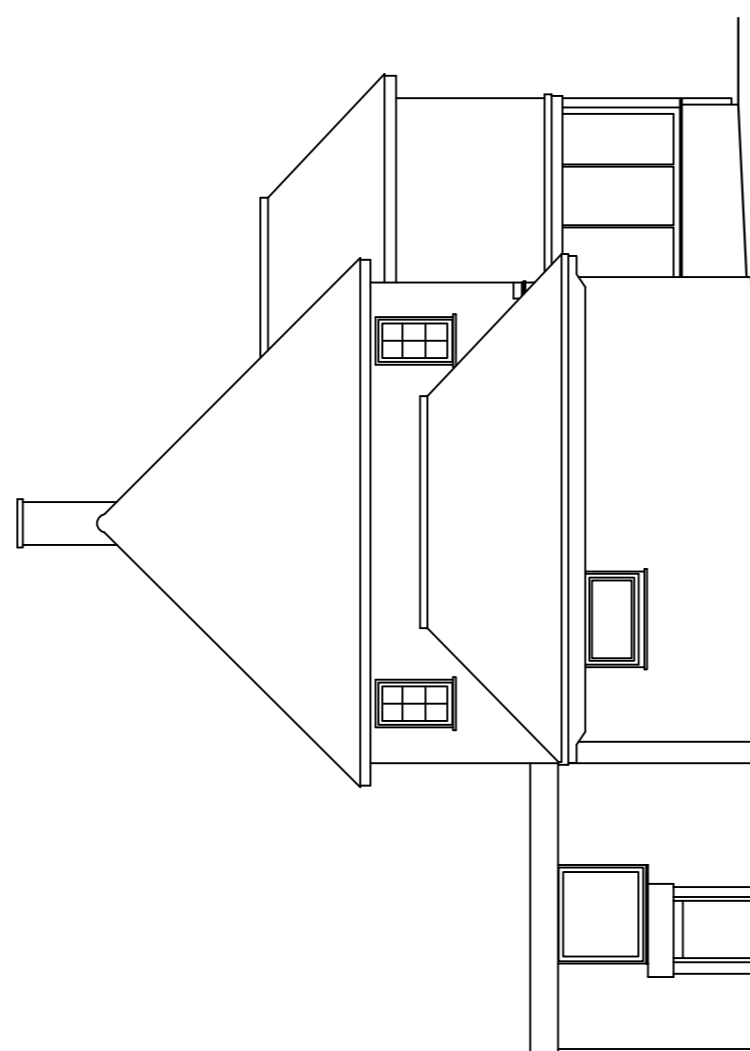
Existing Elevations



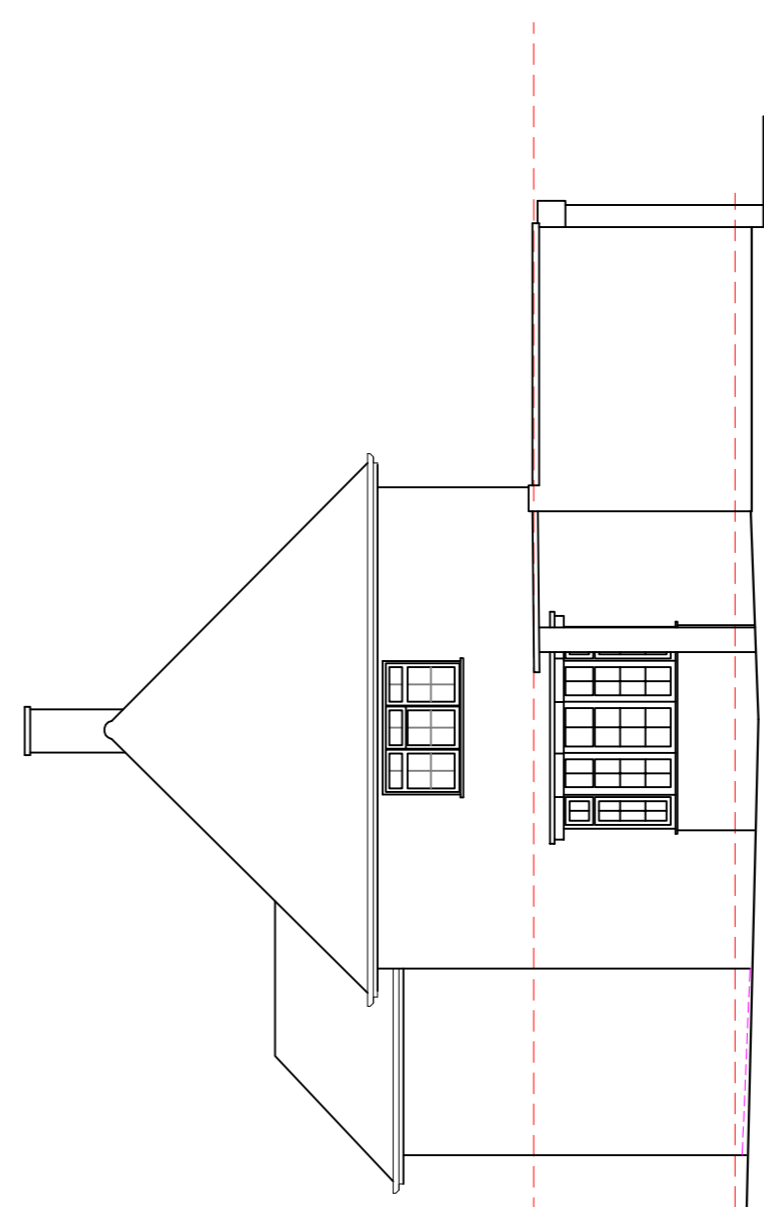
Existing Rear Elevation - South-East



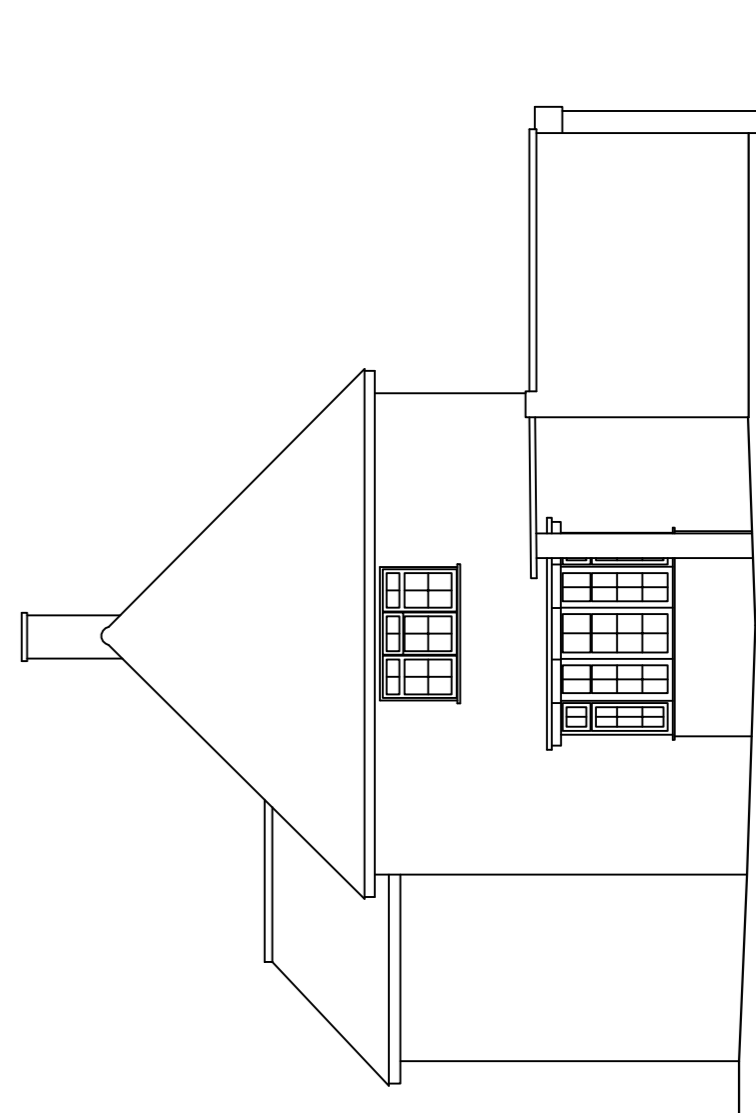
Proposed Side Elevation - North-West



Existing Side Elevation - North-West



Proposed Side Elevation - North-East



Existing Side Elevation - North-East

Materials:
 Roof:
 - Plain Tiles to match existing
 Walls:
 - Facebrick to match existing
 Windows:
 - to match existing

Materials:
 Roof:
 - Plain Tiles to match existing
 Walls:
 - Facebrick to match existing
 Windows:
 - to match existing