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<b>APPLICATION NO.</b>	22/00753/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	18.03.2022
<b>APPLICANT</b>	Mr and Mrs Nicholas Milbourn
<b>SITE</b>	1 Barnfield Rise, Andover, Hampshire, SP10 2UQ <b>ANDOVER TOWN (MILLWAY)</b>
<b>PROPOSAL</b>	Remove conservatory, erection of single storey rear extension to form garden room
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Claudia Hurlock

Background paper (Local Government Act 1972 Section 100D)  
Background papers to the application can be found via this link:

[22/00753/FULLN | Remove conservatory, erection of single storey rear extension to form garden room | 1 Barnfield Rise Andover Hampshire SP10 2UQ \(testvalley.gov.uk\)](#)

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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 AND SURROUNDING AREA

2.1 The site contains a two storey detached dwellinghouse of brick and tile construction in Barnfield Rise. The surrounding area is characterised by dwellings of similar design with off road parking. There is an existing conservatory attached to the host property which is visible from the road and is constructed from brick and UPVC glazing.

## 3.0 PROPOSAL

3.1 A householder application for planning permission is sought to remove the current conservatory and replace with a single storey rear extension to form a garden room. The walls of the extension would be brick and the windows and doors would be UPVC to match the existing dwelling. The roof would be flat and would incorporate a centrally located lantern.

## 4.0 HISTORY

4.1 TVN.07747/1 – Erection of conservatory at rear – **PERMISSION** subject to conditions and notes (04.09.2001).

## 5.0 CONSULTATIONS

5.1 None.

6.0 **REPRESENTATIONS** Expired 12.04.2022

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 E5 - Biodiversity

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
- Impact on ecology

### 8.2 **Principle of development**

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

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

Policy E1 of the TVBRLP states that development will be permitted if it integrates, respects and complements the character of the area in which the development is permitted, in terms of layout, appearance, scale, materials and building styles.

### 8.4 The proposal would have a similar size, footprint and form to the existing conservatory that it would replace. The application proposes materials to match the existing dwelling. As such this would be in keeping with the host dwelling and surrounding properties. It would also maintain the uniformity of the street scene when viewed from Celtic Drive.

### 8.5 The development is located in a position such that limited public views would be possible. Any glimpsed views of the proposal would be seen in the context of the existing dwelling 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.

**8.6 Impact on amenity of neighbouring property**

Policy LHW4 of the TVBRLP states that development will be permitted provided that it provides for the privacy and amenity of its occupants and those of neighbouring properties, and provided that it does not reduce the levels of daylight and sunlight reaching new and existing properties or private open space to below acceptable levels.

8.7 By virtue of size (bulk and mass) and design of the proposal, it's juxtaposition relative to neighbouring property, and the nature of the intervening boundary treatment the proposal would not give rise to an adverse impact on the living conditions of the occupants of neighbouring properties by virtue of loss of daylight, sun light, or privacy. The proposal is thereby in accordance with Policy LHW4 of the TVBRLP.

**8.8 Impact on ecology**

Policy E5 of the TVBRLP states that development will be permitted provided that it would conserve, and where possible restore and/or enhance biodiversity.

8.9 Although the application involves demolition, the existing conservatory would not have offered any potential for bat roosting and therefore the scheme would be acceptable in this regard.

8.10 The proposal is not considered to give rise to any adverse impacts on existing habitat or on-site ecology, in accordance with Policy E5 of the TVBRLP.

**9.0 CONCLUSION**

9.1 The proposal is considered acceptable and in accordance with policies E1, COM2, LHW4 and E5 of the TVBRLP.

**10.0 RECOMMENDATION**

**PERMISSION subject to:**

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

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

- 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1101-05 REV A - SITE LOCATION/BLOCK/ EXISTING/PROPOSED FLOOR PLANS/ELEVATIONS – submitted 18.03.2022**

**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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