

Notice of Meeting

Northern Area Planning Committee

Date: Thursday 25 January 2024

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 Z Brooks (Vice-Chairman)	Andover Millway
Councillor I Andersen	Andover St Mary's
Councillor C Borg-Neal	Andover Harroway
Councillor C Donnelly	Andover Downlands
Councillor A Gillies	Andover Winton
Councillor L Gregori	Andover Harroway
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 J Sangster	Andover Romans

Northern Area Planning Committee

Thursday 25 January 2024

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 previous meeting 4 - 6

To approve, as a correct record, the minutes of the meeting held on 14 December 2023.
- 6 Information Notes 7 - 12
- 7 23/03062/FULLN - 30.11.2023 13 - 20

(OFFICER RECOMMENDATION: REFUSE)
SITE: 37 Bishops Way, Andover, Hampshire, SP10 3EH,
ANDOVER TOWN (MILLWAY)
CASE OFFICER: Claudia Hurlock
- 8 23/03029/FULLN - 28.11.2023 21 - 25

(OFFICER RECOMMENDATION: PERMISSION)
SITE: 3 Shepherds Rise, Vernham Dean, Andover, SP11
0HD, **VERNHAM DEAN**
CASE OFFICER: Claudia Hurlock

ITEM 5 Minutes of the **Northern Area Planning Committee**
of the **Test Valley Borough Council**
held in Conference Room 1, Beech Hurst, Weyhill Road, Andover
on Thursday, 14 December 2023 at 5.30 pm

Attendance:

Councillor J Budzynski (Chairman) **Councillor Z Brooks (Vice-Chairman)**

Councillor I Andersen
Councillor A Gillies
Councillor L Gregori
Councillor L Lashbrook

Councillor P Lashbrook
Councillor N Lodge
Councillor J Neal
Councillor J Sangster

351 **Apologies**

Apologies for absence were received from Councillors Borg Neal, Donnelly and K North.

352 **Public Participation**

In accordance with the Council's scheme of Public Participation, the following spoke on the application indicated:

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	16 - 23	23/02440/VARN	Ms Agboola (Supporter) Mrs Owolabi (Applicant) Mr Spencer (Applicant's Agent)

353 **Declarations of Interest**

There were no declarations of interest.

354 **Urgent Items**

There were no urgent items to consider.

355

Minutes of the previous meeting

Councillor Brooks proposed and Councillor Neal seconded the motion that the minutes of the previous meeting were an accurate record. Upon being put to the vote, the motion was carried.

356

Schedule of Applications

Resolved:

That the applications for development, as set out below, be determined as indicated.

357

23/02440/VARN

APPLICATION NO.	23/02440/VARN
APPLICATION TYPE	VARIATION OF CONDITIONS - NORTH
REGISTERED	27.09.2023
APPLICANT	Mrs Adefunke Owolabi
SITE	87 Weyhill Road, Andover, Hampshire, SP10 3NR, ANDOVER TOWN (MILLWAY)
PROPOSAL	Variation of Condition 8 of TVN.05858/1 (Erection of retail unit) to allow for the change in opening hours to 0800hrs to 2100hrs Monday to Saturday (Change of Description)
AMENDMENTS	Change of description 9.11.23
CASE OFFICER	Katie Nethersole

PERMISSION subject to:

- 1. The use of the premises shall be restricted to the following hours only: 0800 - 2100 Mondays to Saturdays and 1000 - 1600 on Sundays and Public Bank Holidays.
Reason: To protect the amenities of nearby residential dwellings and in accordance with policy LHW4 and E8 of the Test Valley Borough Revised Local Plan 2016.**
- 2. No incoming deliveries shall be received at the site nor waste collections made except between the hours of 08:00 – 18:00 Monday to Friday, and 08:00-13:00 on Saturdays and public holidays. No incoming deliveries to the site nor waste collections may be made at any time on Sundays.
Reason: To protect the amenities of nearby residential dwellings and in accordance with policy LHW4 and E8 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.**

(The meeting terminated at 5.59 pm)

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. This also applies to 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. 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.

The Natural Environment and Rural Communities (NERC) Act 2006 and Environment Act 2021

The Council has a duty under the Environment Act 2021, from the 1st January 2023, to ensure consideration is given to what can be done to conserve and enhance biodiversity through the exercise of its functions, agree policies and specific objectives based on those considerations and to act to deliver these policies and achieve objectives.

Previously the Council had 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 secured either by condition or, where appropriate, legal Obligation 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 and enhanced, 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.	23/03062/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	30.11.2023
APPLICANT	Mr and Mrs Uddin
SITE	37 Bishops Way, Andover, Hampshire, SP10 3EH, ANDOVER TOWN (MILLWAY)
PROPOSAL	Two storey side and rear extension to provide bedroom with ensuite and family bathroom on the first floor and garage, gym and family room on ground floor and single storey rear extension to provide enlarged kitchen/diner
AMENDMENTS	
CASE OFFICER	Claudia Hurlock

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 at the request of a member, for the reason “it raises issues of more than local public interest”.

2.0 SITE AND SURROUNDING AREA

- 2.1 37 Bishops Way is a two-storey detached dwellinghouse of brick, tile and render construction. The dwelling benefits from off-road parking at the front of the property. The dwelling is sited in close proximity to Bishops Way and is accompanied by a long rear garden. The property also has an existing single-storey rear extension of brick construction with a flat roof. The surrounding area is characterised by residential dwellings, with trees lining the road. The dwellings are generally detached on both sides of the road and the area has an attractive, spacious and green quality to it which is reflected in its designation within the Andover Residential Area of Special Character (sub-area 1C).

3.0 PROPOSAL

- 3.1 The application seeks full planning permission for two storey side extensions to provide bedroom with en-suite and family bathroom on the first floor and garage, gym and family room on ground floor and a single storey rear extension to provide enlarged kitchen/diner using materials predominantly to match the main dwelling such as a tiled roof, cream painted render and face brickwork.

4.0 HISTORY

- 4.1 None relevant.

5.0 **CONSULTATIONS**

5.1 None.

6.0 **REPRESENTATIONS** Expired 25.12.2023

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

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

Policy SD1 – Presumption in Favour of Sustainable Development

Policy COM2 – Settlement Hierarchy

Policy E1- High Quality Development in the Borough

Policy E4 – Residential Areas of Special Character

Policy E5 - Biodiversity

Policy LHW4 – Amenity

Policy T2 – Parking Standards

7.3 Supplementary Planning Documents

Residential Areas of Special Character (RASC) Appraisals – Andover – January 2018

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

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

Principle of development

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

Impact on the character and appearance of the area

8.3 The existing dwelling is a modest, 3 bedroom, 2 storey detached property. The existing principal elevation of the dwelling has a large distinctive singular two storey gable feature with a smaller, recessed gable also visible within the front elevation of the building. This provides the property with much of its distinctive character and interest.

8.4 The site is located within sub-area 1C of the Andover Residential Area of Special Character (RASC). The RASC is characterised by tree lined street with grass verges and footpaths. Many of the houses are of the same era and display a unifying similarity of style and features.

- 8.5 In addition to the assessment of the RASC, Policy E1 of the TVBRLP 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.”
- 8.6 One of the common features within the RASC is the distinct dominant gable feature which is prominent and can be seen on a number of other dwellings within the street scene and therefore contributes positively to the character of the RASC. The application proposes to enlarge the dwelling by adding a larger, taller gable feature to the front of the property. The proposed addition of the larger gable feature would diminish the dominant appearance of the existing gable feature, fail to respect the existing proportions of the building and would due to its large, extended form appear an unduly dominant addition to the existing building. The proposal would draw the eye and draw attention from what is generally an area of dwellings with modest proportions and appearance.
- 8.7 To conclude, the proposal would unbalance the existing appearance and character of dwelling. Furthermore the proposal would form an unduly dominant feature within the street scene and harm the RASC where dwellings in this area are generally of modest appearance and proportions. The proposal would also not retain the distinctive local character of the existing building and is therefore contrary to policies E1 and E4 of the TVBRLP.

Impact on amenity of neighbouring property

- 8.8 35 Bishops Way
Due to the limited projections along the shared boundary, together with the limited impact of the proposed rear windows on the rear extensions of this application proposal, the proposal is considered not to have a significant or harmful impact on the amenity of this neighbouring property. The occupants of No. 35 have also not objected to this proposal.
- 8.9 39 Bishops Way
Privacy
There would not be any direct overlooking opportunities that would arise from the proposal which would affect No. 39. The proposed rear windows on the rear elevation of the extension would have views of the outbuilding at the rear of the garden of No. 39, however the separation distance is considered sufficient to ensure that the proposal would not have a significant impact in respect of privacy to this area.
- 8.10 No. 39 Bishops Way has an existing garden room at the rear boundary of the property which is used for leisure and as an occasional tattoo studio for the owners. This building however is sited approximately 27.5m away from the proposed rear extensions, and therefore this separation distance would ensure that the privacy levels for both dwellings are maintained.

Loss of daylight/sunlight

- 8.11 A shadow diagram has been undertaken which shows that the proposed works would cause additional shadowing onto the neighbouring property, No. 39 across the south-eastern side elevation which is used as the primary external amenity space, but also has windows serving the kitchen extension, from 9am until 11am. From 1pm however, the extensions would not cause any loss of sunlight to the neighbouring properties and therefore the time of shadowing during the day would be limited. It is considered therefore, that the proposal would not result in sunlight levels falling below acceptable levels.

Outlook/Overbearing

- 8.12 The proposed 2 storey rear extension would have a height of 4.9m to the eaves and 7.7m to the ridge. This would extend approximately 7.0m from the rear of the original dwelling including the existing single storey rear extension. It would extend by a further 7.8m further to the rear than the existing rear elevation of No. 39. The single storey element of the extension would be 3.0m in height and the entire length of the proposed extension, including the single storey element, would protrude over the existing boundary hedge. The protrusion at two storey level would impose itself on the outlook from the rear of No. 39, and from the garden, as a considerably more dominant and overbearing presence than existing and visually dominate the amenity areas (internal and external) of No. 39 but especially the outside seating area which would be located adjacent to the two-storey side wall of the property. This proposed extension would also only have a separation distance of 2m from both properties which further adds to the overbearing impact. The occupants of No. 39 would suffer an unreasonable sense of enclosure and loss of outlook between the existing single storey rear extension of the property and the proposed works to No. 37.
- 8.13 Whilst the proposal would not have a significant impact on either sunlight or privacy levels, the extensions would dominate the primary amenity space of No. 39 Bishops Way and as such, would fail to provide an acceptable level of amenity for the occupants of the neighbouring property, and the proposal would be contrary to Policy LHW4 of the TVBRLP.

Impact on ecology

- 8.14 A bat survey and mitigation report was undertaken by Aluco Ecology Ltd (November 2023) which assessed impact that the proposal may have on bats. The house was initially evaluated as moderate potential based on evidence of bats in the loft void between insulation layers. The bat survey recorded no current roosting or activity within the house. Common Pipistrelles were recorded foraging and commuting over the site during survey. Mitigation measures have however been recommended such as a Schwegler Bat Roost Uni and a swift box. The proposal therefore is considered to be acceptable and in accordance with Policy E5 of the TVBRLP.

Impact on parking provision

- 8.15 The proposal would increase the number of bedrooms within the dwelling from 3 to 4, however it has been demonstrated within the submitted block plan that there is sufficient space in front of the dwelling for the parking of 3 cars which comply with the standards as set out in policies T2 and Annex G.

9.0 **CONCLUSION**

9.1 The proposed rear extensions would, by virtue of their bulk and mass and proximity to the neighbouring property, dominate the primary amenity space of No. 39 Bishops Way and cause a harmful sense of enclosure to the primary outside amenity space of this property and the addition of the larger gable feature would diminish the dominant appearance of the existing gable feature, fail to respect the existing proportions of the building and would, due to its large extended form appear an unduly dominant addition to the existing building. The proposal therefore is contrary to Policies E1, E4 and LHW4 of the TVBRLP.

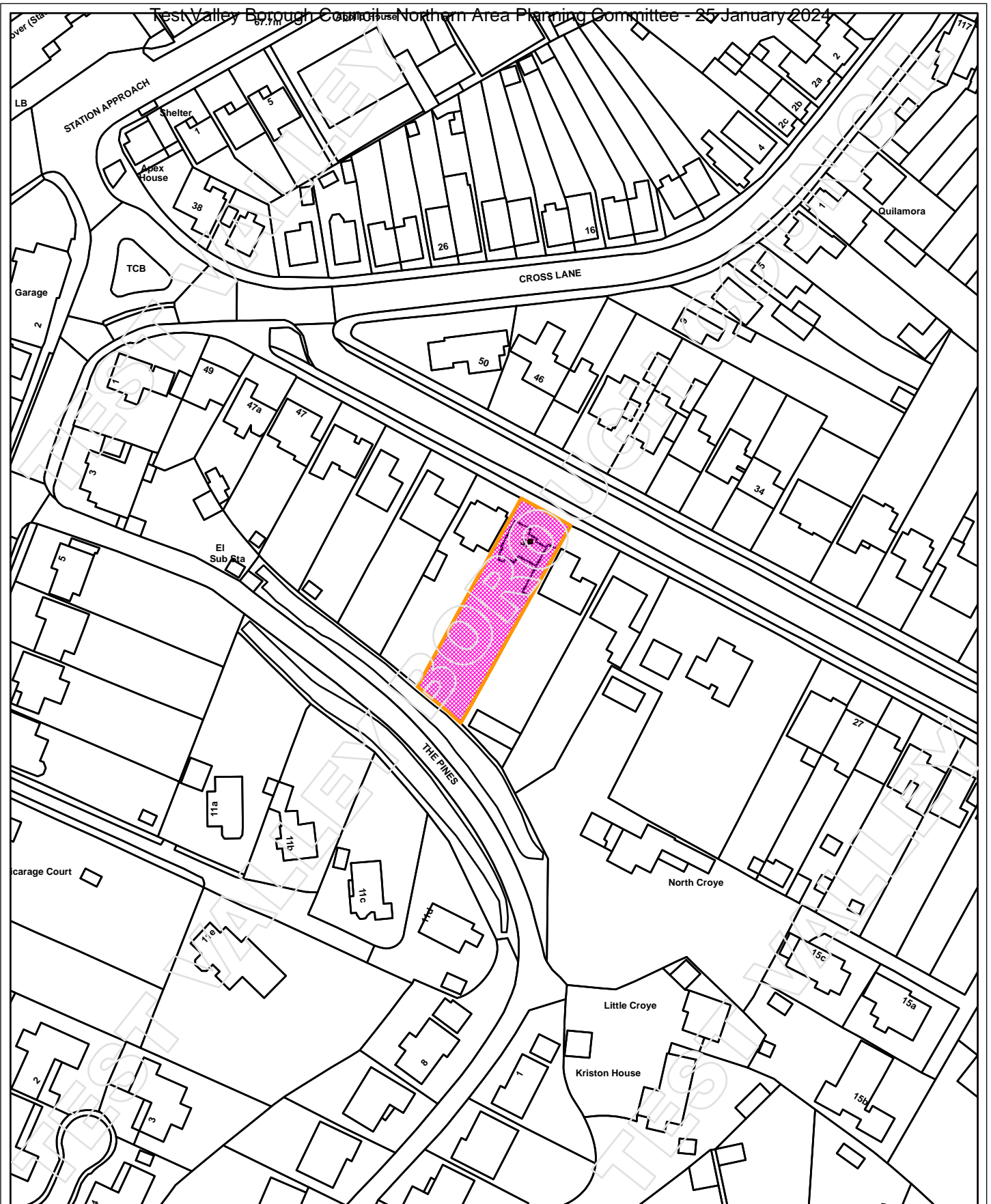
10.0 **RECOMMENDATION**

REFUSE for the reasons:

1. **The proposed two storey gable extension at the front of the property would unbalance the existing proportions and distinctiveness of the front elevation of the house. Furthermore the proposal would form an unduly dominant feature within the street scene and harm the character of the Andover Residential Area of Special Character where dwellings in this area are generally of modest appearance and proportions. The proposal is therefore contrary to policies E1 and E4 of the TVBRLP.**
2. **The proposed development would by reason of its bulk and mass and proximity to the neighbouring property, visually dominate and result in an unacceptable loss of outlook to the primary outside amenity space of No. 39 Bishops Way. The proposal therefore is contrary to Policy LHW4 of the TVBRLP.**

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.**
-

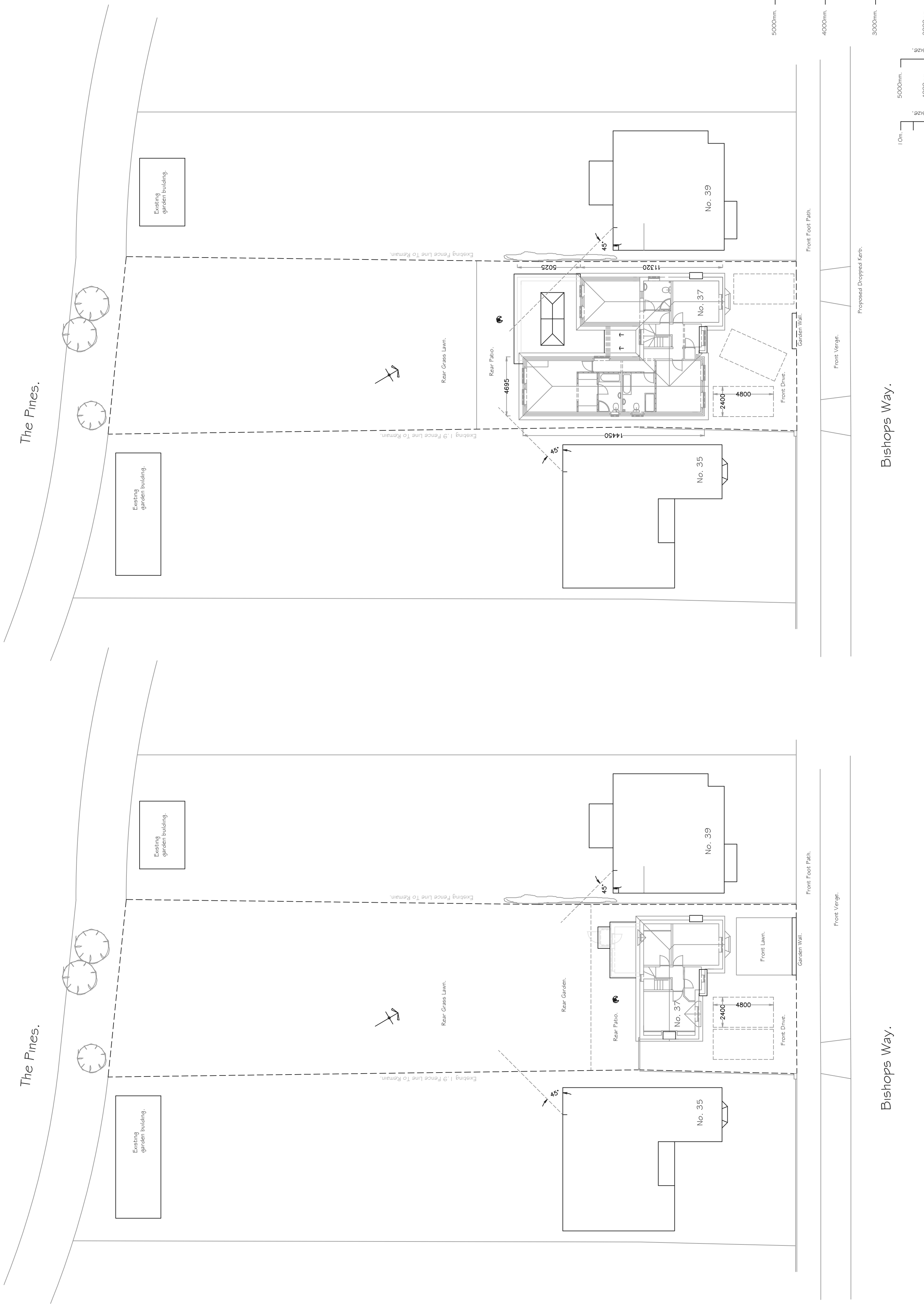
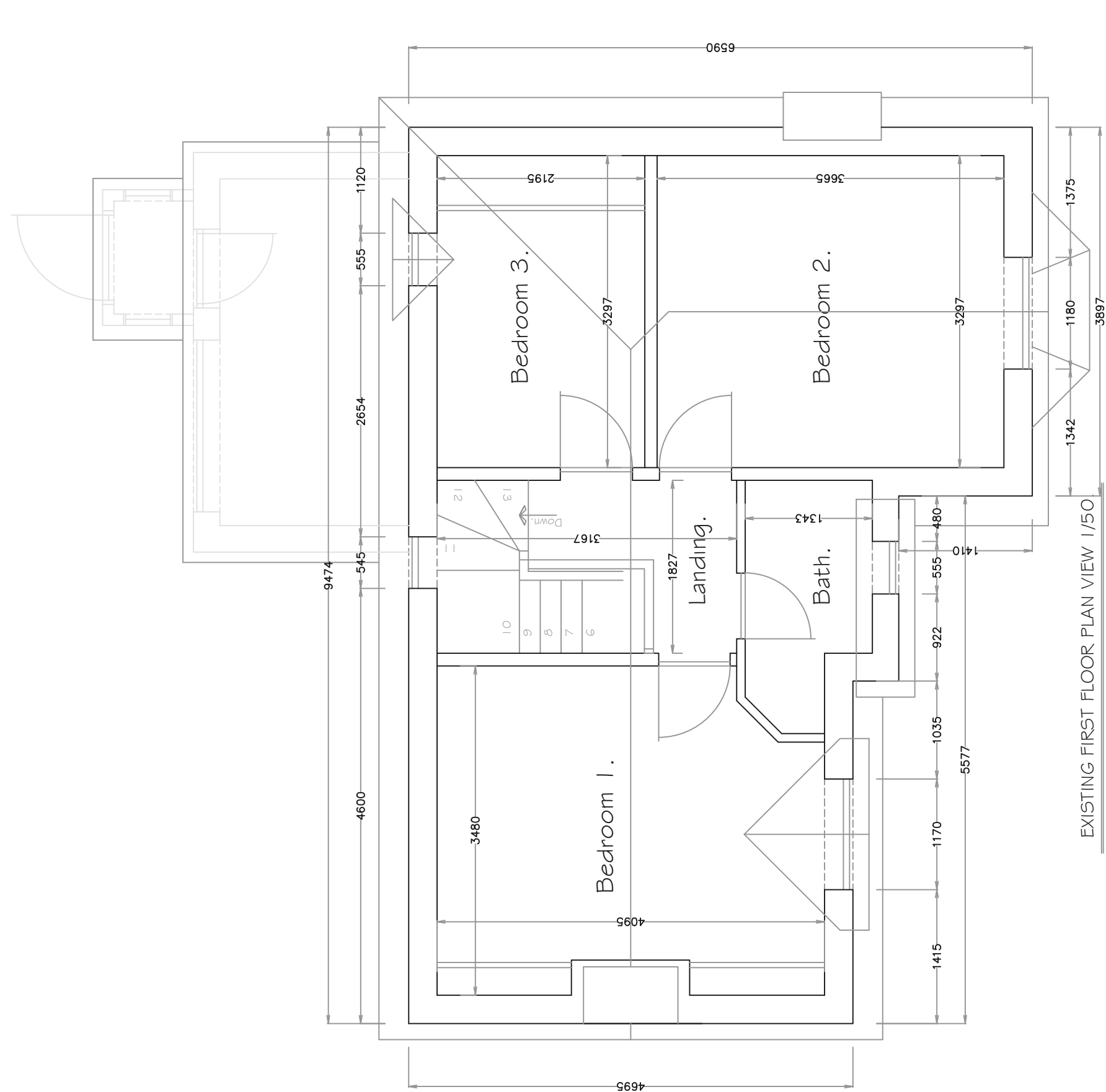
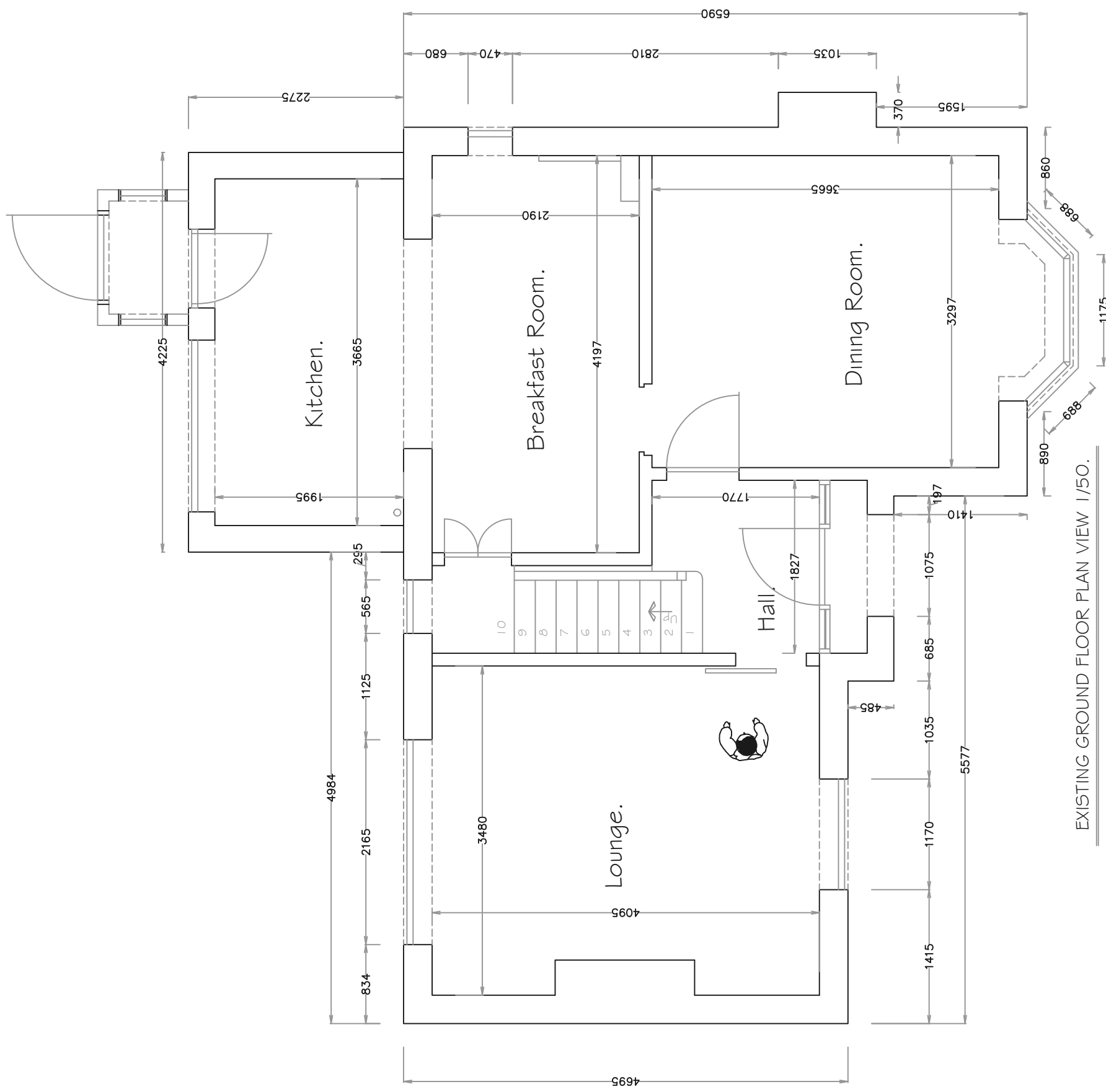


Siteplan



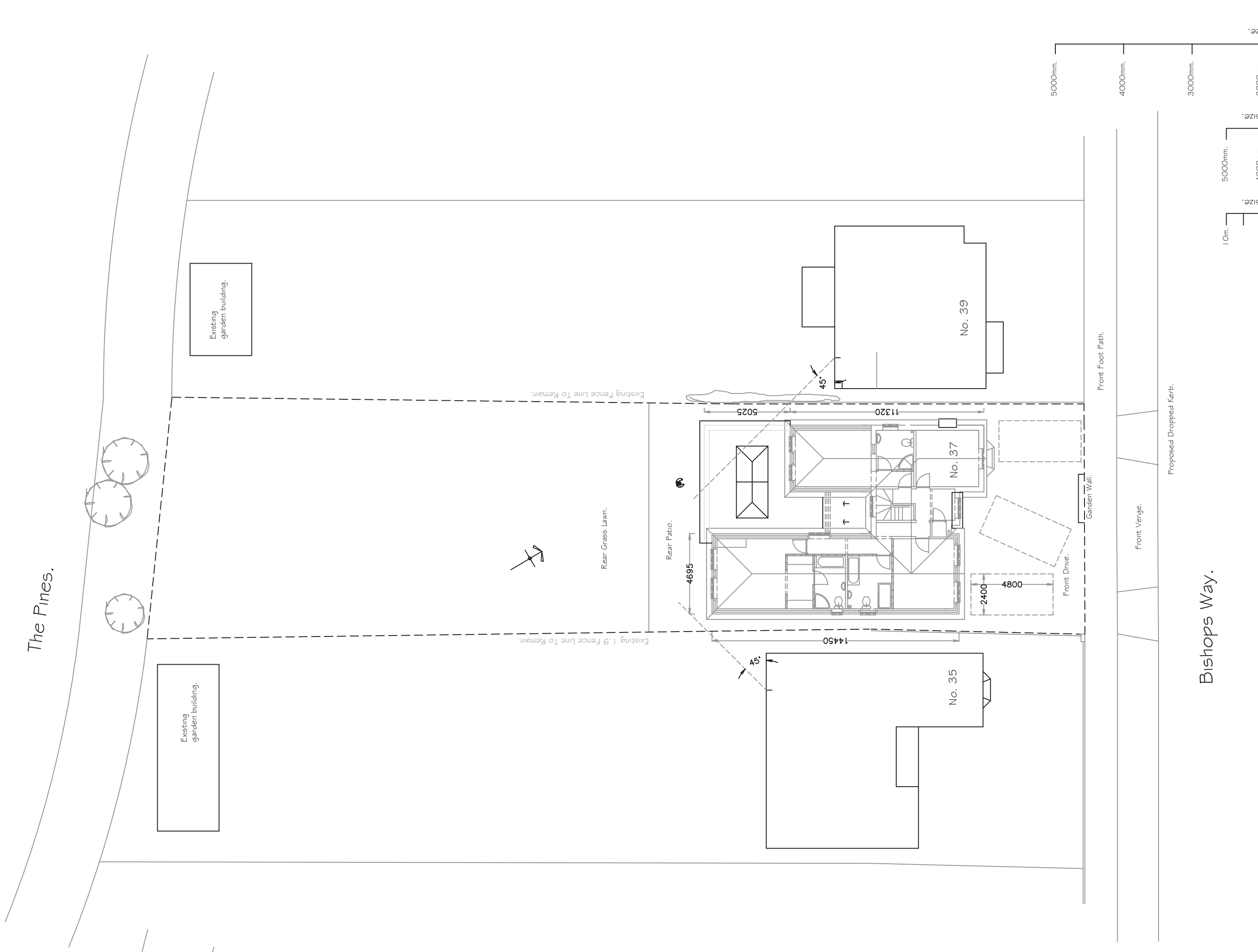
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23/03062/FULLN



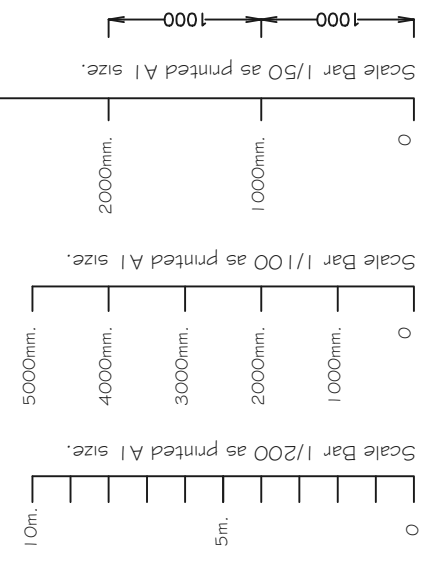
EXISTING SITE BLOCK PLAN 1/200.

Read in conjunction with 1/1250 Location Plan.



PROPOSED SITE BLOCK PLAN 1/200.

Read in conjunction with 1/1250 Location Plan.



C. P. Architectural Ltd. Design & Planning Services. 9 Foxcote Close, Colton, Hamble, Southampton, Hampshire, SO10 4AS. 01264 333626 / 07775 714716 WWW.cparchitectural.co.uk		Job Title: Two Storey Side & Rear Extensions, 37 Bishops Way, Andover, Hants, SP10 3EH.
Drawing Title: Existing House Plans & Block Plans.	Drawn By: Colin Peter Dodds.	Date: 20/1/23
Scale: As Marked.	Read in conjunction with: 02/JDD/IN/23 Proposed Plans & Elevations.	Drawing Number: O/JDD/IN/23

ITEM 8

APPLICATION NO.	23/03029/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	28.11.2023
APPLICANT	Mr and Mrs Boocock
SITE	3 Shepherds Rise, Vernham Dean, Andover, SP11 0HD, VERNHAM DEAN
PROPOSAL	Replace conservatory roof and glazing, erect single storey rear extension and install bay window to side elevation
AMENDMENTS	
CASE OFFICER	Claudia Hurlock

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 AND SURROUNDING AREA

2.1 The site contains a two-storey semi-detached dwellinghouse of brick and tile construction in Shepherds Rise. The surrounding area is characterised by dwellings of similar design with off-road parking. There is an existing boundary wall adjacent to the highway which provides some privacy to the rear garden.

3.0 PROPOSAL

3.1 Full planning permission is sought to replace conservatory roof and glazing, erect a single storey rear extension and install a bay window to the side elevation of the property.

4.0 HISTORY

4.1 TVN.08373 - Single storey rear extensions to form kitchen/office and conservatory – PERMISSION subject to conditions and notes (31.01.2002)

5.0 CONSULTATIONS

5.1 None.

6.0 **REPRESENTATIONS** Expired 20.12.2023.

6.1 **Vernham Dean Parish Council** – No response received.

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 LHW4 – Amenity

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on amenity of neighbouring property

Principle of development

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

Impact on the character and appearance 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 permitted, in terms of layout, appearance, scale, materials and building styles.

8.4 The application proposes to change the existing glazed conservatory roof with a solid roof, a rear extension and bay window located on the side of the property. All of these proposed elements would be comprised of matching materials to the existing house and would also be located behind the existing boundary wall. Therefore public views would be limited.

8.5 The proposed extensions and alterations would appear sympathetic to the appearance of the existing dwelling and wider area and in this respect the proposal would not adversely affect the character and appearance of the area, in compliance with policies COM2 and E1 of the TVBRLP.

Impact on amenity of neighbouring property

8.6 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.

8.7 By virtue of the limited size and significant distance to neighbouring property, and the intervening boundary treatments the proposal would not give rise to an adverse impact on the living conditions of neighbouring properties by virtue of any significant loss of light outlook or privacy. The proposal is thereby in accordance with Policy LHW4 of the TVBRLP.

9.0 **CONCLUSION**

9.1 The proposal is considered acceptable and in accordance with policies COM2, E1 and LHW4 of the TVBRLP.

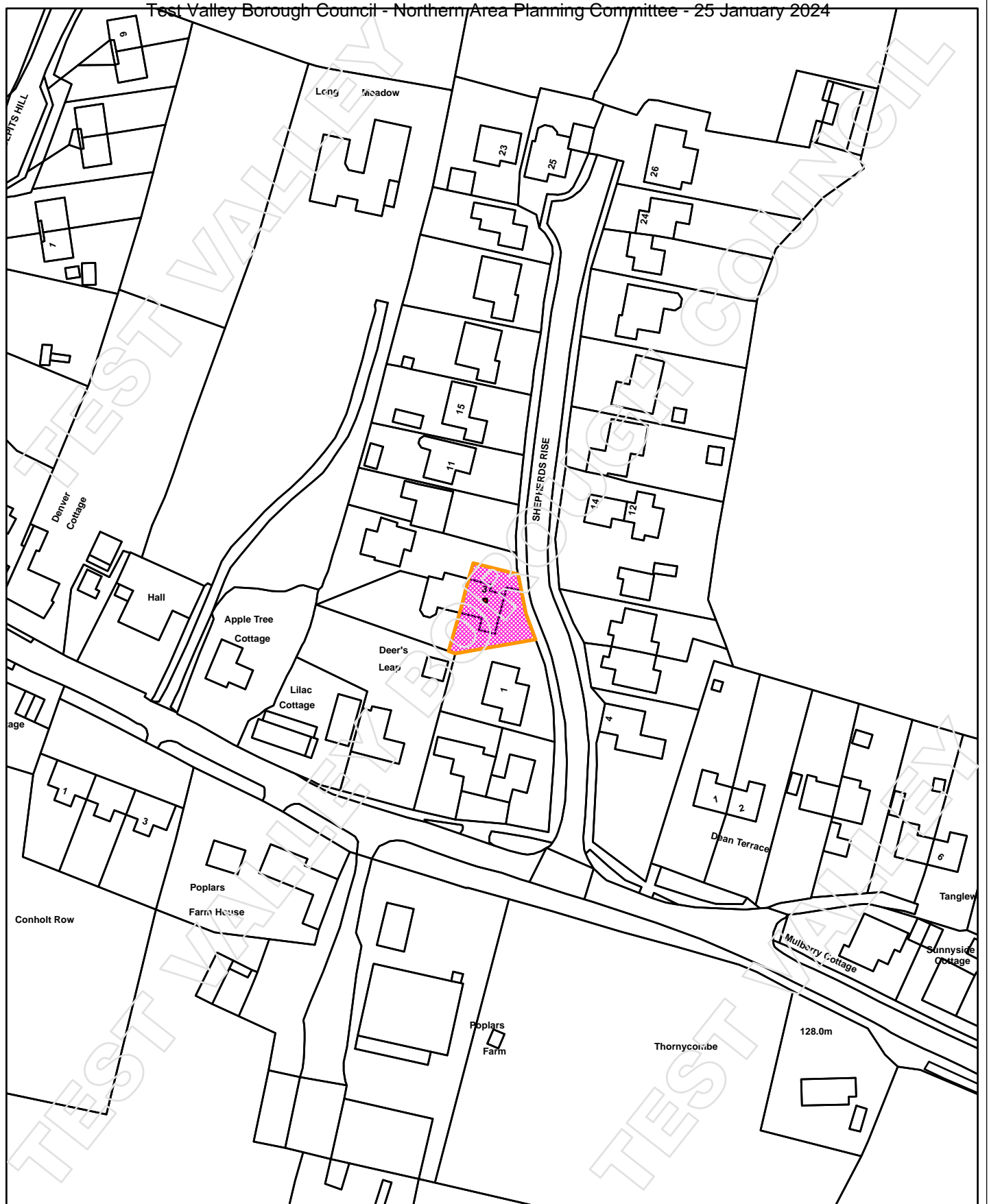
10.0 **RECOMMENDATION**

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, number
01/BOOCOCK/23 - EXISTING AND PROPOSED COMBINED PLANS – submitted 28.11.2023
Reason: For the avoidance of doubt and in the interests of proper planning.

Note to Applicant:

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



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