
APPLICATION NO.	21/02985/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	15.10.2021
APPLICANT	Mr and Mrs R Lowe
SITE	12 The Avenue, Andover, SP10 3EL, ANDOVER TOWN (MILLWAY)
PROPOSAL	Retention of front and side boundary fences (retrospective)
AMENDMENTS	Red line plan – 14.12.2021
CASE OFFICER	Mrs Donna Dodd

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

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

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 12 The Avenue is a two-storey detached dwelling within the settlement of Andover. The site is situated within the Andover Residential Area of Special Character (RASC).

3.0 PROPOSAL

- 3.1 Permission is sought retrospectively for the erection of a timber fence along the front and part of the side boundaries of the application site. The application fences are 1.2 metres in height and comprises horizontal slats in panel sections. The fences replace a former front close boarded fence with a brick plinth of a similar height.
- 3.2 During the consideration of the application the 1.8m high fence panels located along the northern and southern boundaries of the application site were removed from the application description. This is because under Schedule 2, Part 2 Class A of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), these fence panels are under 2m in height, not adjacent to a highway used by vehicular traffic and therefore are considered to be permitted development. As such, planning permission is not required as deemed consent has already been granted through the Order.
- 3.3 Fence panels under 1m in height adjacent to a highway used by vehicular traffic also benefit from these permitted development rights described above. However, the two side fence panels attached to the front boundary fence are 1.2m in height and are considered to be adjacent to a highway used by vehicular traffic and therefore, together with the front boundary fence, these three elements require permission. The red line plan has been amended to reflect what is considered to be permitted development what is considered to require planning permission.

4.0 HISTORY

- 4.1 14/02785/FULLN - Erection of first floor front and rear extensions to provide enlarged bedrooms and en-suite bathroom, install glazed lantern to existing rear flat roof and remove two chimneys. Permission subject to conditions and notes – 09.01.2015
- 4.2 TVN.02213/2 - Erection of single attached garage and provision of pyramid rooflight to existing garden room at rear. Permission subject to conditions and notes – 06.07.2000
- 4.3 TVN.2213/1 - Garage, carport and utility area - 12 The Avenue, Andover (Millway). Permission subject to conditions - 04.09.1986.
- 4.4 TVN.2213 - Erection of garage and extensions - 12 The Avenue, Andover. Permission subject to conditions - 30.11.1978.

5.0 CONSULTATIONS

- 5.1 None

6.0 REPRESENTATIONS Expired 10.11.2021

- 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)

Policy COM2: Settlement Hierarchy

Policy E1: High Quality Development in the Borough

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

Policy LHW4: Amenity

7.3 Supplementary Planning Documents (SPD)

Residential Areas of Special Character Supplementary Planning Document (SPD) January 2019 (supported by the Andover Residential Area of Special Character Appraisal January 2018)

8.0 PLANNING CONSIDERATIONS

- 8.1 The main planning considerations are:

- Principle of development
- Impact on the character and appearance of the area

8.2 Principle of development

The site lies within the settlement of Andover, as defined within the Test Valley Borough Revised Local Plan (TVBRLP), and as such, Policy COM2 applies to the proposed development. This policy supports development within the settlement boundaries subject to compliance with other relevant TVBRLP policies. The impact of the proposed development is considered against other TVBRLP plan policies in the following paragraphs.

8.3 Impact on the character and appearance of the area

The site is situated within the Andover Residential Area of Special Character (RASC). Policy E4 of the TVBRLP states that development within RASCs 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 RASC.

8.4 Policy E1 of the TVBRLP is also relevant for consideration. It states that *'development will be permitted if it is of a high quality in terms of design and local distinctiveness and to achieve this development should integrate, respect and complement the character of the area in which it is located in terms of layout, appearance, scale, materials and building styles'*.

8.5 Policy E2 of the TVBRLP is also relevant for consideration. It states that *'development will be permitted if it does not have a detrimental impact on the appearance of the immediate area and the landscape character in which it is located'*.

8.6 The Avenue is a predominantly residential road, comprising two-storey, two and a half storey and some bungalows. The front boundary treatments within the street scene and the wider character of the area are characterised by a mixture of different treatments comprising low brick walls, timber fencing and hedges/planting. Existing examples of timber fencing within the street scene are predominantly recessive, low in height, and softened by planting which contributes strongly to the verdant landscape character of the area and the RASC.

8.7 The proposed fences replace a close boarded timber fence of a similar size. The proposed fences comprise horizontal timber slats in panel sections in a natural timber finish. Although the horizontal timber slats are different in their appearance from more traditional vertical slatted designs this variation would not detract from the more important elements of size and colour that are key characteristics of boundary treatments within the RASC that play a significant role in maintaining its verdant and spacious character. The height is considered acceptable as it is considered similar to the height of other timber fencing within the RASC. A condition has been agreed with the applicant to apply a dark stain to the fence which would reduce the initial starkness of the fence finish and help blend the fence in with the other boundary fences within the surrounding area.

8.8 The RASC describes the strength of character for this area as strong: *'The regular and almost continuous spacing of trees down the area's length, coupled with a fairly consistent level of on-plot planting give this street a generally consistent, recognisable and strong character'*. In terms of landscape character, the proposed fencing has replaced the mature hedgerow to the south and west boundaries, which were considered to make a limited contribution to the landscape character of the area. No landscape mitigation has been proposed as part of this application; however, it is considered that the removal of the planting which had limited presence in the street scene would not have a wider detrimental impact on the character of the area or the RASC. Subject to a condition for the fence to be stained and maintained thereafter to enable the development to positively integrate, respect and complement the character of the area, it is considered that the fence would not have a detrimental impact on the landscape character of the area or the wider street scene, in accordance with Policies E1, E2 and E4 of the TVBRLP.

9.0 **CONCLUSION**

9.1 Subject to conditions, the proposal would be in accordance with the relevant policies of the TVBRLP.

10.0 **RECOMMENDATION**

PERMISSION subject to:

1. **Within 1 month from the date of this permission, samples and colour details in respect of the dark stain for the fence hereby permitted shall be submitted to the Local Planning Authority for approval in writing. The fence shall be stained within 3 months from the date of this permission using the approved treatment. Reason: To ensure the external appearance of the development is satisfactory in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, E2 and E4.**

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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