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<b>APPLICATION NO.</b>	20/03201/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	17.12.2020
<b>APPLICANT</b>	Mr and Mrs Dibley and Matthews
<b>SITE</b>	Betula House, 36 Weyhill Road, Andover, SP10 3AP <b>ANDOVER TOWN (MILLWAY)</b>
<b>PROPOSAL</b>	Erect two oak framed car ports at the front of the property, extending front and west facing elevations to then attach one to the house the other to be free-standing in front south facing garden
<b>CASE OFFICER</b>	Alexandra Jeffery

Background paper (Local Government Act 1972 Section 100D)

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## 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 Betula House, 36 Weyhill Road, is a detached two storey dwelling in Andover, located within in a Residential Area of Special Character. The application site is bounded to the west and east by a combination of hedges and fencing. Along the front (south) boundary a hedge and other mixed planting screens the majority of views of the front of the property from the adjacent highway. Access to the site is provided from Weyhill Road and there is a front gravelled driveway with space to park several cars at the front and side of the property. There is an existing, attached garage at the side of the property near to the eastern site boundary.

## 3.0 PROPOSAL

3.1 Permission is sought for the erection of two oak framed car ports; one detached car port within the front garden of the application site and one attached to the west elevation of the house.

3.2 The detached car port would be located in front of the principle elevation of the main house at a distance of 11 metres from the front of Betula House. The car port would occupy an area which is currently a landscape bed. The detached car port would measure 5.6m deep, 3.75m wide and 4m high. It would be constructed of oak and clad with treated timber featheredge boarding and finished with Redland rosemary clay tiles to match Betula House.

3.3 The attached car port would be on the west elevation of Betula House and would be located on an area of driveway already used for the parking of vehicles. The attached car port would measure 5.2 metres deep, 3m wide and 4.7m high. It would be constructed of oak and would be open on all sides. The

roof would be constructed of Redland rosemary clay tiles to match the main house and the freestanding car port, and the roof would be hipped similarly to that over the garage on the opposite (east) elevation of Betula House.

#### 4.0 **HISTORY**

4.1 18/02034/FULLN - Erection of two storey extension on site of existing kitchen to provide kitchen with bedroom and bathroom over. Permission subject to conditions and notes 01.10.2018.

4.2 17/03249/FULLN - Erect a two storey rear extension to extend the kitchen on the ground floor and create en-suite bedroom on the first floor. Permission subject to conditions and notes 07.02.2018.

4.3 TVN.07809 - Erection of single storey rear extension to provide kitchen and provision of pitched roof to existing garage. Permission subject to conditions and notes 15.12.1999.

#### 5.0 **CONSULTATIONS**

5.1 Trees – No objection.

##### Detached car port

- No significant/important trees that could be adversely affected by the proposal.
- Two trees close the access (yew and holly) can be seen from the road, but their root protection areas are unlikely to be adversely affected by the works to construct the (detached) carport.
- Once constructed it is highly unlikely that this proposed will place undue pressure on the surrounding vegetation to be felled or severely pruned in the future.

##### Attached car port

- Will result in the loss of 4 pleached hornbeam trees. These are low amenity trees that cannot be seen from outside the site, and only offer intermittent boundary screen.

6.0 **REPRESENTATIONS** Expired 16.01.2021

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)(RLP)

- COM2: Settlement Hierarchy
- E1: High Quality Development in the Borough
- E2: Protect, conserve and enhance the landscape character of the Borough
- E4: Residential Areas of Special Character
- LHW4: Amenity
- T2: Parking Standards

### 7.3 Supplementary Planning Documents

- Residential Area of Special Character Supplementary Planning Document (January 2019)
- Andover Residential Area of Special Character (RASC) Appraisal (Andover 1B, The Avenue and Eversfield Close)

## 8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The principle of development
- The impact on the character and appearance of the area
- The impact on amenity
- Parking standards

### **Principle of development**

8.2 Betula House is within the settlement boundary of Andover. The proposal would therefore be acceptable in principle, with regard to policy COM2, subject to being appropriate to the other policies of the Revised Local Plan.

### **The impact on the character and appearance of the area**

8.3 Policy E1 states that development will be permitted if it integrates, respects and complements the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles. Policy E4 requires that development within the RASCs will be permitted provided that the development's size, scale, layout, type, siting and detailed design are compatible with the RASC. The RASC character appraisal 1B, The Avenue and Eversfield Close, which includes Betula House details a strong character with a fairly constant level of on-plot planting and notes that all gardens have at least some planting and plots lying at the south end at the Weyhill Road junction with The Avenue have solid planting screens, which is the case with Betula House. The RASC appraisal also notes that buildings with garages and extensions fill most of the plot widths.

8.4 Only glimpsed views of the development would be visible from Weyhill Road due the screening provided by the front boundary treatment, which includes a Holly and Yew tree together with an evergreen hedge which would be retained as part of the development. The freestanding car port would introduce a small amount of additional hard surface in the front garden of the application site however this would not reduce planting noticeably from outside the application site and the hedge and tree frontage would still be retained as per the RASC appraisal. The attached car port would not introduce any additional hard surface to the front of the application site and both of the proposed car ports would have a sympathetic appearance when viewed in association with the application dwelling.

8.5 The Tree Officer has commented that there are no significant or important trees that could be adversely affected by the proposal and the proposal would not detract from the visual contribution the hedge and tree frontage makes to the Andover RASC. The attached car port would be likely to result in the loss of 4 pleached hornbeam trees on the boundary however as these are low

amenity trees not visible from outside the application site and it is considered that the proposal would overall result in a neutral impact on the landscape character of this part of the RASC.

- 8.6 The proposal would therefore have an acceptable impact on the character and appearance of the site and the surrounding RASC and would therefore comply with policies E1, E2 and E4 of the RLP.

#### **The impact on amenity**

- 8.7 Taking into account the existing boundary treatment between Betula House and No.38, it is not considered that the addition of a car port would significantly alter the existing conditions with regards to daylight and sunlight. During the early morning some additional shading of the flank wall of 38 Weyhill Road may occur however from late morning the shadow cast by the proposed attached car port would be within the application site itself. The small increase in the shading of No.38 during the early morning would be a small proportion of the day and would not cause sunlight levels reaching No.38 to fall below acceptable levels.

- 8.8 The attached car port would bring the built form of Betula House closer to the boundary with No.38 Weyhill Road. However, taking into account the existing tall boundary hedge, the outlook from the ground floor windows of No.38 is already limited. It is not considered that the outlook from these ground floor windows on the east elevation of No.38 would be affected to such an extent that it would be harmful to the amenity of the neighbouring property. As such, the proposal is in accordance with Policy LHW4 of the RLP.

#### **Parking standards**

- 8.9 The proposed attached and freestanding car port would not reduce the level of parking available at Betula House and it is considered that as a result of the proposals, three car parking spaces can be provided for the four-bedroom property in accordance with Policy T2 and Annex G of the RLP.

#### **9.0 CONCLUSION**

- 9.1 The proposed extension would integrate, respect and complement the character of the area and the Residential Area of Special Character. The privacy and amenity of the occupants and those of neighbouring properties would be adequately provided for and the current level of car parking would be maintained. The proposal is thereby in accordance with Test Valley Borough Revised Local Plan 2016 policies COM2, E1, E2, E4, LHW4 and T2.

#### **10.0 RECOMMENDATION**

##### **PERMISSION subject to:**

- 1. The development hereby permitted shall be begun within three years from the date of this permission.**

**Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**

2. The development hereby permitted shall not be carried out unless in complete accordance with the details shown on the submitted plans :  
Composite plan -1/2 – received 17.12.2020 (date on plan 29.11.2020)  
Composite plan 2/2 – received 17.12.2020 (date on plan 29.11.2020)  
Proposed storage and tree protection detail at 36 Weyhill Road dated 04.02.2021  
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The development hereby approved shall be undertaken in full accordance with the tree and hedge protective measures set out within the approved plan titled ‘Proposed storage and tree protection detail at 36 Weyhill Road’ received 04.02.2021. Tree protective measures shall be provided before the commencement of development and shall be maintained in accordance with the approved details for the full duration of the works.  
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan (2016) policy E2.

**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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