

Test Valley Borough Council

Residential Areas of Special Character

Supplementary Planning Document

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Residential Areas of Special Character (RASC) Appraisal - Romsey
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ANNEX 1

1 Introduction

- 1.1 The aim of this Supplementary Planning Document (SPD) is to set out the expectations of the Council in relation to development in Residential Areas of Special Character (RASC) and to provide guidance on the design and appearance of possible new development.
- 1.2 This document is supplementary to Policy E4: Residential Areas of Special Character of the Test Valley Borough Council Revised Local Plan DPD 2011-2029 and should be considered by applicants and developers before submitting a planning application for development within a Residential Area of Special Character.
- 1.3 The Council will also use the guidance in helping to determine planning application in the areas. The document defines the character of the defined Residential Areas of Special Character and identifies key features to be addressed in developing in these areas. The guidance will be applied flexibly having regard to the circumstances and other material considerations of each case.
- 1.4 The Council seeks to protect the character of the Borough through its existing Local Plan policies. In particular it aims to protect the distinctive character of some existing areas within the Borough through Policy E4: Residential Areas of Special Character.
- 1.5 The purpose of this SPD is:
 - To identify the locally distinctive features that define the character of the Residential Areas of Special Character;
 - To assist in determination of planning applications for development in Residential Areas of Special Character; and
 - To encourage good practice in the design of new developments to ensure they respond to local character and to reflect the identity of local surroundings and materials.
- 1.6 Section 180 (5) (d) Planning Act (2008) removed the compulsory requirement for a Sustainability Appraisal for a Supplementary Planning Document. It is not considered that this SPD would have a significant social, environmental or economic effect, therefore this document had not been subject to assessment under the Strategic Environmental Assessment Directive 2001/42/EC.

2 Policy Context

- 2.1 National Planning Policy Framework (NPPF) (2012) Paragraph 60: Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
- 2.2 NPPF Paragraph 61: Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
- 2.3 NPPF Paragraph 135: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.
- 2.4 The Revised Local Plan states the following:

Policy E4: Residential Areas of Special Character

Development (including extensions, alterations, sub-divisions and redevelopment) within residential areas of special character in Andover, Chilworth and Romsey identified on map 57 – 61 will be permitted provided that:

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

- 2.5 The RASC does not represent a statutory designation but provides a means to ensure that of planning proposals contribute to, and do not materially distract from, the beneficial setting of these areas. Alongside historic statutory designations for example Conservation Areas, they enable the Revised Local Plan to effectively manage the impact of development proposals to a range of different locally important or distinctive environments.
- 2.6 In the table below there are examples of recent appeals where the Policy E4: Residential Areas of Special Character was one of the main factors in the decision making process.

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Table 1: Appeals which featured Policy E4: Residential Areas of Special Character

Application Ref (Appeal Ref)	Decision Date	Site	Proposal	Decision
15/02976/FULLS (APP/C1760/W/16/3162792)	27 April 2017	Storn, Pinelands Road, Chilworth, Hampshire, SO16 7HH	The development proposed is the demolition of existing dwelling and garage and erection of 10 apartments with associated car parking (revised application).	Dismissed
16/00755/FULLS (APP/C1760/W/16/3159869)	2nd May 2017	Land at Holly Lodge and the rear of Heathfield, Chilworth Road, Chilworth, Hampshire, SO16 7JZ	The development proposed is the erection of 18 dwellings comprising 13 four bedroom houses and 5 two bedroom apartments with associated access, garages, parking and landscaping.	Dismissed
16/00287/FULLS (APP/C1760/W/16/3159612)	31st January 2017	Indalo, Chilworth Road, Chilworth, Southampton, Hampshire SO16 7JS	The development proposed is the erection of a detached dwelling with associated works.	Dismissed
15/02236/FULLN (APP/C1760/W/16/3148746)	10 October 2016	Land rear of 2-8 Whynot Lane, Andover, Hampshire, SP10 3ES	The development proposed is the construction of 2 No 1 ½ storey detached dwellings with on-site parking.	Dismissed
15/02164/FULLS (APP/C1760/W/16/3152135)	4 October 2016	Heather Hill, Chilworth Road, Chilworth, Hampshire, SO16 7JZ	Redevelopment of site to provide four detached houses.	Allowed

- 2.7 It is worth noting that there is currently a Chilworth Village Design Statement and Romsey Town Design Statement which are both available to view on the Council website. These documents would have been compiled by the Town/Parish Councils with input from the residents. The Romsey Town Design Statement was adopted by the Council on 10th January 2008 and the Chilworth Village Design Statement was adopted by the Council, following a resolution of the Council's Cabinet on 22nd February 2006. Both are Supplementary Planning Documents (SPDs).

3 Methodology

- 3.1 The Council does not intend to restrict development in designated RASC but seeks to retain and preserve the distinct architectural and landscape character of these areas. Increasing demand for housing has made RASC vulnerable to change which has the potential to compromise the distinct character of these areas.
- 3.2 The purpose of the RASC designation is to protect these areas from inappropriate development; including for example the demolition of existing buildings, higher density redevelopment of the plots and loss or damage to established, mature gardens.
- 3.3 The Council has identified 8 areas within Andover, Romsey and Chilworth which have distinctive design and landscape characteristics but do not fall within a Conservation Area. The areas have been identified through survey and were reviewed as part of the evidence base for Policy E4 within the Local Plan.
- 3.4 Council Officers undertook a desktop assessment identifying the size of all plots (based on residual curtilage) that fall within a designated RASC and noting key trends such as similarities in plot sizes. The result of the desktop analysis enabled an initial breakdown of the wider RASC areas into smaller Character Areas identifying 'immediate vicinity'. However, in order to provide a robust methodology, this needed to be supplemented further by undertaking a character appraisal at street level to help inform an objective assessment to define/categorise immediate vicinity areas.
- 3.5 A Character Area Appraisal (CAA) was carried out for each of the RASC designations in the Borough. Each CAA defines the individual Character Areas and thus a series of guidance principles have been produced based on the data from the site surveys. The guidance principles are intended to ensure that any new development works to retain the character that gives each area its identity.
- 3.6 It would not be appropriate to apply a cross comparison between Character Areas due to the distinct individuality of each of these designations as identified within the CAA documents.

Table 2: Average Plot sizes per Character Area

Character Area	Plot Size (ha)		
	Smallest	Largest	Average
Andover 1A: Whynot Lane	0.04	0.09	0.06
Andover 1B: The Avenue and Eversfield Close	0.03	0.29	0.08
Andover 1C: Bishop's Way	0.02	0.19	0.06
Andover 1D: The Pines	0.05	0.26	0.09
Andover 1E: Croye Close	0.04	0.11	0.07
Andover 1F: Weyhill Road south side	0.04	0.13	0.08
Andover 2A: Anton Road West	0.05	0.19	0.12
Andover 2B: Anton Road East	0.02	0.10	0.04
Andover 2C: Winchester Road	0.03	0.18	0.08
Andover 2D: Winchester Gardens	0.04	0.24	0.09
Andover 2E: Winchester Road South	0.07	0.11	0.09

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Character Area	Plot Size (ha)		
	Smallest	Largest	Average
Andover 3: Winchester Road at junction of A303	0.07	0.13	0.09
Romsey 1: Southampton Road	0.05	0.15	0.09
Romsey 2A: Winchester Hill	0.19	0.47	0.30
Romsey 2B: Winchester Road	0.06	0.34	0.14
Chilworth 1A: Woodside	0.09	0.33	0.18
Chilworth 1B: Chilworth Road	0.23	0.94	0.54
Chilworth 1C: Copse Lane, cul-de-sac	0.37	0.60	0.47
Chilworth 1D: Chilworth Road	0.69	0.93	0.83
Chilworth 1E: Green Lane, cul-de-sac	0.30	0.73	0.45
Chilworth 1F: Chilworth Road	0.23	0.75	0.39
Chilworth 1G: Chilworth Road, (south side)	1.59	1.66	1.63
Chilworth 2A: Heatherlands Road, Pinelands Road	0.29	0.65	0.39
Chilworth 2B: Chilworth Road, (both sides)	0.09	0.48	0.29
Chilworth 2C: Chilworth Grange, gated cul-de-sac	0.20	0.52	0.29
Chilworth 2D: Birch Road	0.11	0.51	0.26
Chilworth 2E: Winchester Road	0.20	0.60	0.33
Chilworth 2F: Hutwood Road, cul-de-sac	0.15	0.53	0.31
Chilworth 2G: Hadrian Road	0.17	0.29	0.25
Chilworth 2H: Roman Road	0.15	0.36	0.21
Chilworth 3A: Hadrian Way	0.13	0.42	0.19
Chilworth 3B: Pine Walk, Ling Dale	0.11	0.15	0.12
Chilworth 3C: Dene Close, cul-de-sac	0.11	0.16	0.14
Chilworth 3D: Pine Walk	0.10	0.29	0.13
Chilworth 3E: Roman Drive	0.14	0.24	0.19
Chilworth 3F: Chilworth Ring and Julian Close, cul-de-sac	0.10	0.30	0.16

- 3.7 Overall, the assessments set the prime consideration to be the quality and interest of the Character Areas, rather than that of individual buildings. Further details can be found in each RASC Appraisal found in the Appendices of this document.

4 Background

What is a Residential Area of Special Character?

- 4.1 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.
- 4.2 There are a number of areas within the Borough that have a distinctive character and sense of place. The exact nature of this “special character” will vary from place to place. Some of these may consist of detached properties, which are often of a mature quality with mature gardens, landscaping and trees. It is therefore important that these are protected from the impacts of new development or extension to existing buildings leading to higher density and impact on those aspects that make that special character.
- 4.3 Unlike conservations areas, which contain areas or buildings of architectural or historic importance, Residential Areas of Special Character can be defined by their street pattern, built form and landscape quality. Certain buildings might enhance the street scene and add to their distinctive quality, but they alone do not determine the designation of a Residential Area of Special Character.
- 4.4 The areas in Test Valley designated as Residential Areas of Special Character do not overlap with any existing Conservation Areas. Conservation Areas have specific planning controls, which aim to preserve and enhance their character and appearance.

The need for Residential Areas of Special Character

- 4.5 There is an increasing demand for housing which has made a lot of established Residential Areas of Special Character vulnerable to change. The Council will seek to protect the environmental character of these areas by requiring proposals to have regard to the development criteria set out in the Local Plan and Supplementary Planning Document.
- 4.6 It is important that development is guided so that the character of these areas is not undermined. The pressure of back garden developments, infill developments, extensions and redevelopment in these Character Areas are of increasing concern. Detrimental effects occur in a number of ways including:
 - The demolition and/or redevelopment of older properties, together with additional outbuilding can result a loss of character and distinctiveness.
 - Subdivision of larger plots forming backland development
 - Additional new buildings can disrupt the established pattern of development.
 - The provision of new apartments can result in inappropriate site layouts including parking courts, loss of gardens and over development.
 - Design and materials of new developments and extensions are out of keeping with existing properties.
 - New development can result in the loss of mature trees, hedges and other vegetation.

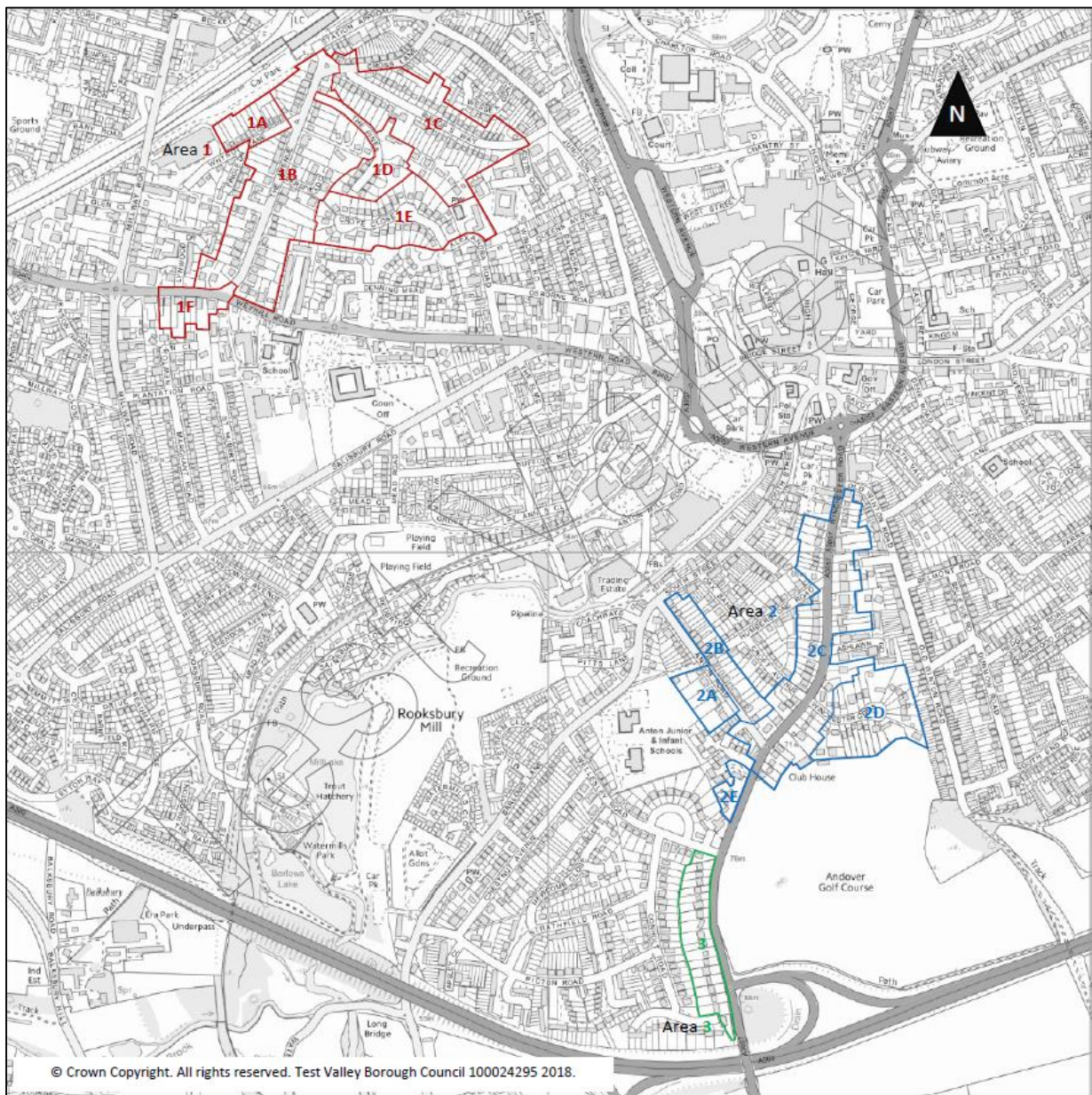
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- The subdivision of original gardens into smaller plots exerts pressure onto the existing natural environment.
- The provision of new driveways and parking removes front gardens and hedges and boundary treatments that give a strong frontage to the street.

Residential Areas of Special Character in Test Valley

- 4.7 There are three settlements within Test Valley where a number of Residential Areas of Special Character have been identified. Further detailed information for all Character Areas from the three RASC Appraisals can be found in the final versions attached to this document in the Appendices.

Figure 1 Andover Designations

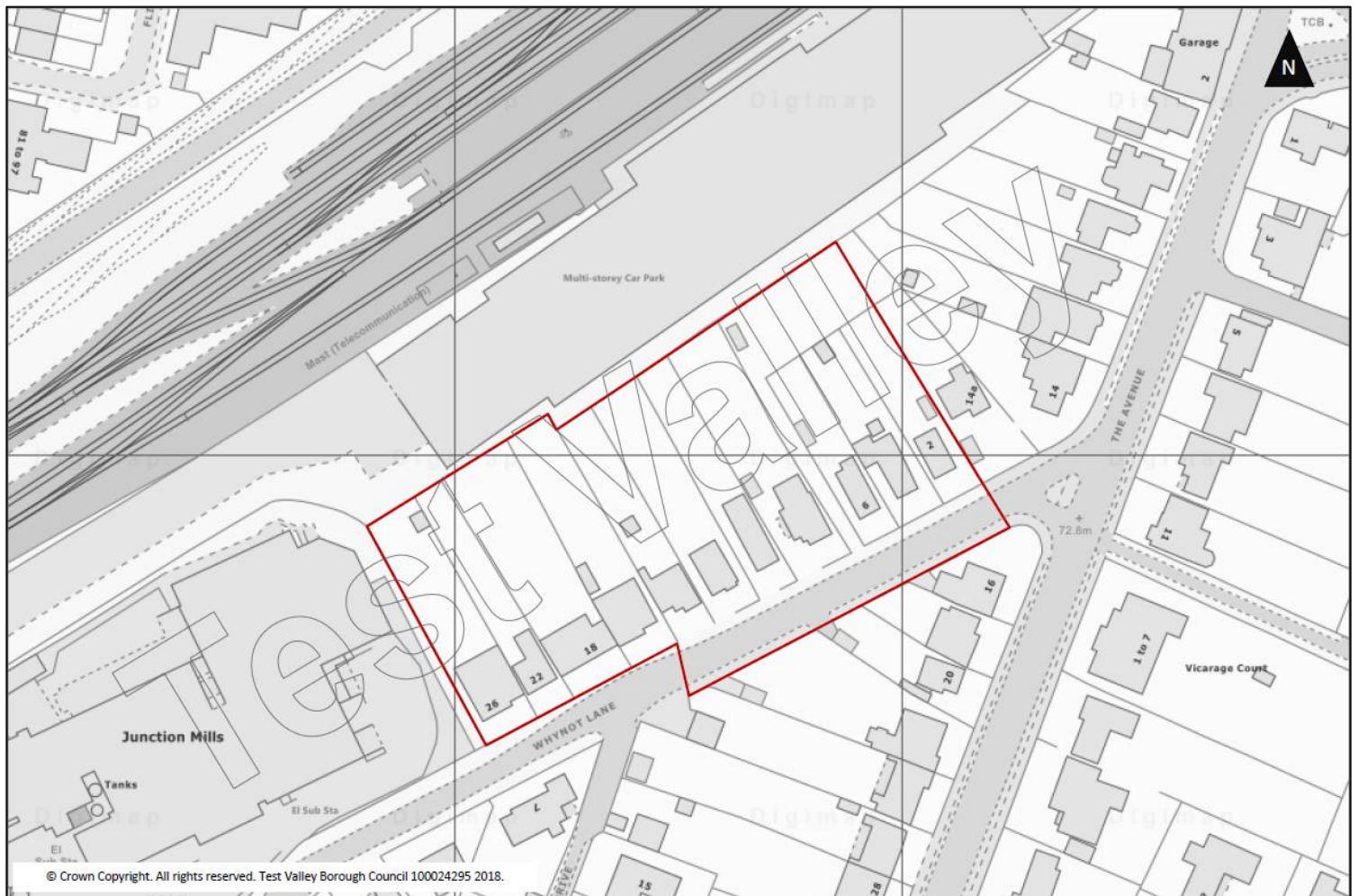


4.8 The Andover RASC areas are included in Hampshire County Council’s integrated character assessment (HCC/ica)¹. This identifies a mixture of generic character types throughout areas 1, 2 and 3 including the following:

- Residential 1915-1945
- Residential Post 1945-Present (Houses and bungalows)
- Post Medieval Development 1600-1819
- Residential 1870-1914 (Terraces, Semi-detached, Small Detached Houses)

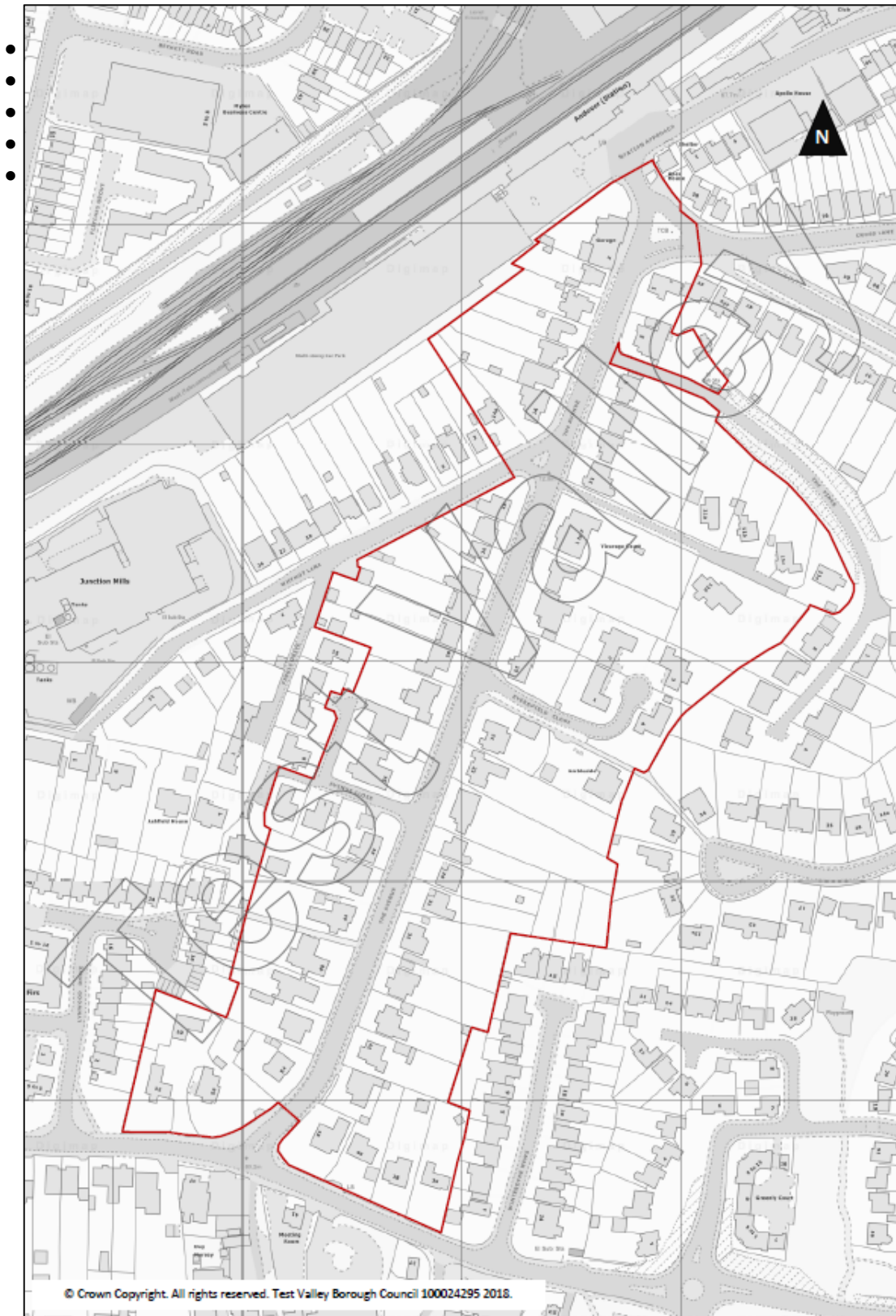
¹ Hampshire County Council, Hampshire Integrated Character Assessment
<https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment>

Figure 2 Character Area 1A: *Whynot Lane*

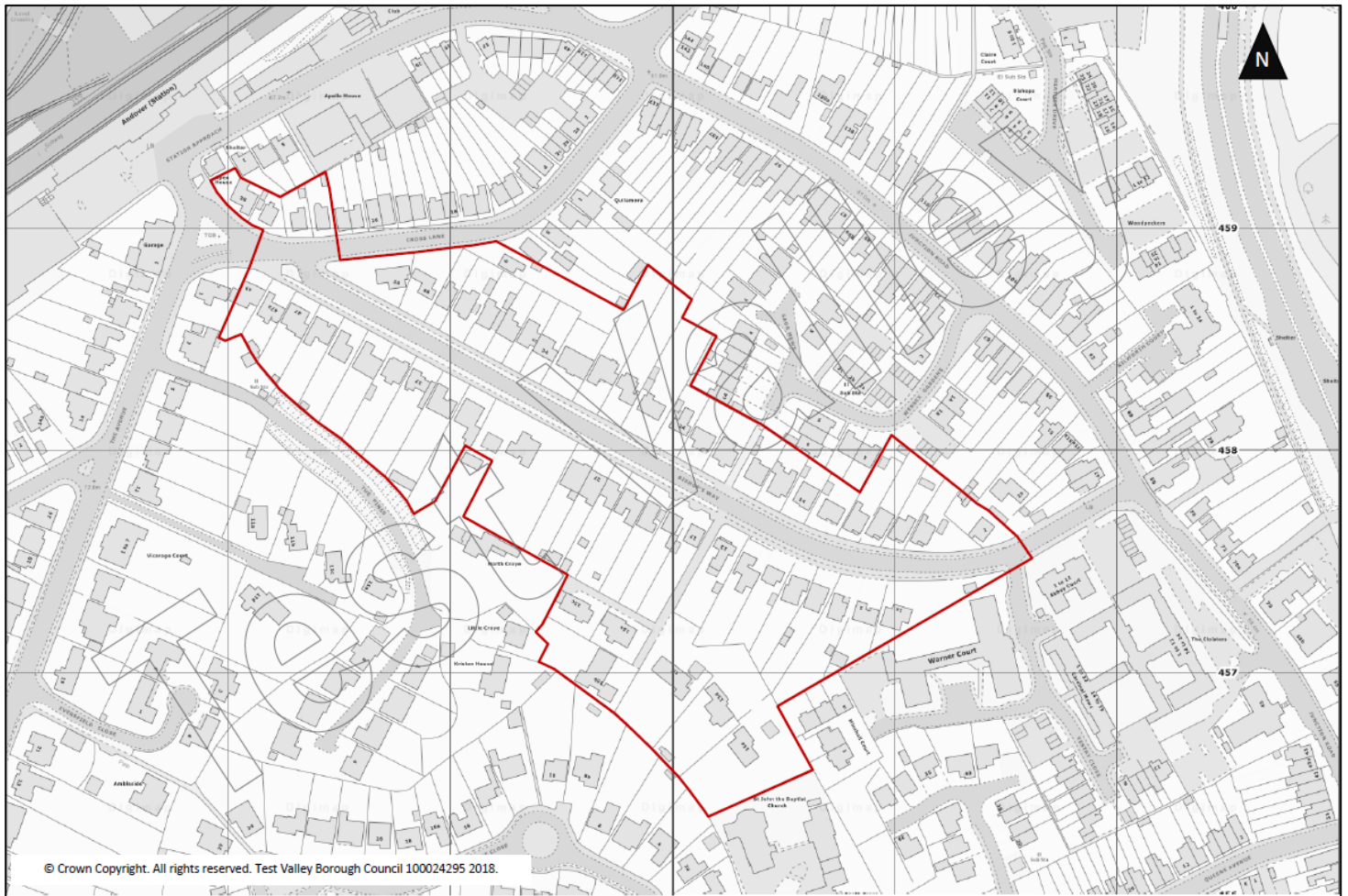


4.9 There is a strong building line and common form and appearance of buildings in the eastern half of the area, but inconsistent boundary and front garden treatment. The lane is single-sided so there are no houses on the south side to re-enforce character. There are however tall boundary hedges and some mature large trees along the south side (outside of the Character Area).

Figure 3 Character Area 1B: *The Avenue and Eversfield Close*

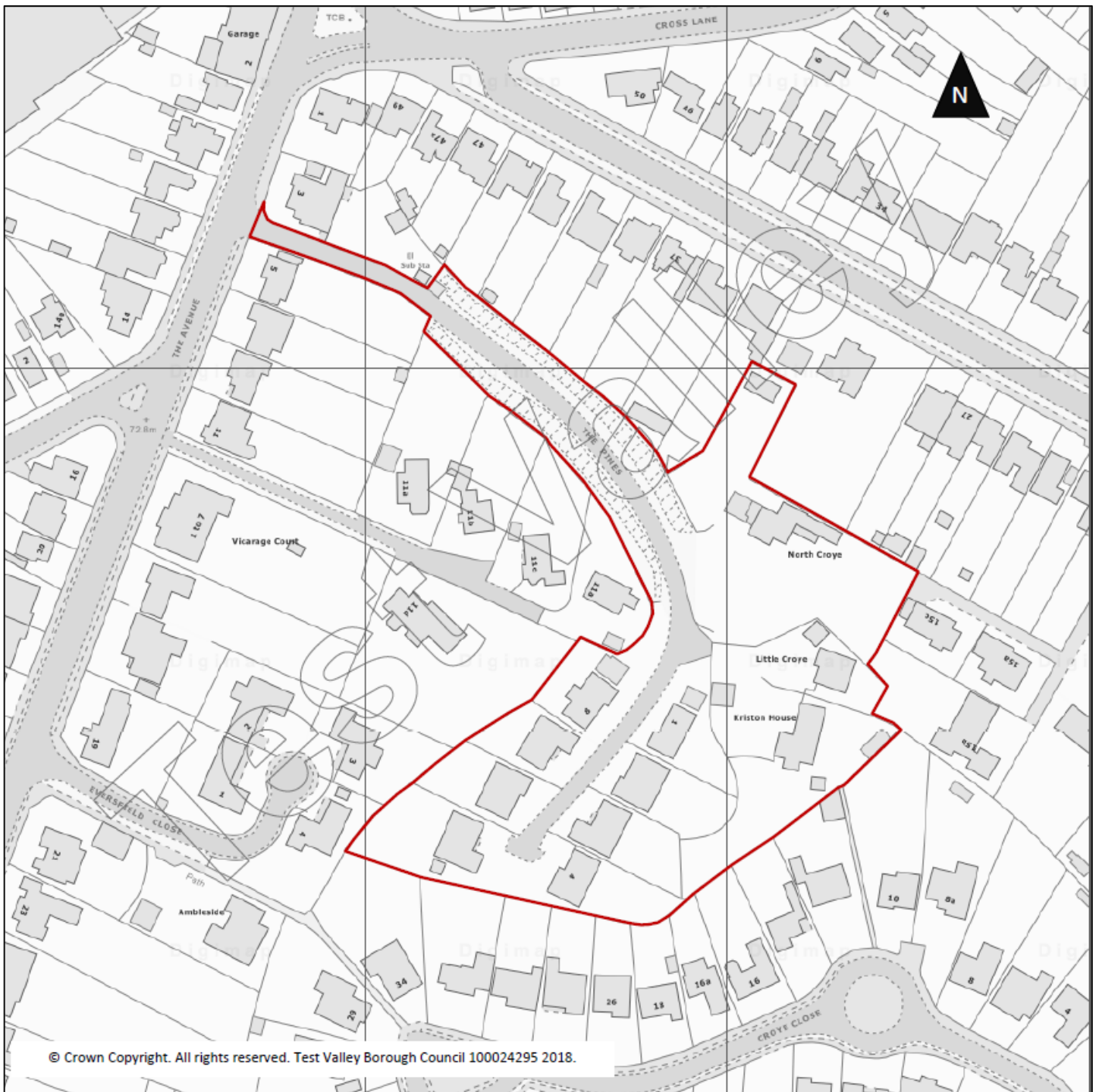


4.10 The regular and almost continuous spacing of trees down the area's length, coupled with a fairly constant level of on-plot planting gives this street a generally consistent, recognisable and strong character. Many of the houses have a similarity in style and materials which helps to reinforce the character.

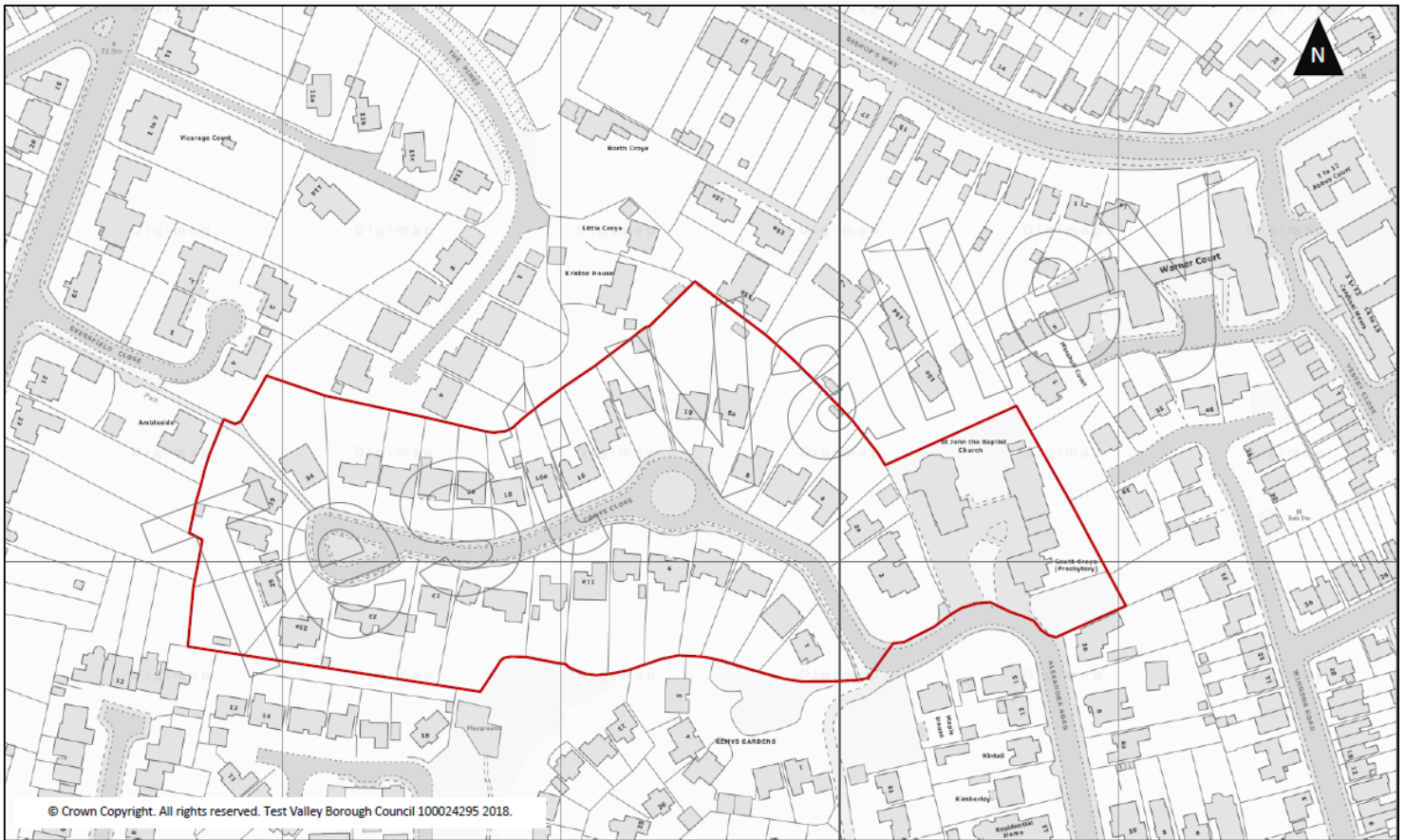
Figure 4 Character Area 1C: *Bishop's Way*

- 4.11 The lines of street trees, generous verge and distinctive topography give a strong character to the area. Many of the houses are of the same era and display a unifying similarity of styles and features. A reasonable level of planting in front gardens makes a useful contribution to the street scene. The limited on-street parking, coupled with some screening of curtilage parking prevents parked cars becoming over-dominant in the street scene.

Figure 5 Character Area 1D: *The Pines*



4.12 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.

Figure 6 Character Area 1E: *Croye Close*

- 4.13 An unusually long cul-de-sac, partially laid out in the 1930's, in the grounds of what was a land-locked site. The visual character derives from the road layout, densely vegetated roundabouts and the solid visual horizon presented by the houses. These factors make for a robust visual character. The tree-planted islands and the curves sub-divide the length. The existing vegetation on the plots makes a minor contribution to the street scene. Many houses are of the 1950's in a simple style, hipped tile roofs and of redbrick/painted render and unadorned.

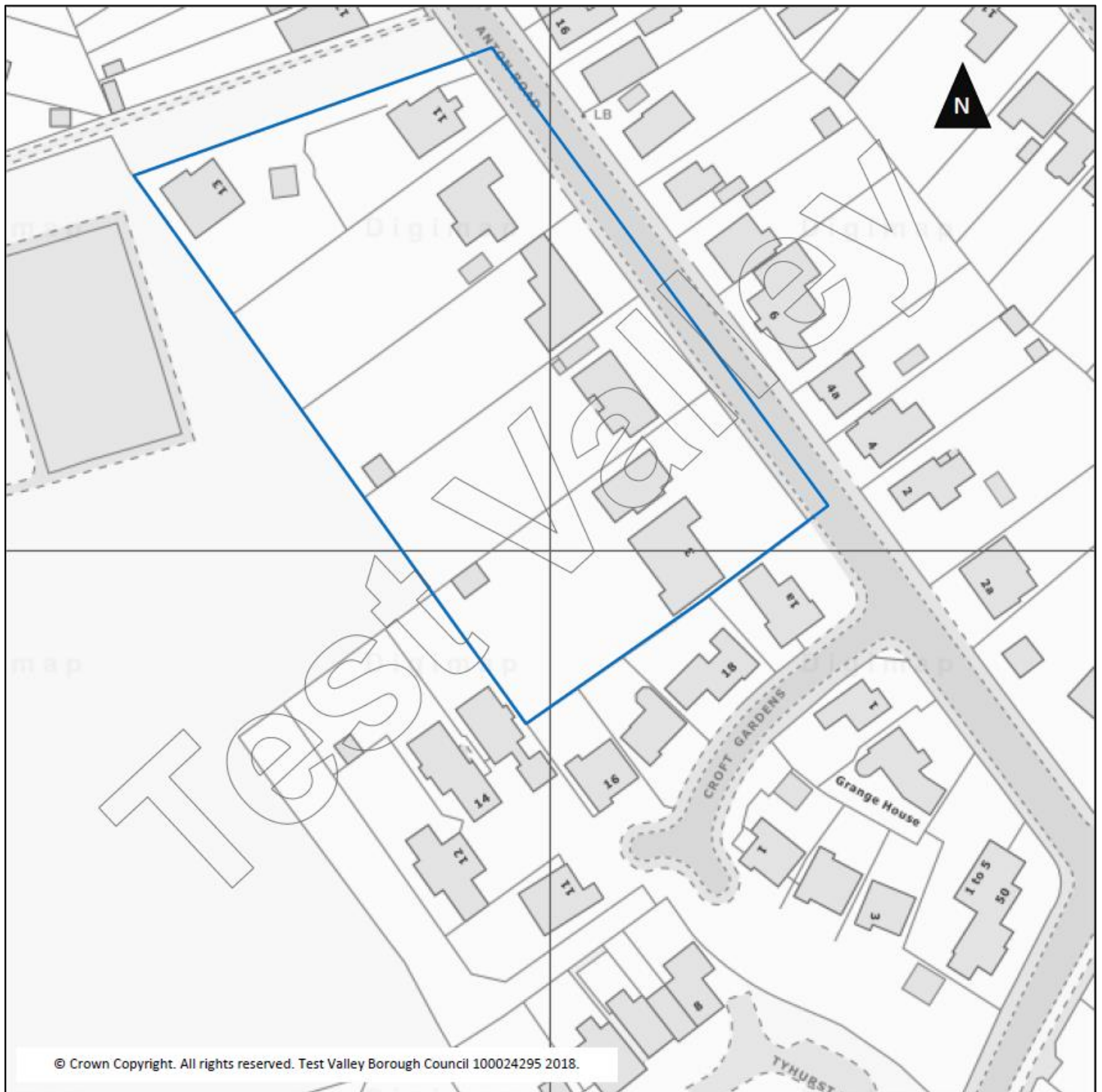
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Figure 7 Character Area 1F: *Weyhill Road south side*



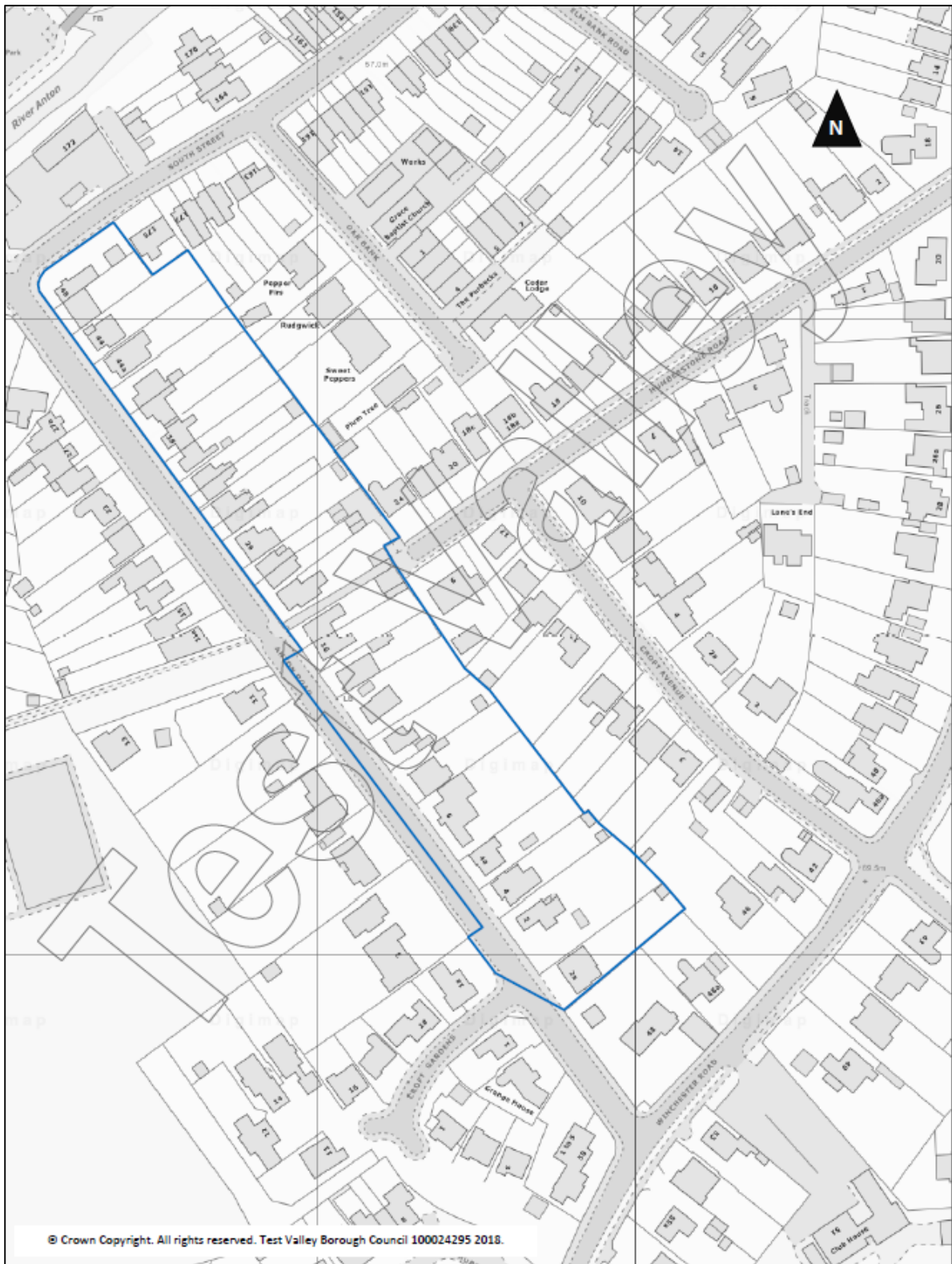
4.14 Whilst the very varied form and attractive architecture of the buildings together with the tree and hedge/scrub screening of about half of the plots are distinctive does not in this instance provide a strong character. The north side of the road is of a very different and unrelated character. Much of the character is dependent on the good mature trees within the plots.

Figure 8 Character Area 2A: Anton Road West

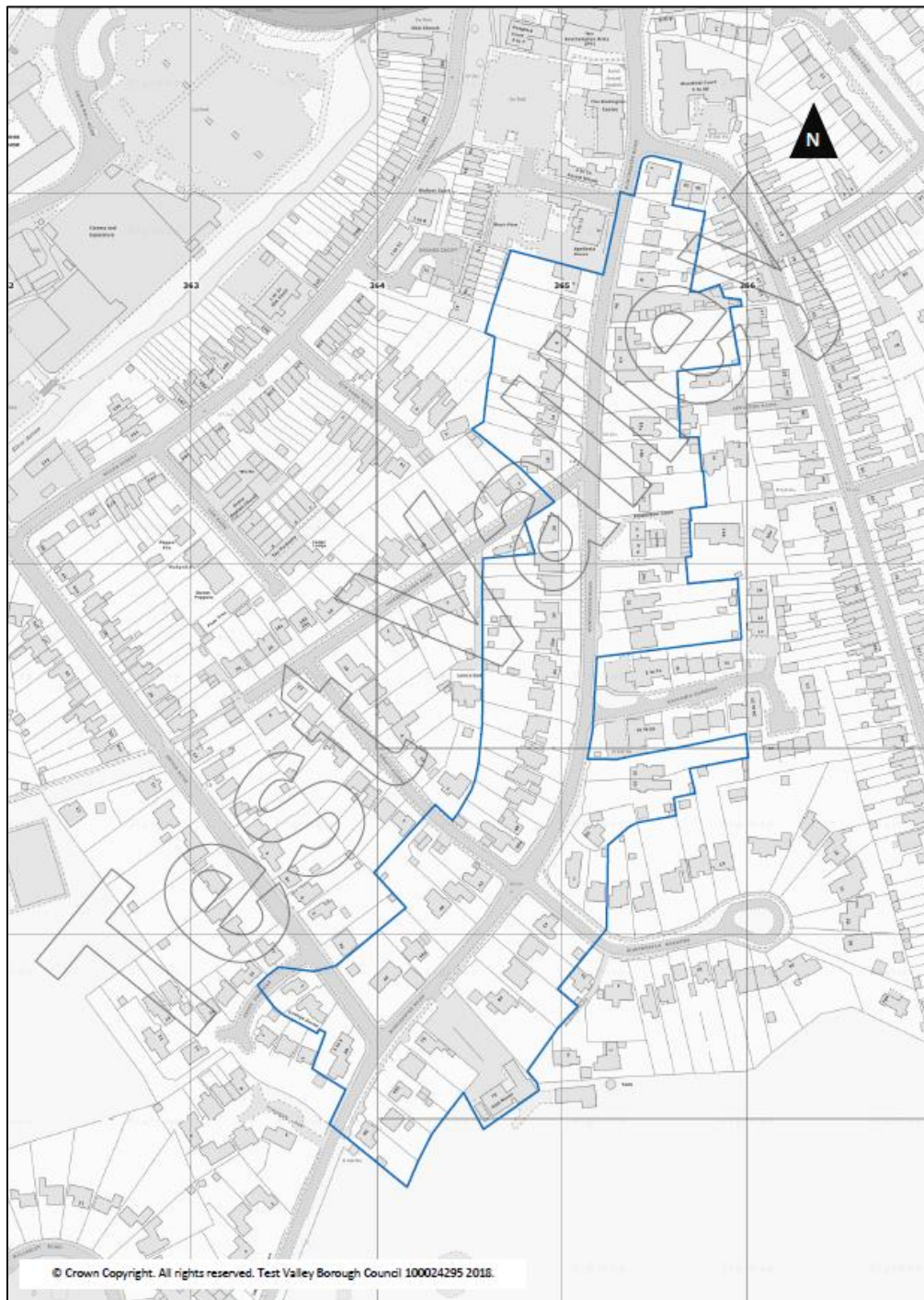


4.15 This length of Anton Road has a character quite distinct from the remaining part of the road. This is due to the larger plots, hedges and detached houses, usually within generous front gardens. The generally well planted front gardens present a fairly solid green screen down this length of the road. This strength of character is thus vulnerable to change.

Figure 9 Character Area 2B: Anton Road East



4.16 Oldest buildings on the road, red brick semi-detached properties, have a regular and strong edge. Larger plots and more recent development form a less uniform and weakened frontage. The loss of front garden planting, particularly hedges and/or hard boundaries such as walls, to allow a paved space for curtilage parking further weakens the distinction between private and public space.

Figure 10 Character Area 2C: *Winchester Road*

- 4.17 The buildings along the road vary greatly in terms of materials, styles, size, form and types, although nearly all are detached. Visual unity of the Character Area is due to the similarity of roadside character along much of the total length, the result of good tree cover and good plot boundaries of hedges/planting, planting and fences/walls. This similarity is already weakened by removal of planting to allow increased parking within curtilages, generally for residential houses. Increasing density of new developments is apparent where this road approaches the town centre. Increased density leads to a diminution of the uniformity of character and a change to three storey apartment blocks (just outside the area and closer to the centre).

Figure 11 Character Area 2D: *Winchester Gardens*

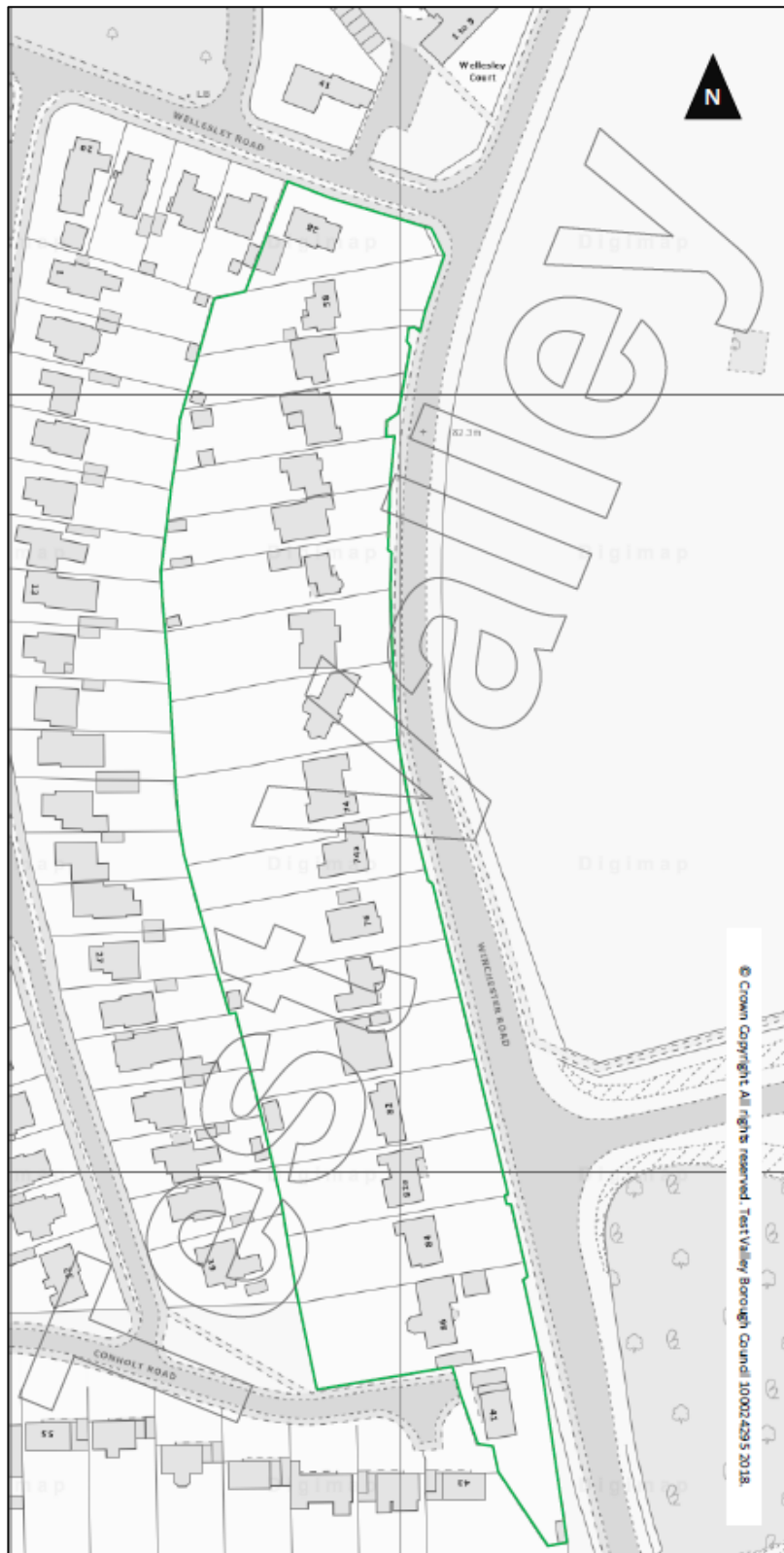


4.18 The character owes much to the enclosed, introverted nature of the cul-de-sac. This aspect of the character is very robust. Street trees (limes) give a useful consistency to the street scene. Long frontages to the plots in most cases, coupled with planting along the boundaries/or within the plots provide a good level of screening which stops curtilage car parking becoming dominant. Varied house types, generally of a similar age, provide a consistency of style, due to their similarity of materials and design details. This latter characteristic has been weakened by the introduction of more modern houses of a range of different styles.

Figure 12 Character Area 2E: *Winchester Road South*

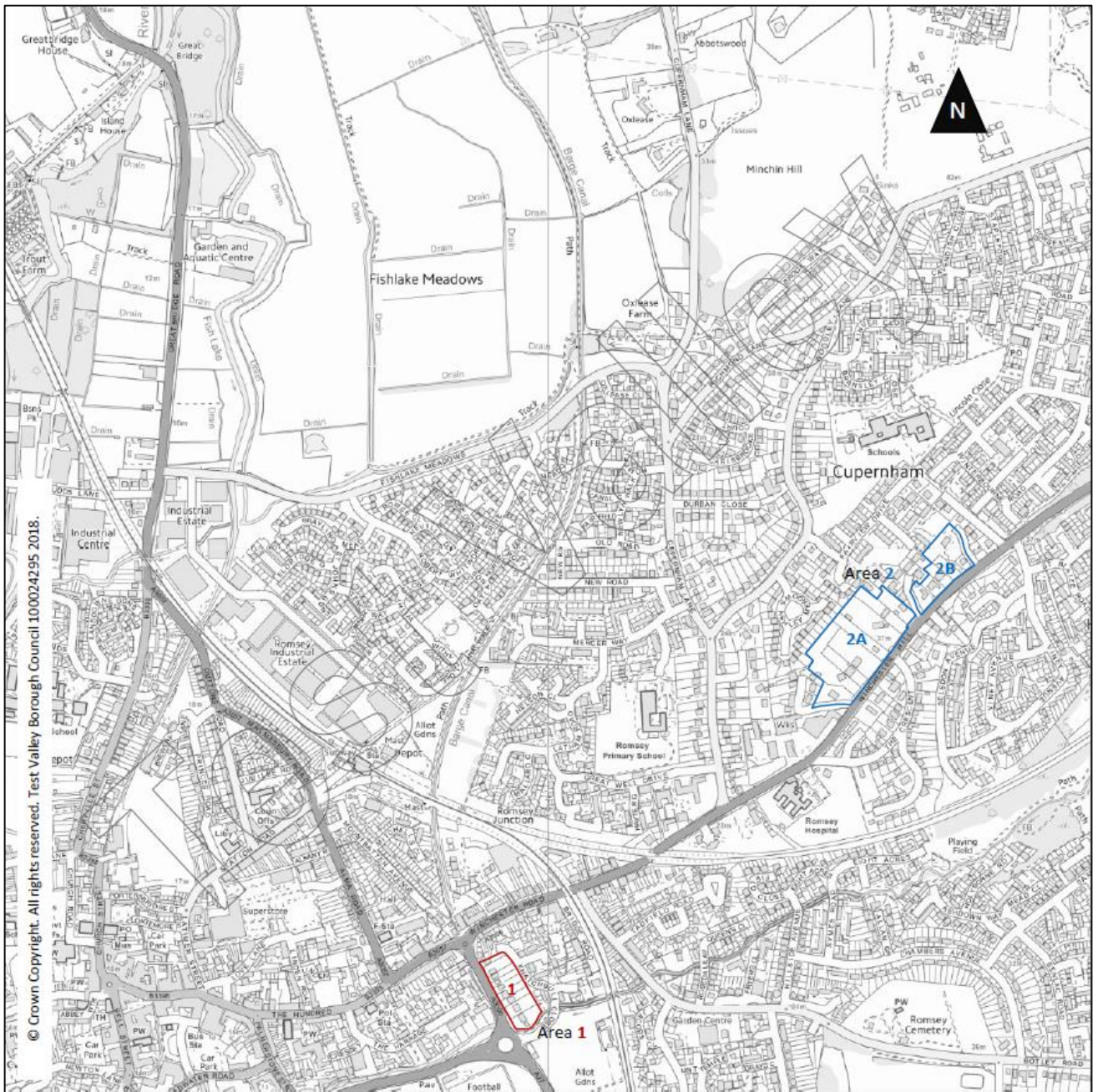
- 4.19 All four buildings are similar in form, materials and size. All are detached. Three of them have a shared driveway/access. Visual unity of the Character Area is due to their common morphology coupled to good tree cover and good plot boundaries of hedges/planting and fences. All parking is on site with much of the front area hard paved. The road gains a more rural character from the good hedgerows and hedgerow trees on the opposite side of the road, where there is a golf course rather than housing.

Figure 13 Character Area 3: *Winchester Road at junction of A303*



4.20 The length of Winchester Road has a character quite distinct from the remaining part of this road which runs to the north and downhill into the town centre, which is much more urban in character. The low density and coarse grain are coupled with a good avenue of trees to give a distinct morphology, despite the varied character and age of the actual buildings.

Figure 14 Romsey Designations

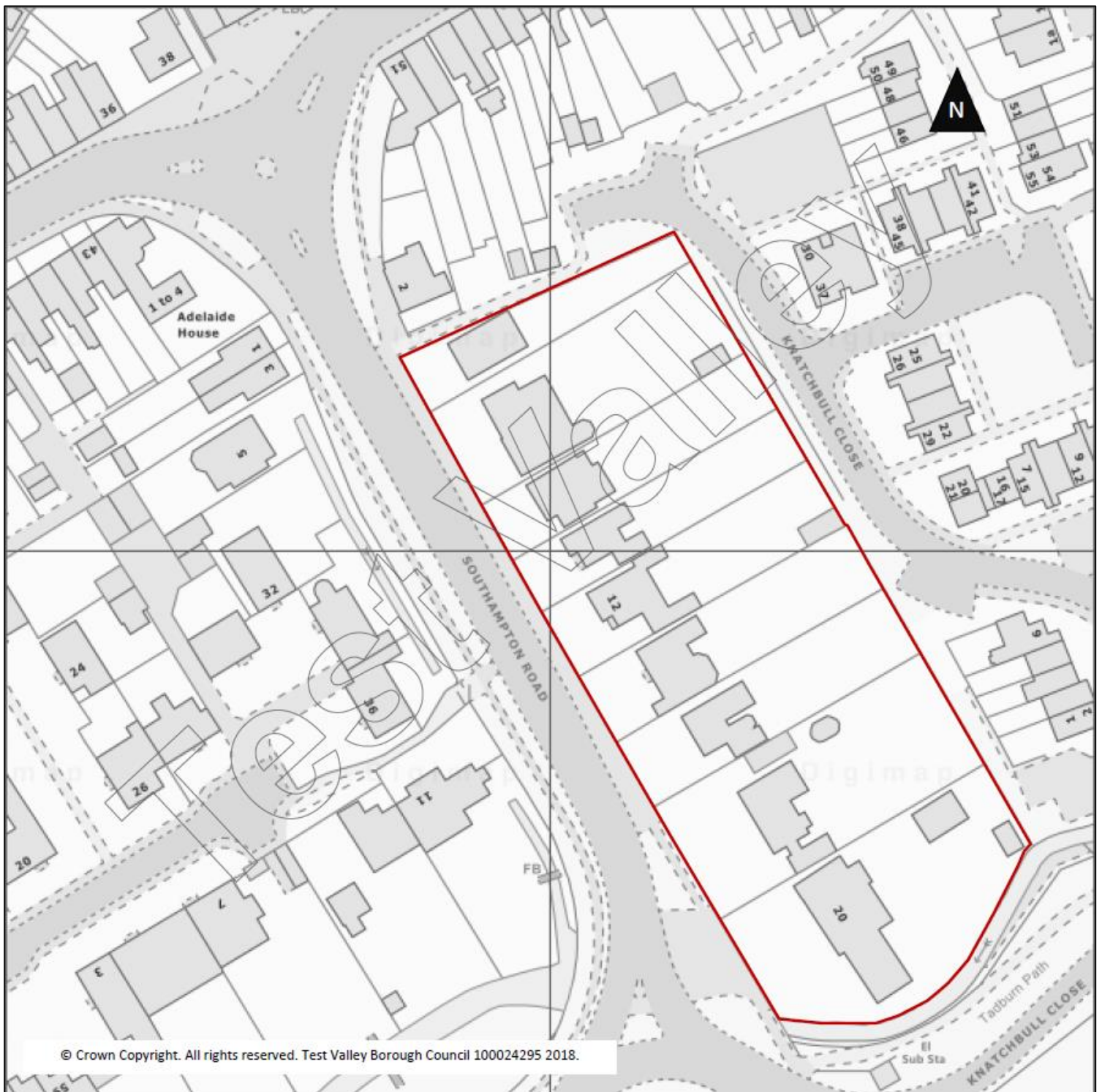


4.21 The Romsey RASC areas are included in Hampshire County Council’s integrated character assessment (HCC/ica)². This identifies both areas 1 and 2 as within the generic character type:

- Residential Post 1945-Present (Houses, bungalows and up to 3 storey flats)

² Hampshire County Council, Hampshire Integrated Character Assessment
<https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment>

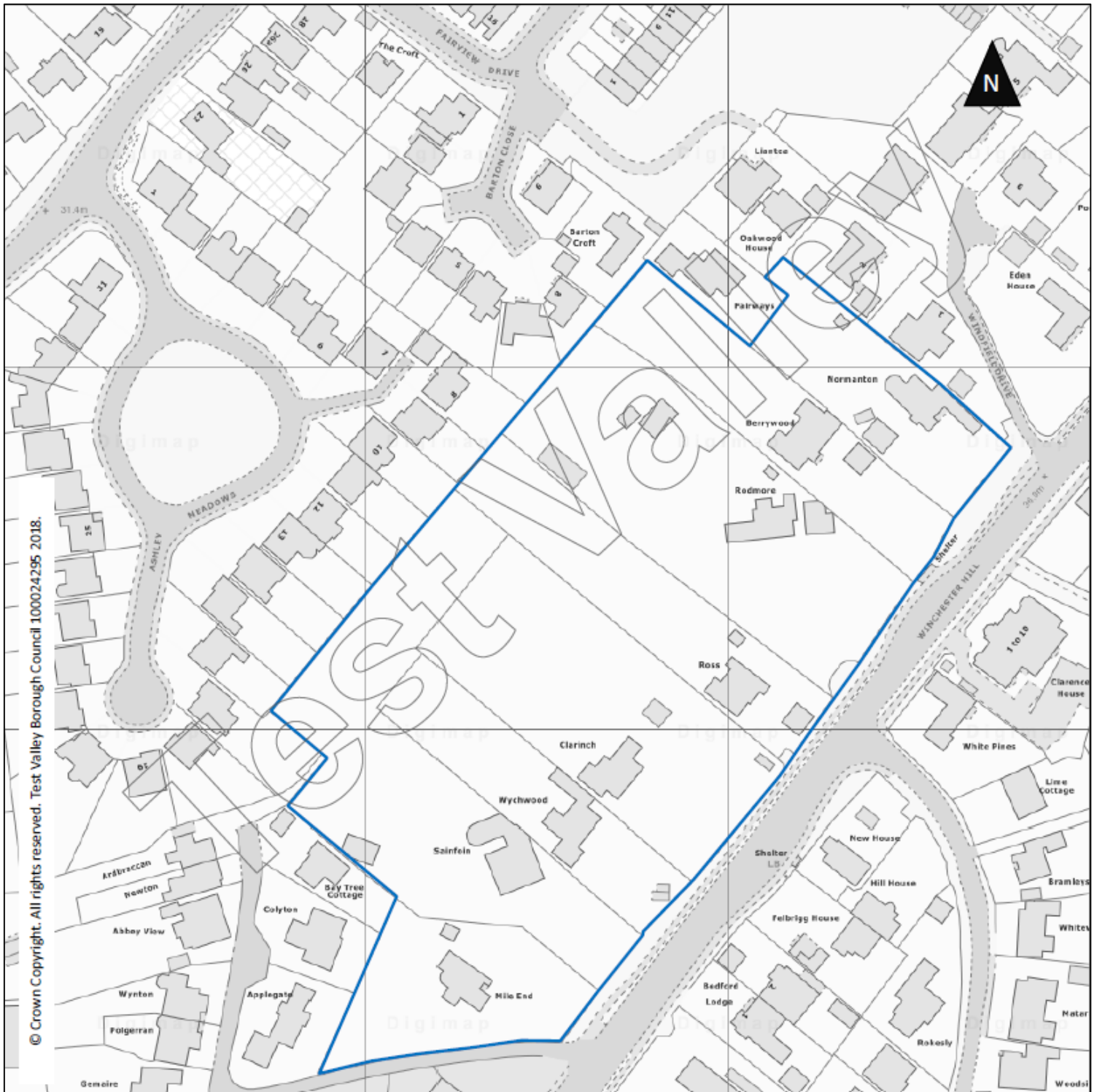
Figure 15 Character Area 1: *Southampton Road*



4.22 A strong building line and relatively uniform frontage boundary and a degree of variety (all house types are different) that become an element of character in itself. The contrast with the character outside the area to the western side of the Southampton Road does not diminish the strength of character of this area because the two metre high brick wall and abundant trees along this side tend to obscure the houses along the west side, giving rise to a more neutral backdrop to the character of the eastern side.

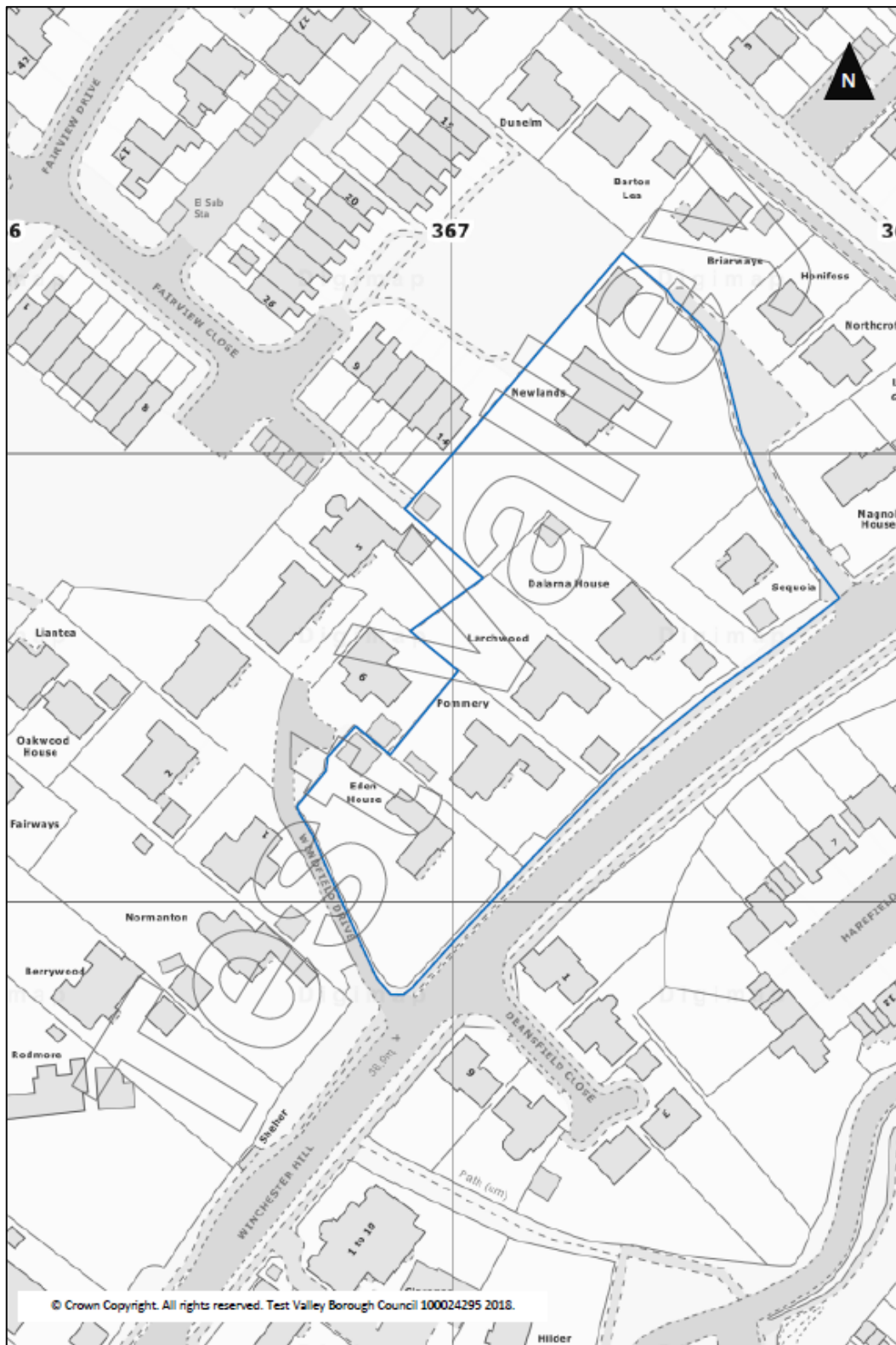
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Figure 16 Character Area 2A: *Winchester Hill*



4.23 This area has a very strong soft landscape treatment (high hedges and mature trees) to boundaries and uniformly large plots. The fact that the high hedges are clearly a response to the high levels of vehicular traffic does not detract from this being an important determinant of character. There are deep setbacks with some buildings skewed in relation to the road. The entrances from the main road are individual and gated.

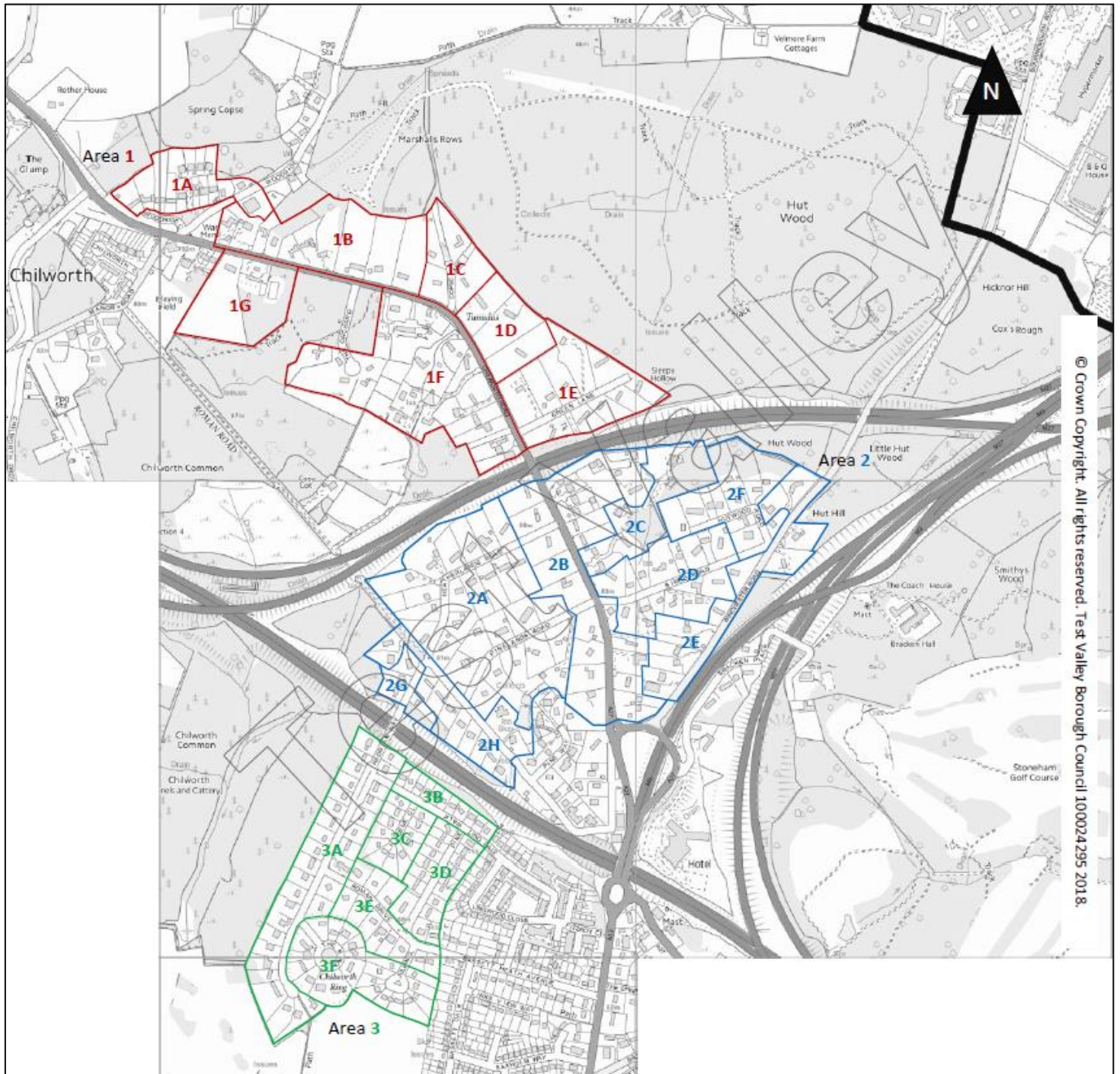
Figure 17 Character Area 2B: Winchester Road



4.24 This is an area with a strong frontage treatment, similar in character to that of character 2A, but with fewer trees. The very well treed southern side of the road provides a relatively neutral backdrop to the character of this area. The setbacks are moderate with most of the buildings facing onto the road. The entrances from the main road are individual and mostly gated.

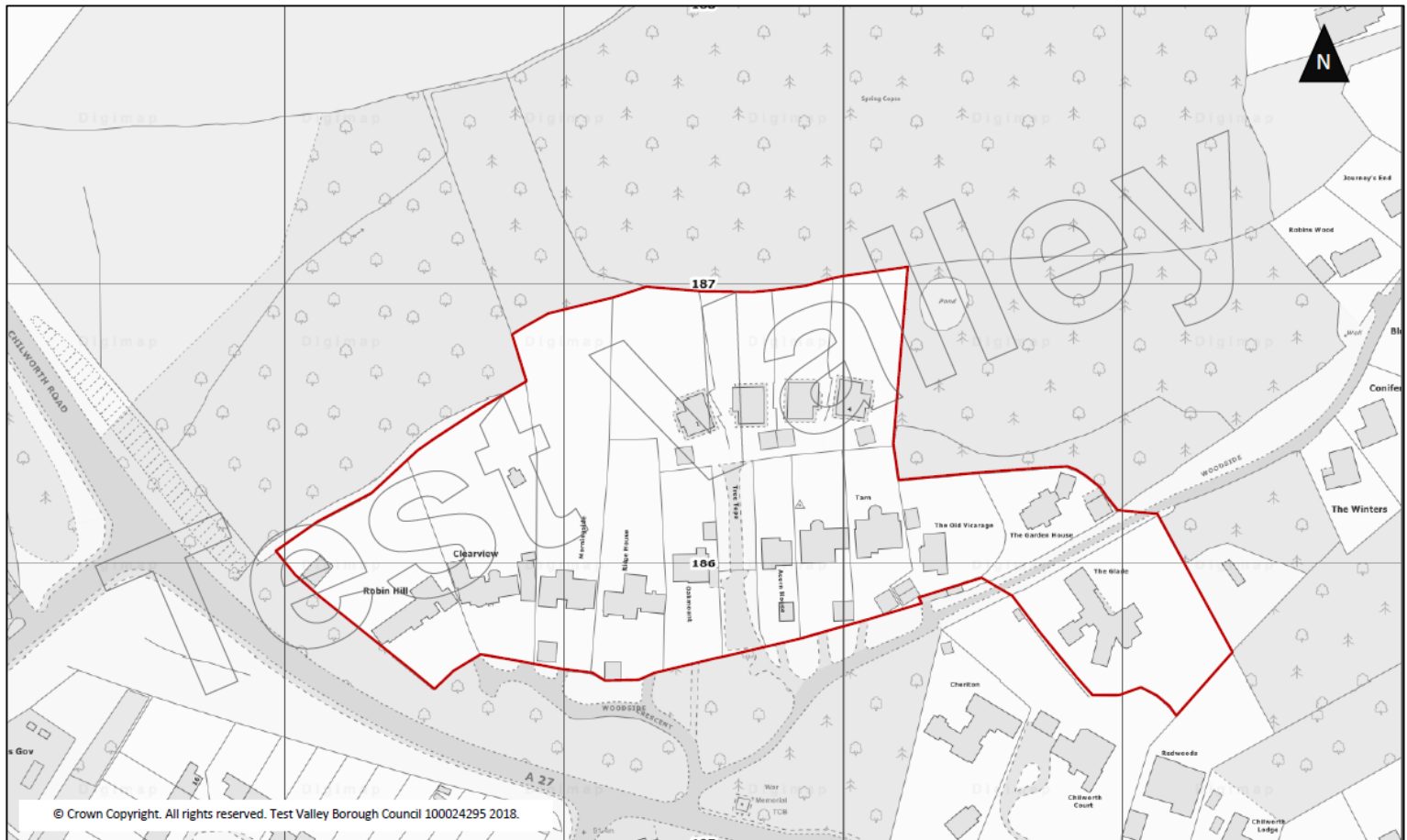
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Figure 18 Chilworth Designations



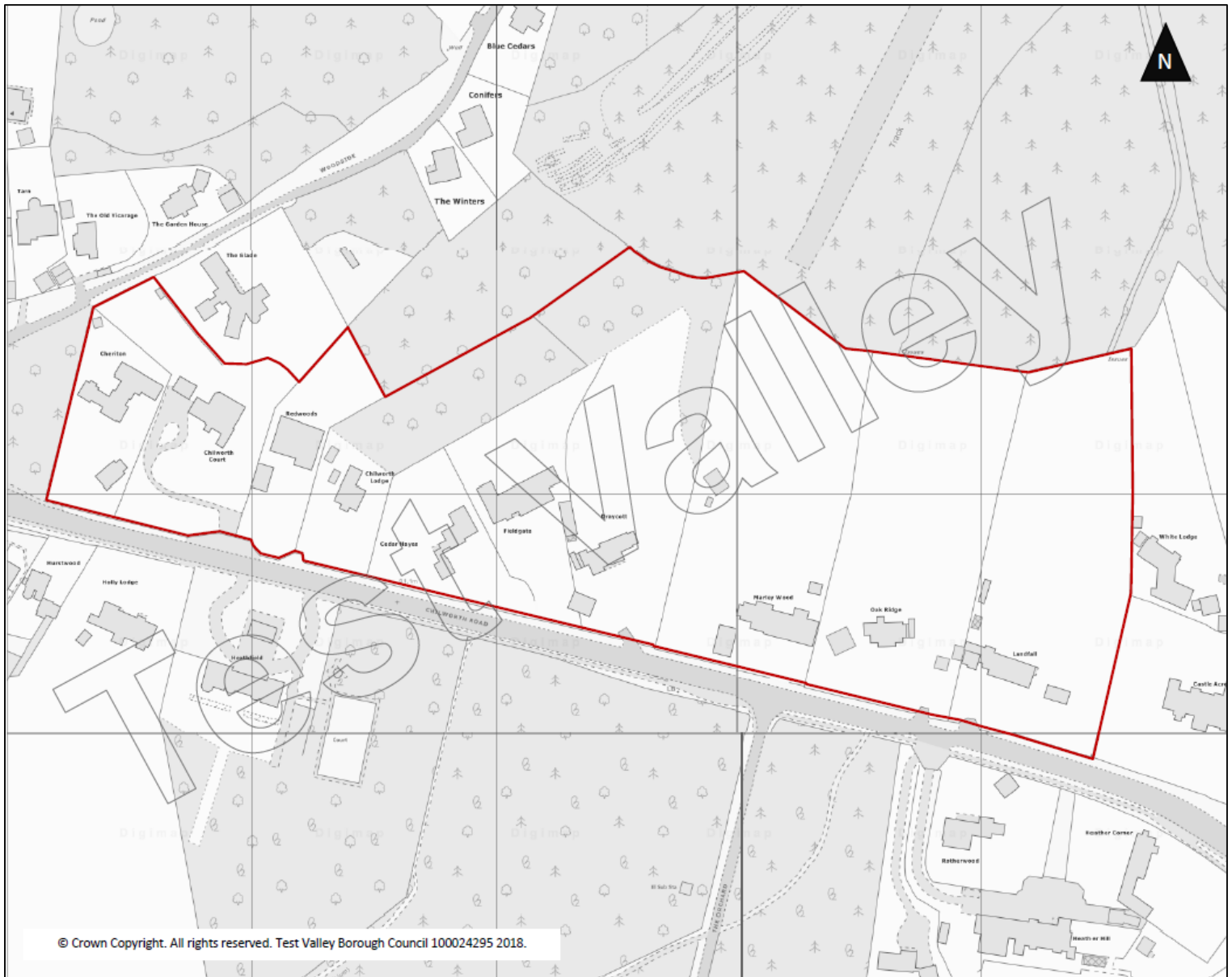
4.25 The Chilworth RASC was not included in the Hampshire County Council’s integrated character appraisal, so the generic character types identified in urban areas are not relevant.

Figure 19 Character Area 1A: Woodside



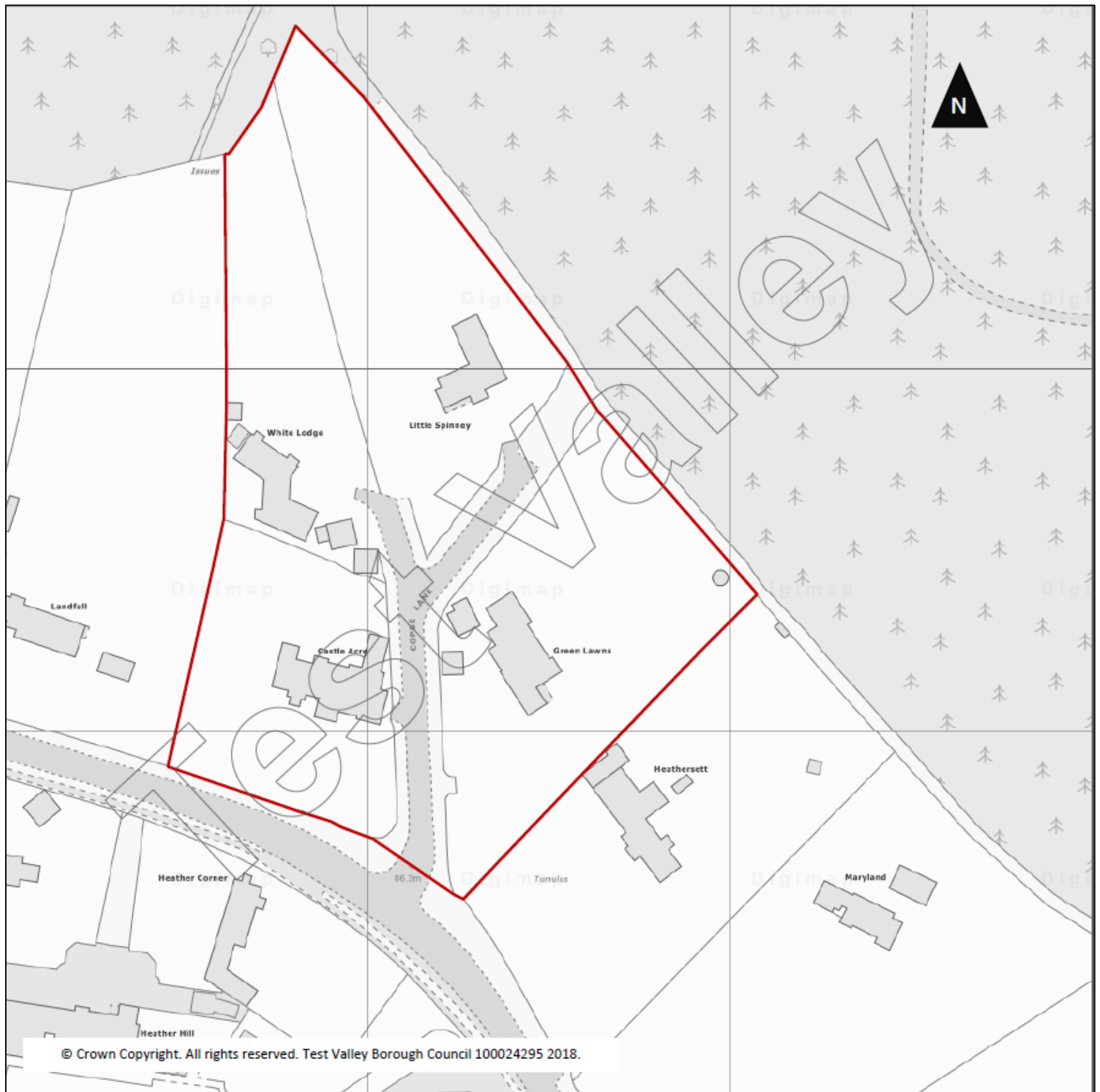
4.26 The plots consist of deep setbacks with the buildings facing front onto the road and mainly taking up most of the plot width. This area has a distinctive wooded setting and frontage treatment. Backland development does not reflect the characteristics of the main area.

Figure 20 Character Area 1B: *Chilworth Road*



4.27 The plots consist of deep setbacks with the buildings skewed in relation to the frontage. Dense hedges on frontages with some dominant structures adjoining entrances which are individual and gated. The area is severed from other areas within Character Area 1 by the A27 with no footway running along its northern side.

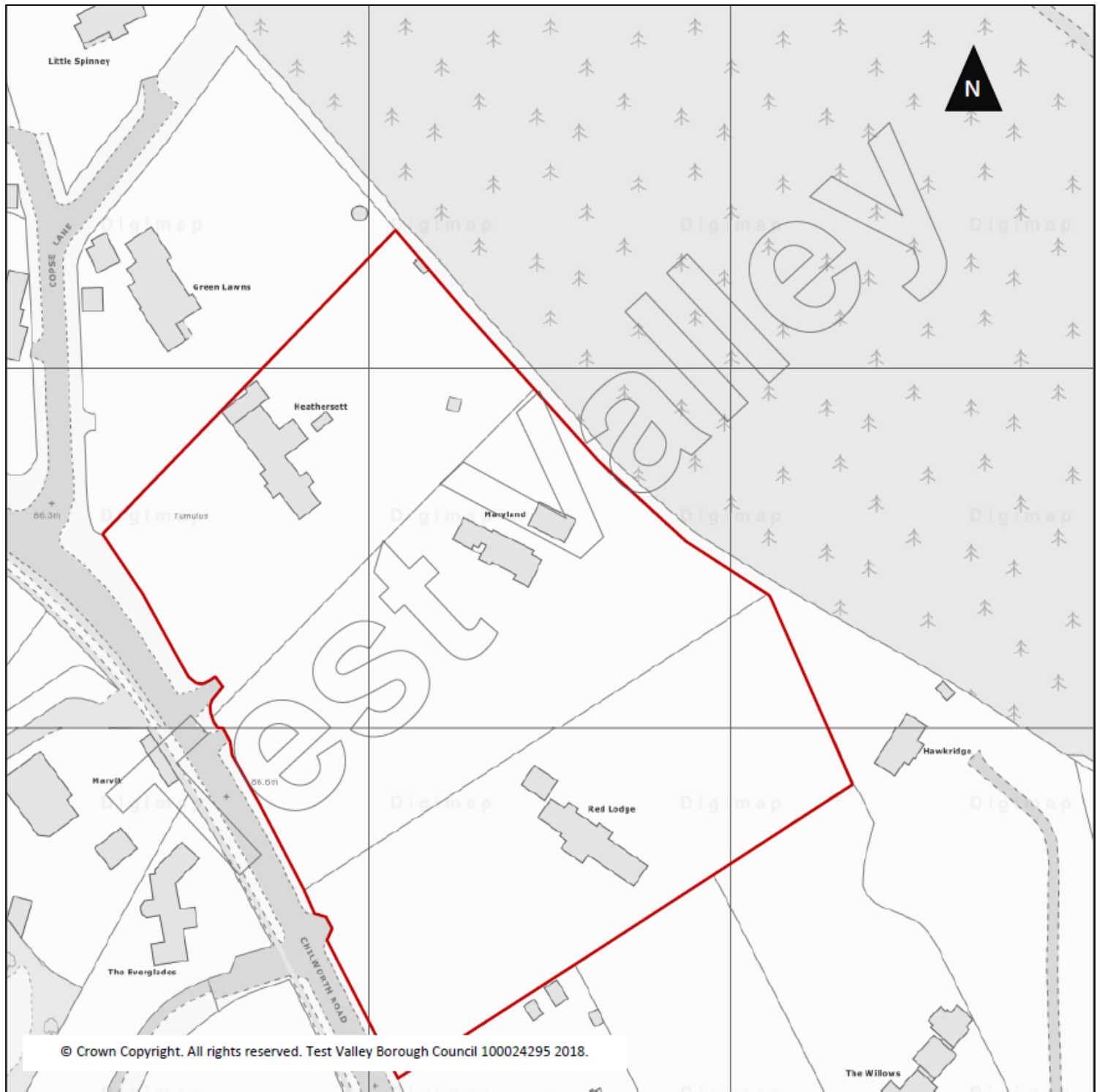
Figure 21 Character Area 1C: *Copse Lane, cul-de-sac*



4.28 The plots consist of deep setbacks with the buildings skewed in relation to the frontage. Entrances from the cul-de-sac are individual and gated. There are distinctive grass verges and wide carriageways within this area. The area is severed from other areas within Character Area 1 by the A27 with no footway running along its northern side.

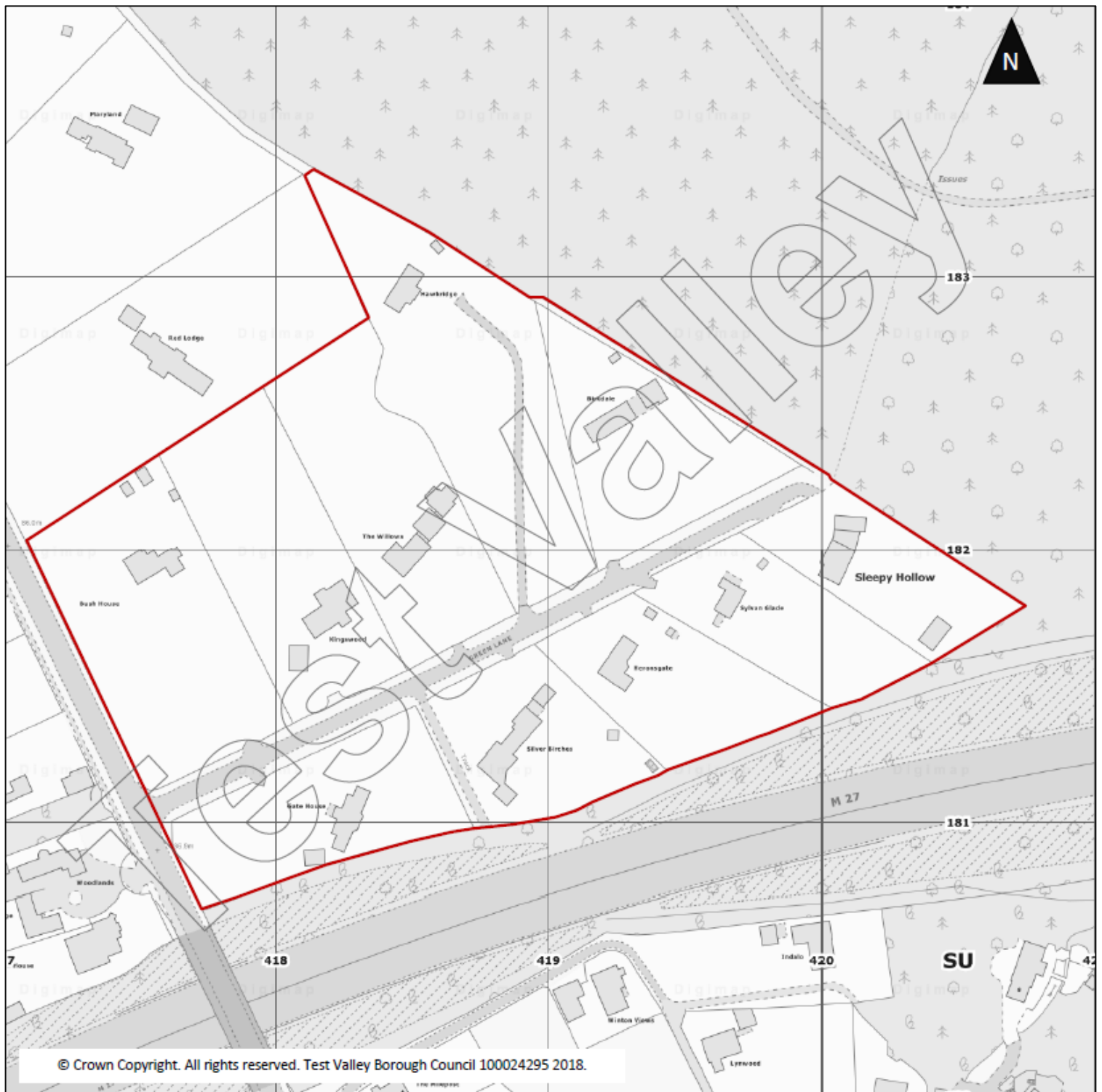
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Figure 22 Character Area 1D: *Chilworth Road*



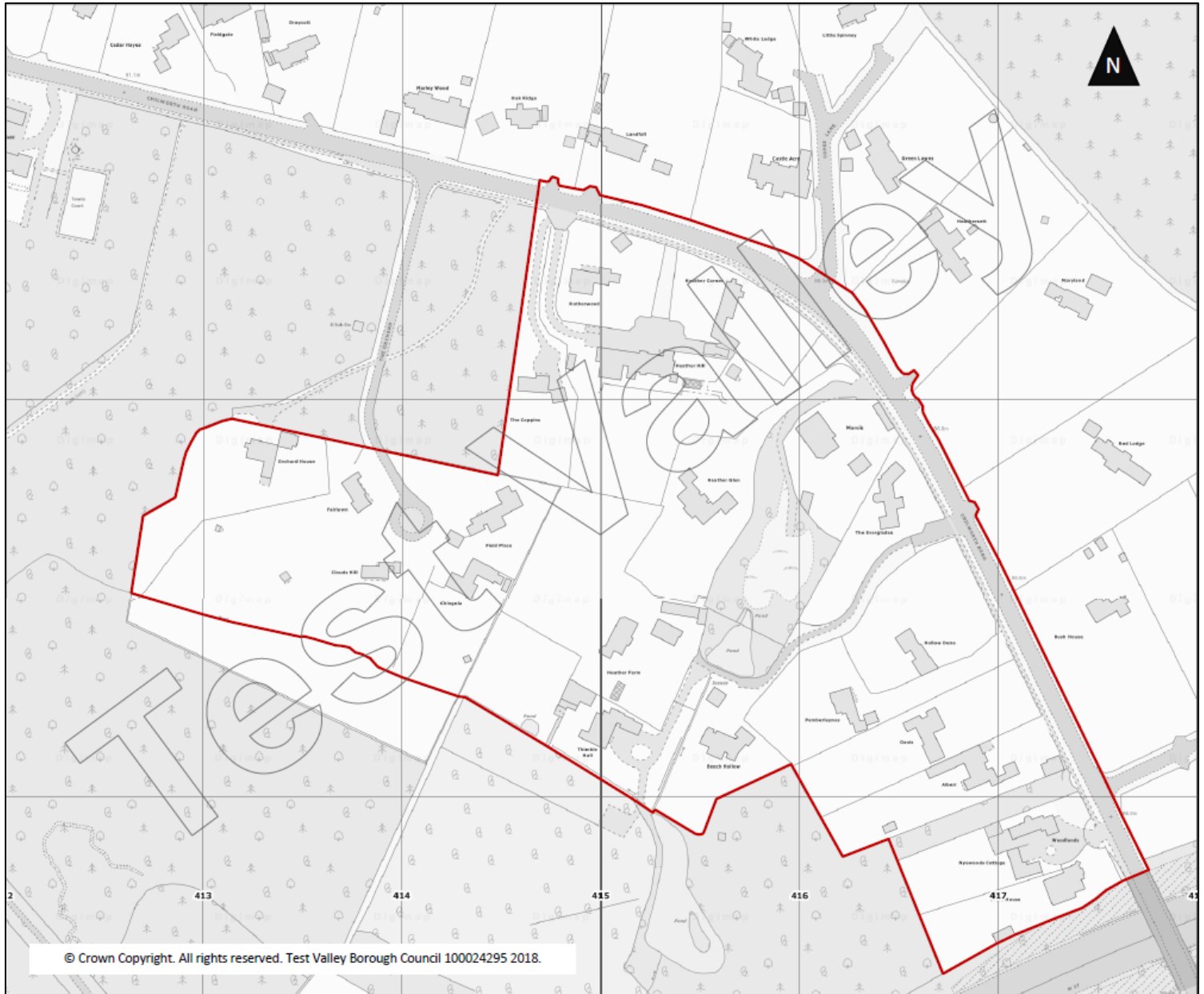
4.29 The plots consist of deep setbacks with the buildings skewed in relation to the frontage. Entrances from the road are individual and gated. Dense hedges on frontages with some dominant structures adjoining entrances. The area is severed from other areas within Character Area 1 by the A27 with no footway running along its northern side.

Figure 23 Character Area 1E: *Green Lane, cul-de-sac*



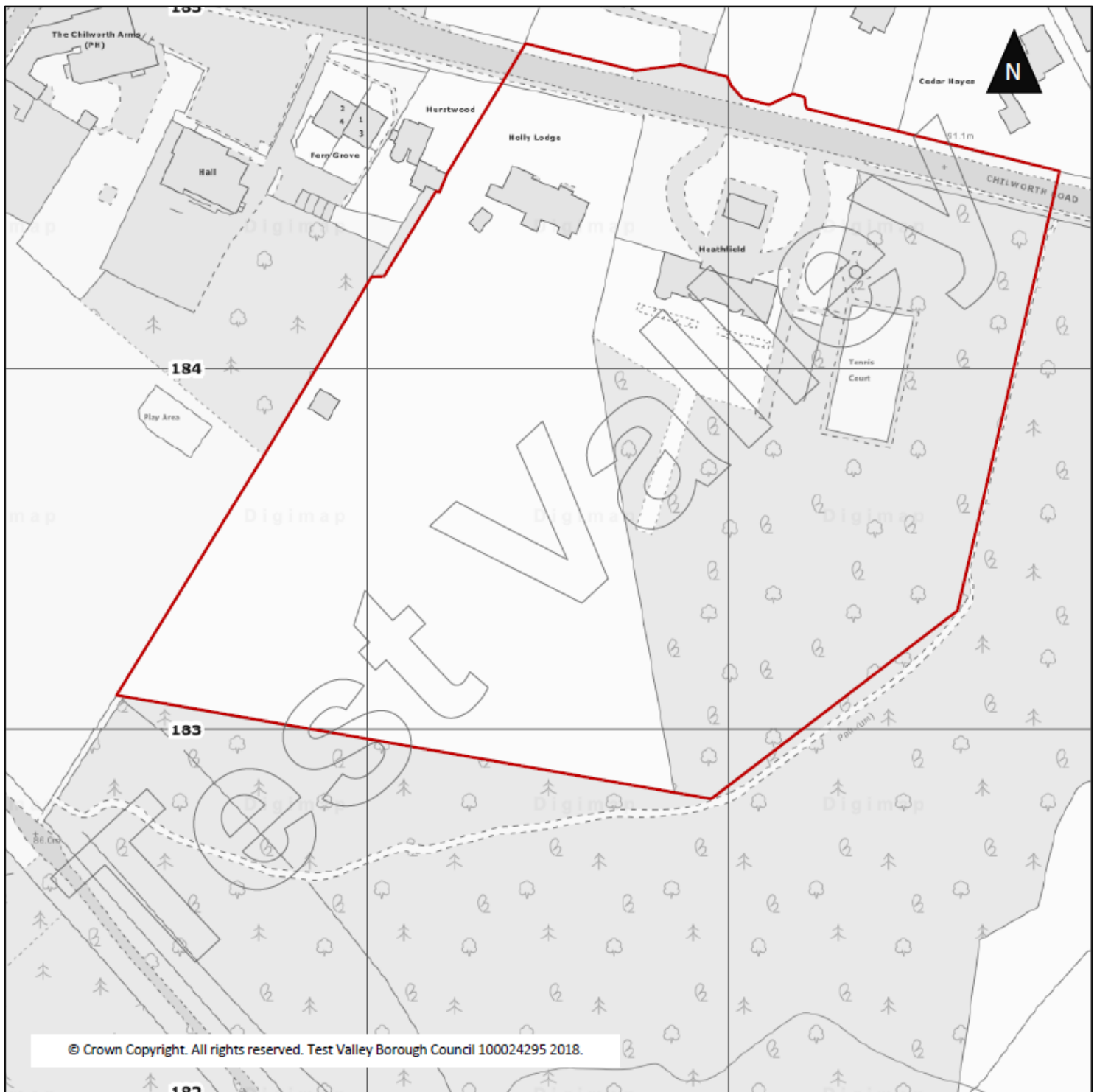
4.30 The plots consist of deep setbacks with the buildings skewed in relation to the frontage. Entrances from the cul-de-sac are individual and gated. There are distinctive grass verges and wide carriageways within this area. The area is severed from other areas within Character Area 1 by the A27 with no footway running along its northern side. The motorway spur linking the M27 and M3 motorways runs along the area to the south.

Figure 24 Character Area 1F: *Chilworth Road*



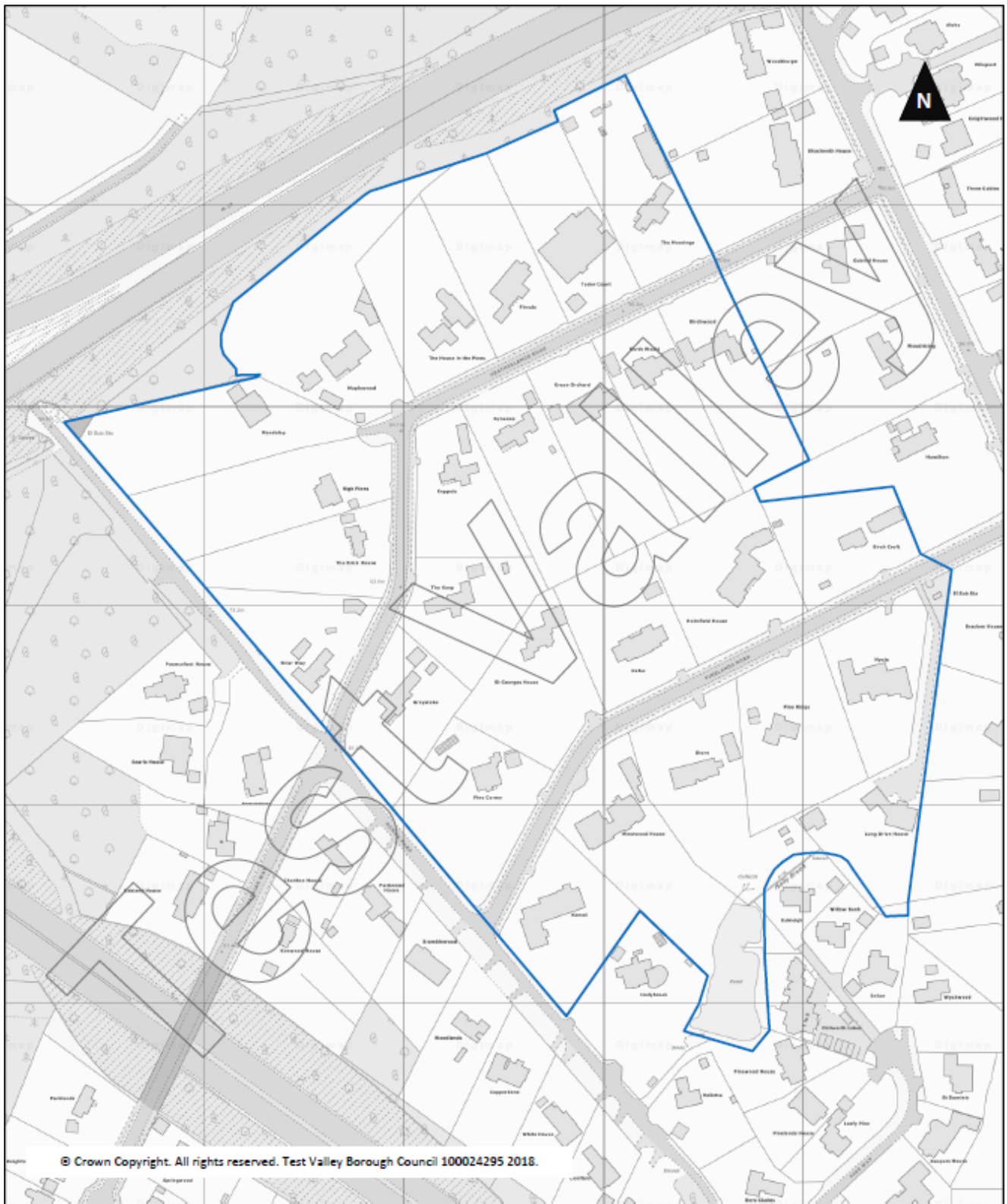
4.31 The plots consist of deep setbacks with the buildings skewed in relation to the frontage. Entrances from the main road are mainly shared with some being gated. Inconsistent boundary treatment, multiple access points onto main road and varied layout. The capacity of this Character Area to support large mature trees has been compromised by the extensive sub-division of plots.

Figure 25 Character Area 1G: *Chilworth Road, (south side)*



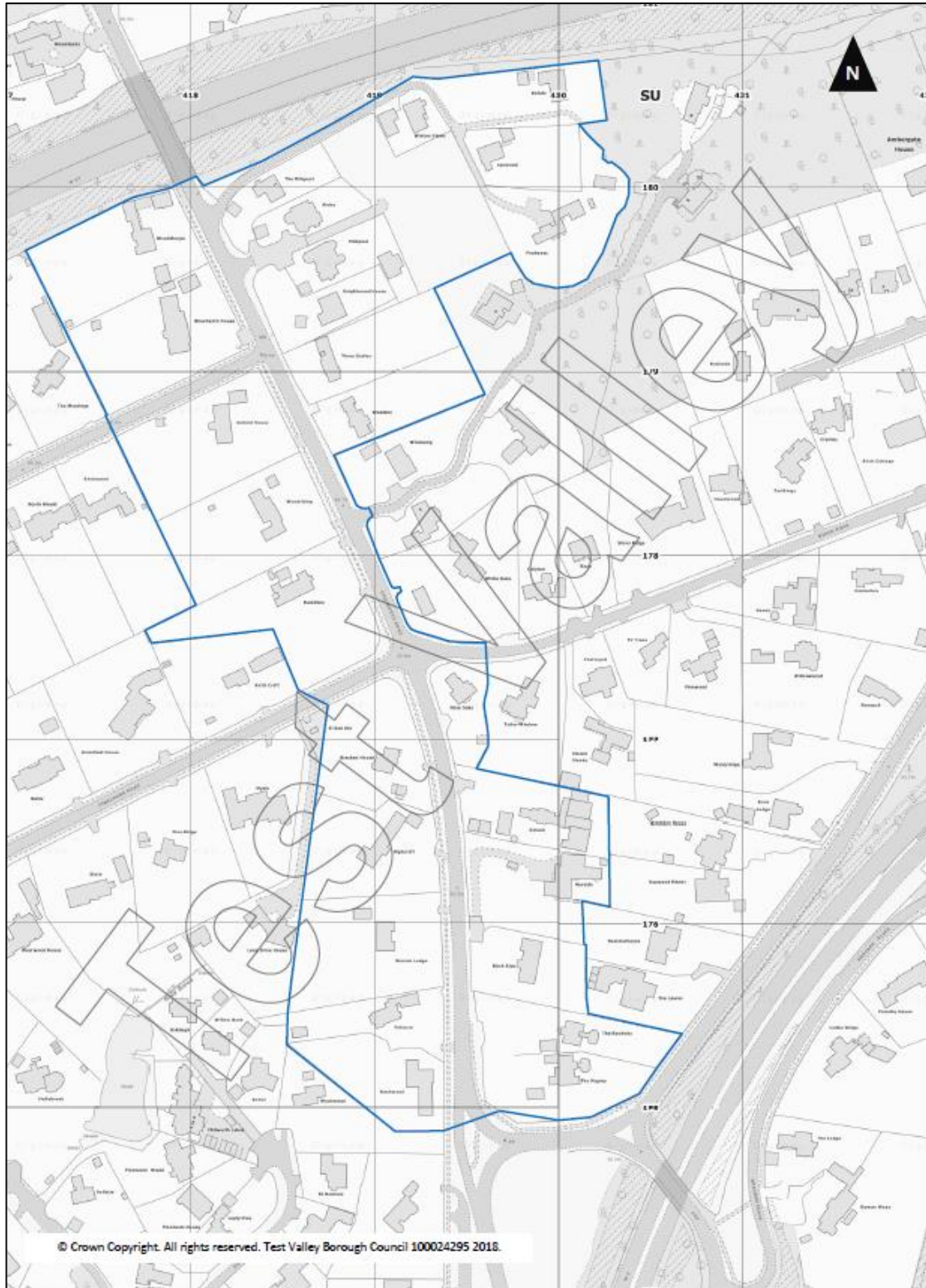
4.32 The plots consist of deep setbacks with the buildings facing front onto the main road, with entrances from the road being individual and gated. There are inconsistent boundary treatments along the main road frontage and lack of boundary tree planting in part. The perceived open character of the land to the south as seen from the adjoining playing fields is significant.

Figure 26 Character Area 2A: Heatherlands Road, Pinelands Road



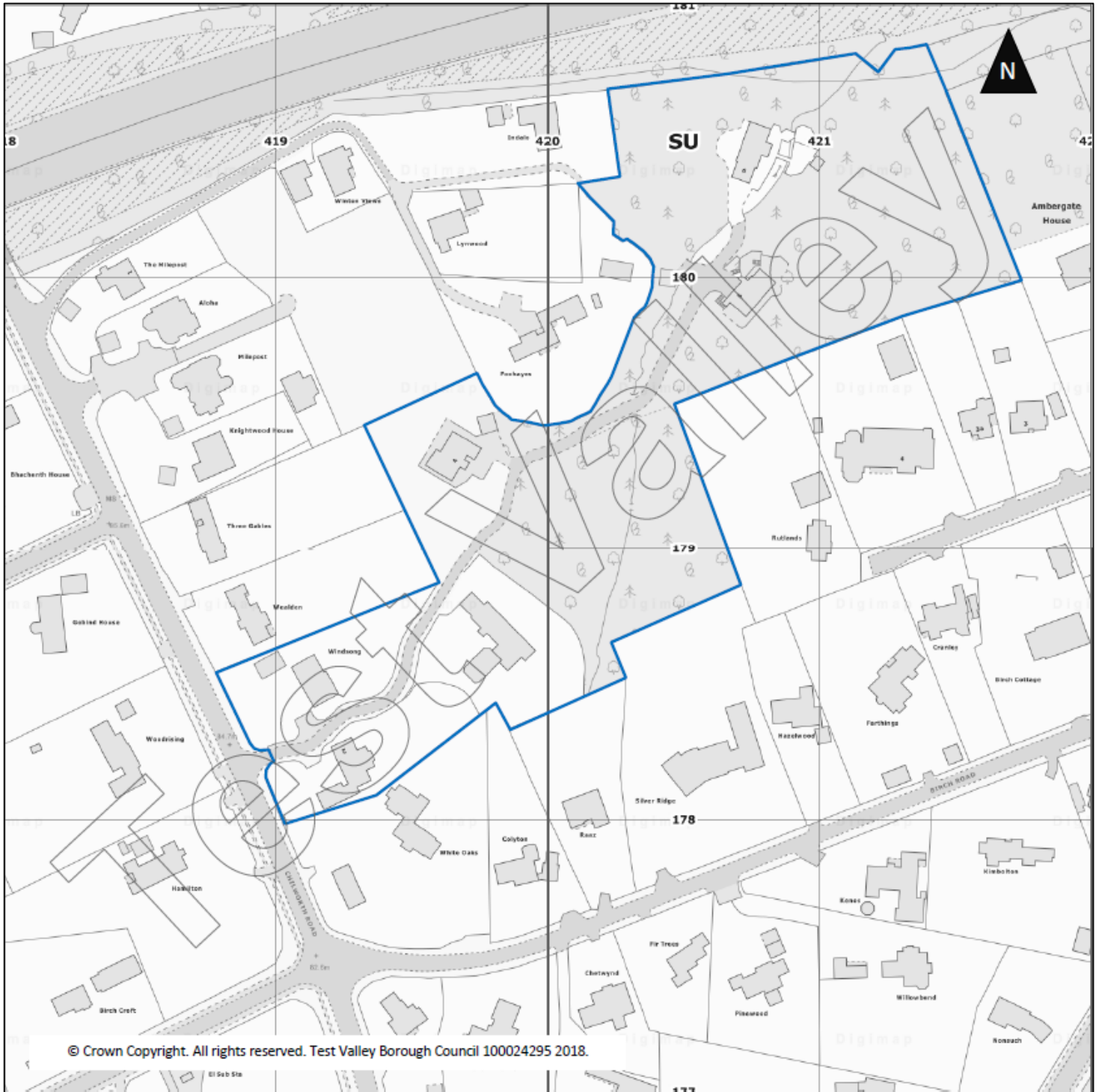
4.33 The plots consist of deep setbacks with the buildings skewed in relation to the frontage with little subdivision of plots. The entrances off of the side street are individual and gated. There are some inconsistent boundary treatments (walls/hedges) and varied building style.

Figure 27 Character Area 2B: *Chilworth Road, (both sides)*



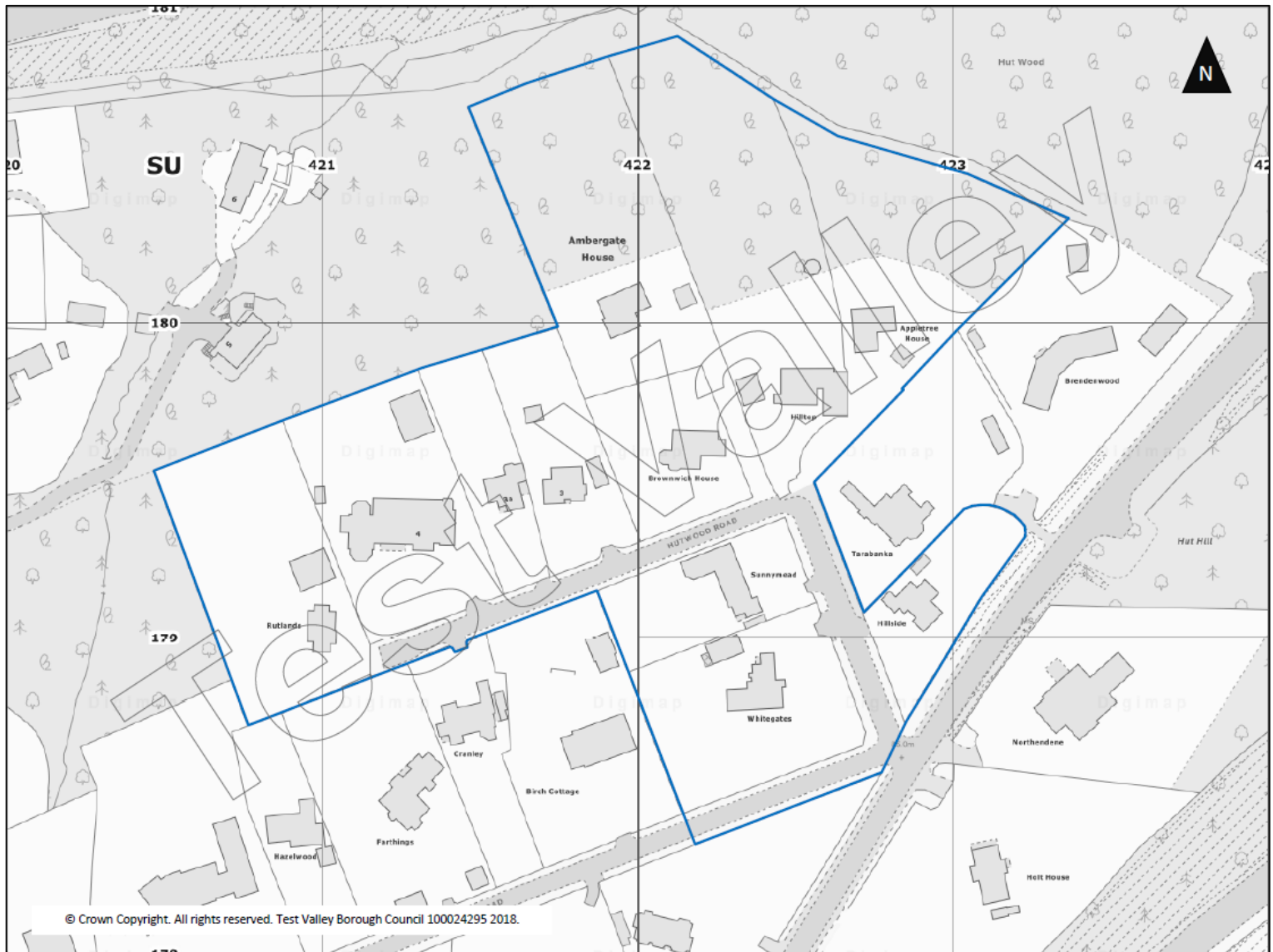
4.34 The plots consist of deep setbacks with the buildings skewed in relation to the frontage with some subdivision of plots to the north. Access off of the main road is through both individual and shared gated entrances; with backland development served by long drives. There are some inconsistent boundary treatments breaking the hedge frontage in places.

Figure 28 Character Area 2C: *Chilworth Grange, gated cul-de-sac*



4.35 The plots in this area have setbacks of varying depths with the buildings skewed in relation to the frontage. This is a gated estate with a single entrance onto the main road. A regular, similarly proportioned pair of dwellings is on either side of the entrance gates area visible from the public realm.

Figure 31 Character Area 2F: *Hutwood Road, cul-de-sac*



4.38 The plots consist of deep setbacks with the buildings skewed in relation to the frontage. Entrances from the cul-de-sac are individual and gated. The road is predominantly enclosed by hedges, with other boundary treatments in places. There are some unclear access arrangements to properties in places.

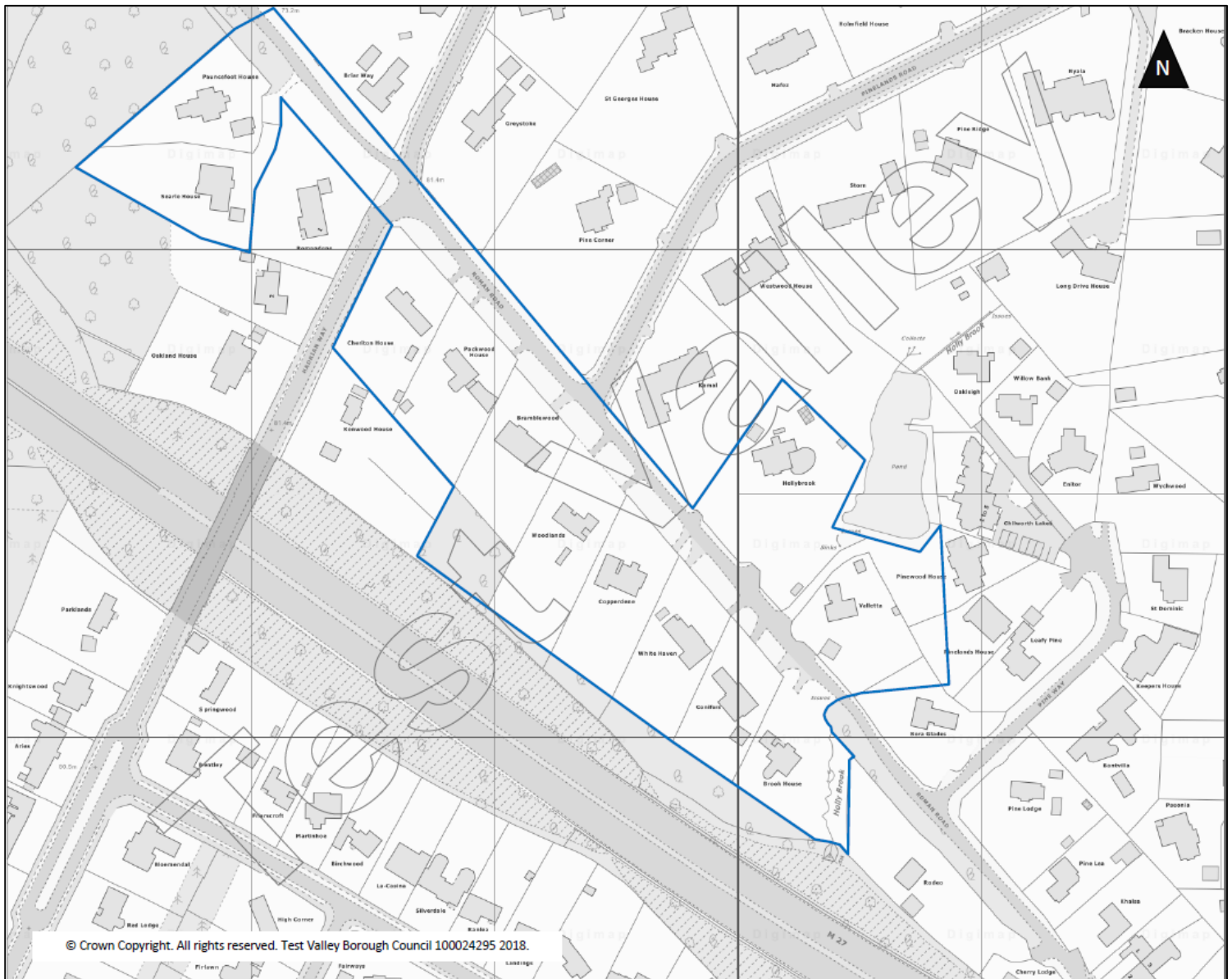
Figure 32 Character Area 2G: *Hadrian Road*



4.39 The plots consist of deep setbacks with the buildings skewed in relation to the frontage. All of the entrances off of the side street are individual. This is a small area with limited enclosure for boundaries and little visible continuity in the use of building materials.

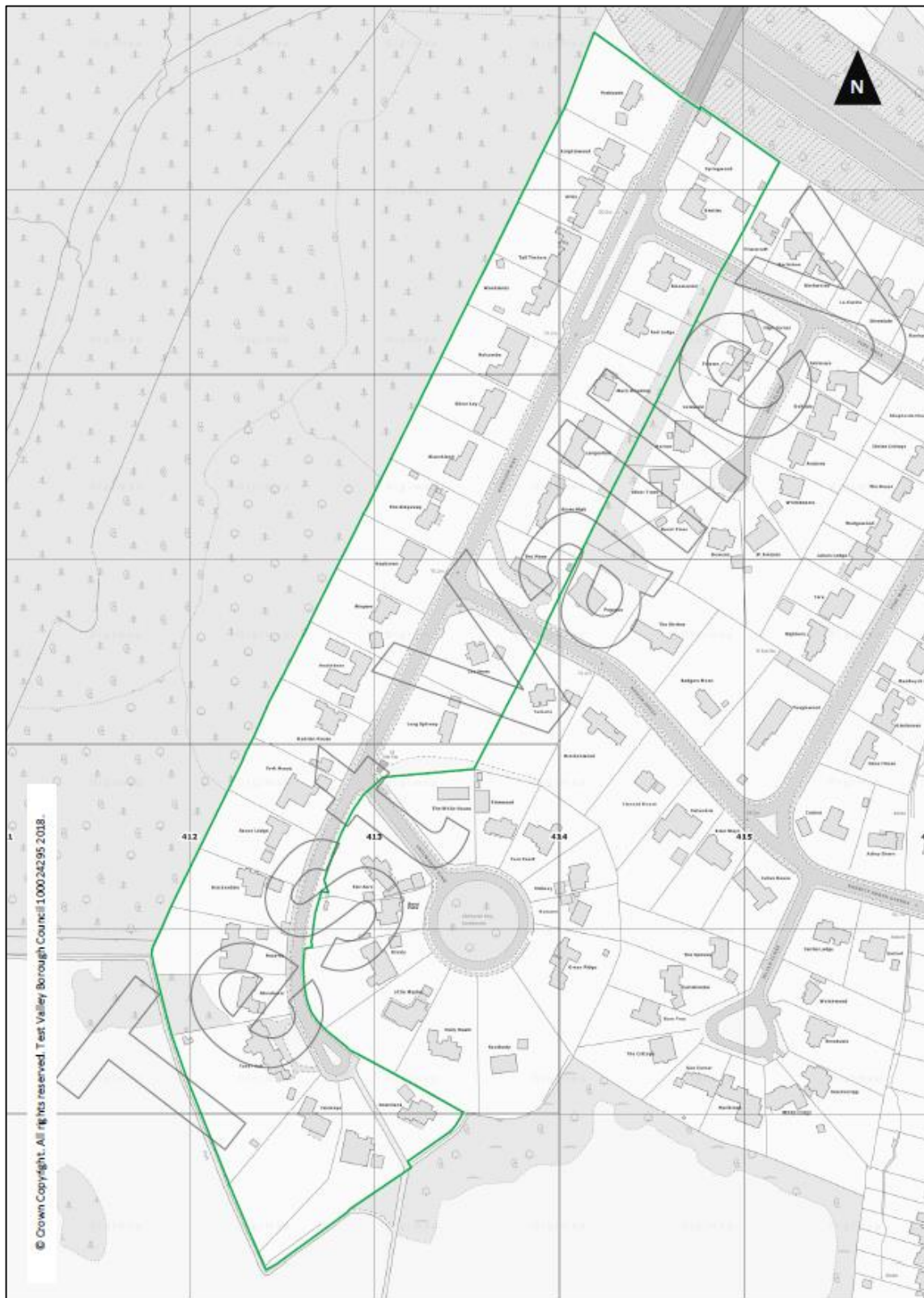
ANNEX 1

Figure 33 Character Area 2H: *Roman Road*



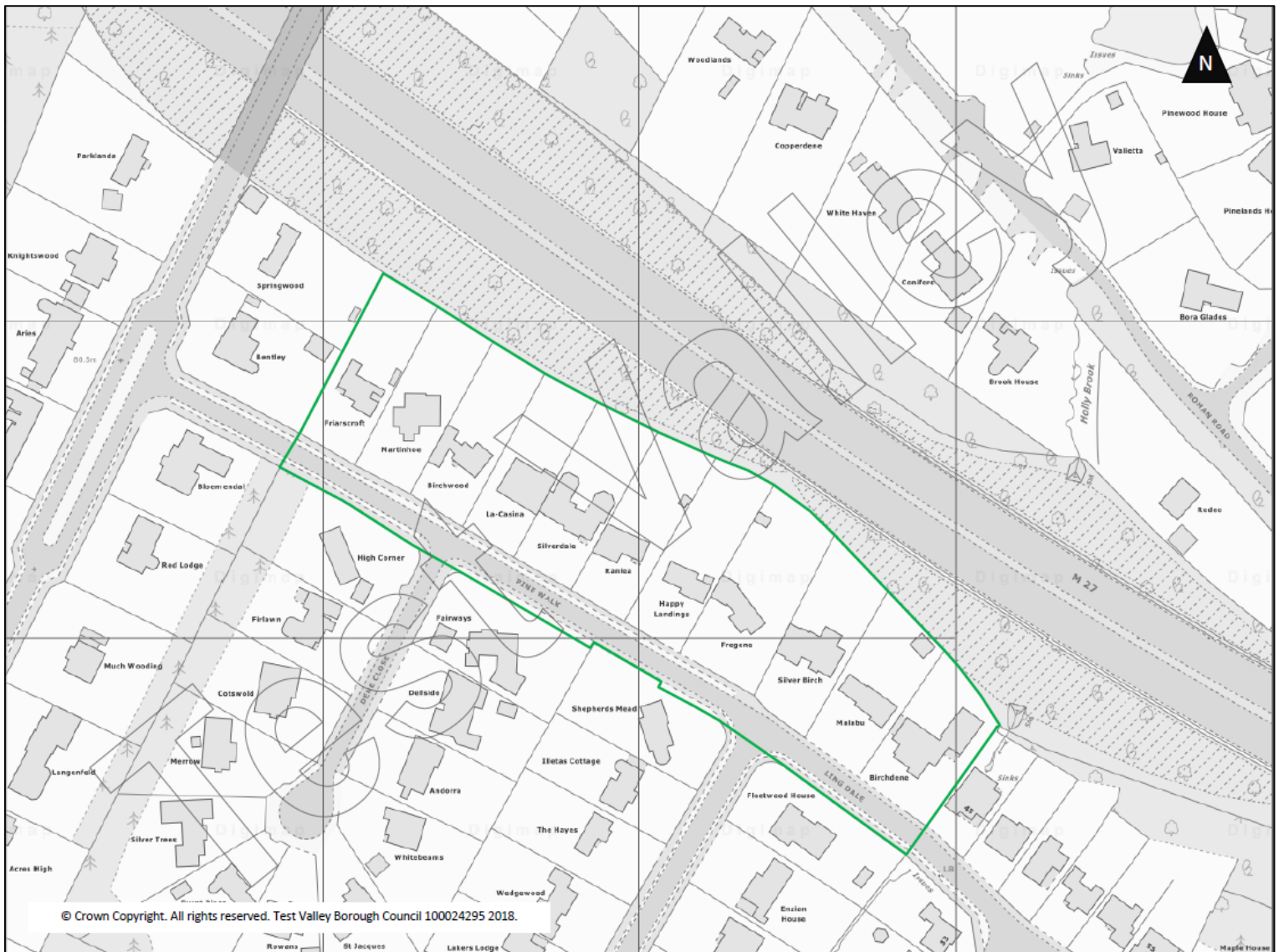
4.40 The plots consist of deep setbacks with the buildings facing front onto the lane. Most of the buildings run along the southwest side and all of the entrances are individual. Distinctive character, enclosure created by the trees cover in front of the houses and the similar size of plots.

Figure 34 Character Area 3A: *Hadrian Way*



4.41 The plots consist of deep setbacks with the buildings facing front onto the road, some plots on the western side drop below the carriageway and all of the entrances are individual. There is a clear building line, similar plot spacing and generally consistent plot sizes. The frontage treatment is less consistent.

Figure 35 Character Area 3B: *Pine Walk, Ling Dale*



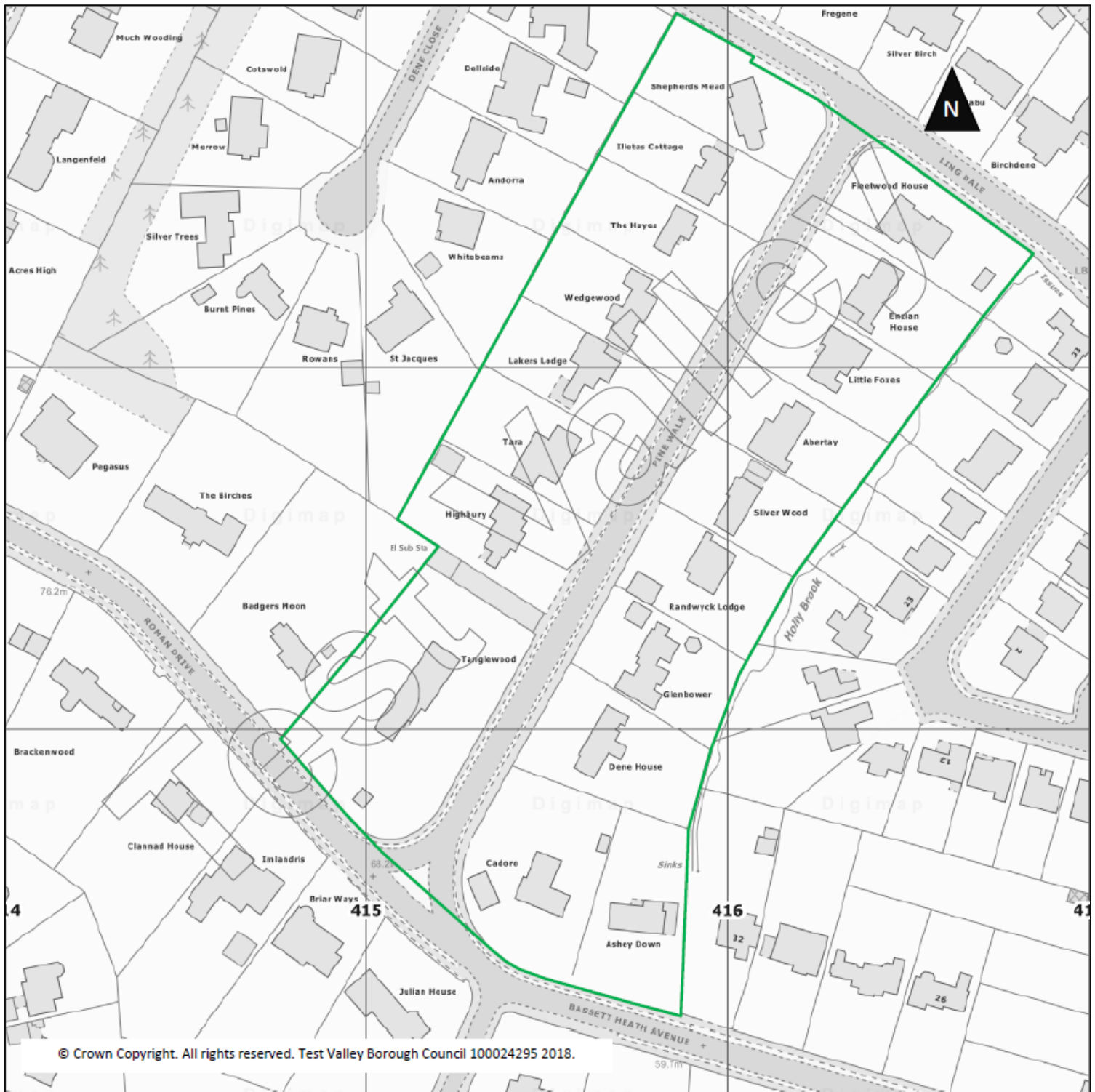
4.42 The plots consist of deep setbacks with the buildings facing front onto the road. Plot sizes are generally consistent and there is a discernible building line. The frontage is much less consistent; however all of the entrances are individual. The motorway runs along the north of the area.

Figure 36 Character Area 3C: *Dene Close, cul-de-sac*



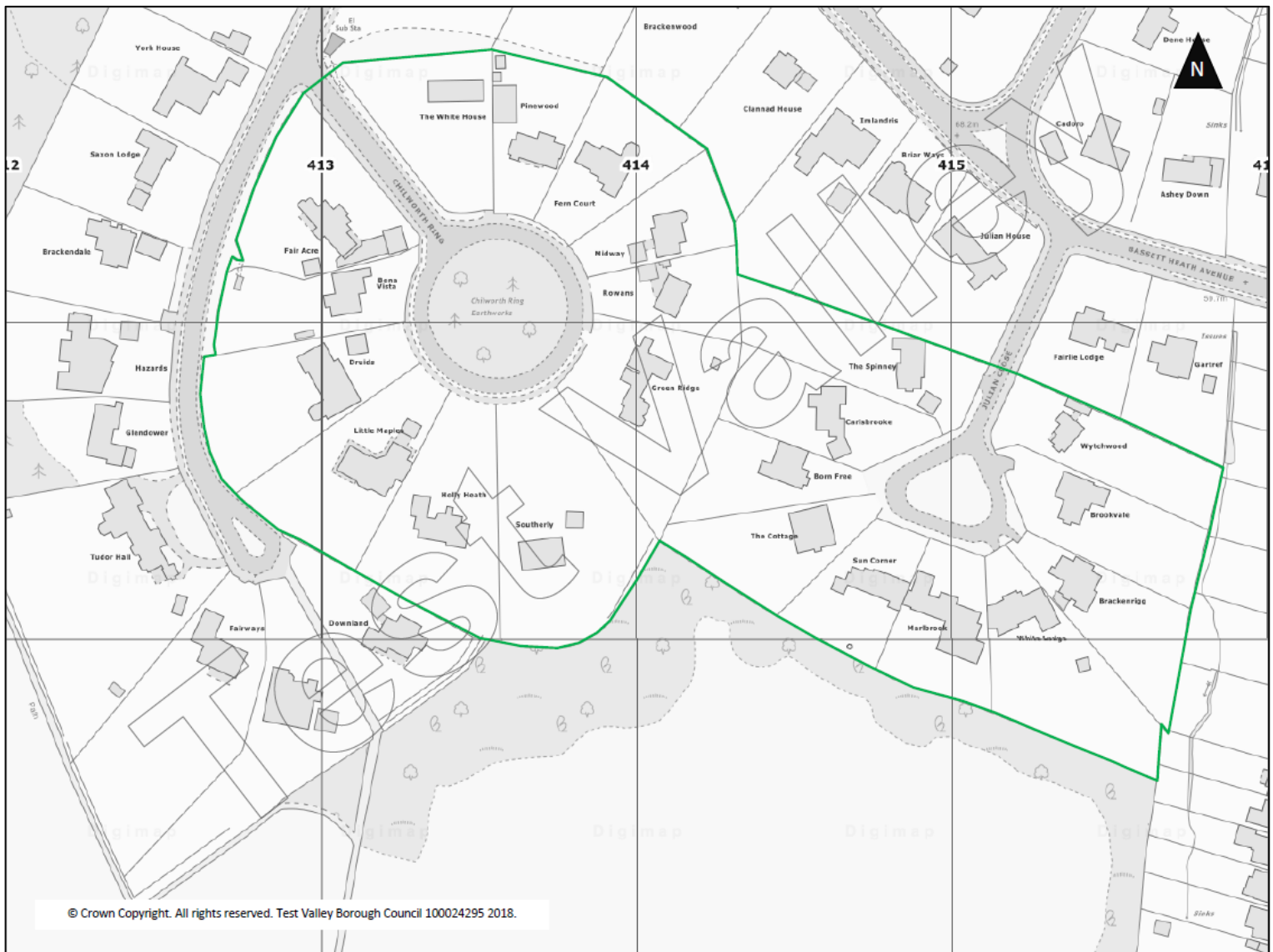
4.43 The plots consist of deep setbacks with the buildings facing front onto the road. Plot sizes are generally consistent and there is a discernible building line. The frontage is much less consistent; however all of the entrances are individual off of the cul-de-sac.

Figure 37 Character Area 3D: *Pine Walk*



4.44 The plots consist of deep setbacks with the buildings facing front onto the road. There is an identifiable building line and generally consistent plot sizes with some large frontage trees. There are some inconsistent boundary treatments on the frontages with each plot having an individual entrance.

Figure 39 Character Area 3F: *Chilworth Ring and Julian Close, cul-de-sac*



4.46 The plots consist of deep setbacks with the buildings facing onto the frontage. Entrances from the cul-de-sac are individual. These are generally consistent plot sizes and some mature trees in the public realm. The areas each have distinctive geometric turning areas. There are some inconsistent boundary treatments on the frontages.

5 General Principles for Future Development

- 5.1 The Residential Areas of Special Character have an established quality that could be adversely affected by inappropriate or over intensive forms of development. These areas have a recognisable pattern of development which is characterised by low density and are located on the approaches to built-up areas. These areas are defined by street pattern, built form with mature landscaping and trees and have similar boundary features.
- 5.2 To ensure the overall character of each particular area is maintained, the following general principles should be respected for all new development throughout the defined areas.
- 5.3 The detailed design of individual houses themselves is generally of lesser importance in their contribution to the overall character of the area, in comparison to their layout and landscaping. However this would be considered through other policies in the Local Plan

Plot sizes

- 5.4 As required by criterion a) of policy E4, plot sizes should not be significantly smaller to those in the immediate vicinity. The smallest, largest and average plot sizes for each of the Character Areas can be found within Table 2. These three factors should all be considered when deciding whether a development would result in plot sizes becoming significantly smaller than existing plots within the immediate vicinity of an individual Character Area.
- 5.5 This is a key element, which enables all the remaining development principles to be achieved. Development of gardens will have a significant effect on the established pattern of development and should be avoided unless the subdivision results in a plot size that reflects the surrounding area and any new buildings are sited fronting the original road frontage to maintain the street scene.

Sub Divisions

- 5.6 Similarly to the retention of existing plot sizes within Character Areas the demolition and/or redevelopment of older, larger properties, together with additional outbuilding can result in loss of character and distinctiveness within an area. The provision of new apartments can also result in inappropriate site layouts including parking courts and loss of gardens which can be incompatible with the Character Area.

Building Lines/Setbacks

- 5.7 Site layout and building orientation should reflect those characteristic of the immediate vicinity. Depth of frontage and building line should also be at least that commonly found in the area. Future development should reflect and continue the building line and depth of frontage with neighbouring plots and those within the cluster Character Area.

ANNEX 1

Landscaping

- 5.8 All important elements of the existing landscaping: trees, hedges, shrubs and verges should be retained wherever possible, particularly close to site boundaries.

Trees

- 5.9 Trees and mature gardens are an important and prevalent landscape feature in RASC particularly in Chilworth and The Avenue, Andover which are characterised by tree lined avenues and the significance of these are recognised through the use of Tree Preservation Orders. 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.
- 5.10 Similarly development should be designed to ensure the health and future retention of existing trees, including veteran trees are not compromised. Proposed developments should be designed to avoid the future need to fell trees or otherwise impede their growth. On housing developments, buildings should be placed sufficiently far away from trees to allow adequate daylight and sunlight to reach the proposed properties.

Boundaries

- 5.11 Existing boundary treatments or tree screens to the front or rear should be retained, or replaced by similar species or boundary styles in any development.

Spacing

- 5.12 Spacing between buildings should be maintained to retain the visual separation that exists in the immediate vicinity and to ensure the character of the area is not broken up.

Car parking

- 5.13 The provision of new parking and driveways should not remove front gardens, hedges and boundary treatments that give a strong frontage to the street. Garages should be set back from the road, where they are not already a common characteristic of the area.

Building Type and Design

- 5.14 Building form should reflect the characteristic of the vicinity, particularly; height, width of frontage, number of storeys, and form of roof. It is important that new buildings retain the appearance of those that surround them. Particularly in Chilworth RASC, it is important that buildings retain the appearance of significant detached dwellings. The architectural design of proposed buildings should be cohesive with the existing architectural character or style. Proposals should respond to local character and reflect the identity of local surroundings and materials.