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<b>APPLICATION NO.</b>	19/00133/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	21.01.2019
<b>APPLICANT</b>	Mr David Heelas
<b>SITE</b>	Balksbury House, Balksbury Hill, Upper Clatford, SP11 7LW, <b>UPPER CLATFORD</b>
<b>PROPOSAL</b>	Demolition of existing prefabricated garage, replacement with garage and workroom and a single bedroom and bathroom adapted for a disabled person.
<b>AMENDMENTS</b>	Amended plans were received on the 25 February 2019 and 8 March 2019
<b>CASE OFFICER</b>	Miss Katherine Dowle

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 at the request of a member.

## 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site comprises Balksbury House, a two storey former farmhouse, and its garden, garage and driveway. The existing garage is at the southern end of the site with the rear garden between it and the house. The existing garage is a single storey structure 5.2m wide and 6.2m long with a shallow pitched roof rising to 2.6m at the ridge. The driveway is currently grassed over and there are two small trees adjacent to it.
- 2.2 A shared driveway to Valley House is found to the south of the existing garage, with gates to Valley House adjacent to the existing building. Valley House is a 1½ storey dwelling that has a deep footprint, extending south approximately 12m further than Balksbury House. Valley House has a raised deck/terrace area at the rear.
- 2.3 The application site is situated within the Andover- Anna Valley/ Upper Clatford Local Gap as shown on the RLP inset maps. The site is located centrally in the Local Gap, approximately halfway between Andover and Anna Valley. The conservation area is located to the south of the site starting at Bridge Cottage approximately 90m away. Between the conservation area and the application site are meadows and the wider area has a green, rural character.
- 2.4 The application site is not located within a Conservation Area and there are no Tree Preservation Orders.
- 2.5 Balksbury House is located to the north of Upper Clatford and is close to the area covered by the Goodworth Clatford Neighbourhood Development Plan but the site is not within the designated area.

### 3.0 **PROPOSAL**

3.1 A single storey outbuilding is proposed in the rear garden of Balksbury House. It would form a garage and an annex with a hobby room, bedroom and bathroom. Vehicular access would be provided via the existing access at the end of the garden which is shared with Valley House. The outbuilding would be approximately 14.5 metres long with a maximum ridge height of approximately 3.8 metres. The lower element of the roof would have a ridge height of approximately 3 metres and the outbuilding would have an eaves height of approximately 2.5 metres. The building is proposed to be constructed of oak timber cladding with a tile roof with solar photovoltaic panels on one side of the garage roof.

3.2 Amended plans have been submitted during the application making several changes to the proposed design:

- Reduce the ridge height from 4.5 metres to 3.8 metres.
- Change the door from glazed panels to horizontal timber cladding.
- Reduce the extent of solar photovoltaic panels from south and west roof planes to just the south roof plane.
- Remove two windows from the south elevation.
- Add a further roof light in the eastern roof slope.
- Move the proposed boundary fence further north to allow space for cars to access the garage.

### 4.0 **HISTORY**

4.1 18/02380/FULLN - Demolition of single storey garage and replace with a two storey building comprising garage and workroom at ground floor with bedroom and bathroom above. Refused 05.11.2018.

1. **The proposed building, by reason of its siting, height, scale and design, would urbanise the appearance of the site and diminish the visual separation of the Local Gap. It would be prominent in views from the south on Balksbury Hill and would appear as a separate dwelling that would compete with and obscure views of Balksbury House, a non-designated heritage asset. It would adversely affect an identified important view north out of the conservation area. It would result in less than substantial harm to the significance of the heritage assets which is not outweighed by the merits of the scheme or any public benefits. As such the proposal is contrary to policies E3 and E9 of the Test Valley Borough Revised Local Plan 2016.**
2. **The proposed building, by reason of its scale, materials and design would have a prominent appearance exacerbated by the use of large areas of render and the mismatched, incoherent elevational design. As a result it would be more visually intrusive in the landscape than the existing property and would not be in keeping with the existing dwelling. The design would be poor quality and fails to improve the character, function and quality of the area. It would have a detrimental impact on the appearance of the immediate area and fails to achieve a high quality design which is sympathetic to local character. As such it would be contrary to policies E1 and E2 of the Test Valley Borough Revised Local Plan 2016, the provisions of chapter 12 of the National Planning Policy Framework and the Upper Clatford and Anna Valley Village Design Statement.**

- 3. The proposed building, by reason of its siting and scale, would result in a dominant and overbearing effect on the living conditions of Valley House and the position of windows on the boundary would result in a perception of overlooking of the garden of that property. As such it would not provide for the privacy and amenity of the occupiers of Valley House, contrary to policy LHW4 of the Test Valley Borough Revised Local Plan 2016**

**5.0 CONSULTATIONS**

**5.1 Ecology: No objection.**

The existing garage comprises a prefabricated concrete building with corrugated roofs, it appears fairly dilapidated and overall I would consider this structure unlikely to support bats. Given the vegetation growing over and next to the garage I would advise the following nesting bird informative.

The application should include measures that would serve to enhance the biodiversity of the site, which could include enhancing existing habitats within the site (leaving rough areas for wildlife, native species planting) and benefiting species known to be in decline but present locally (such as a swift or sparrow nest boxes). Achieving a net gain in biodiversity is consistent with the NPPF and the Natural Environment and Rural Communities Act 2006. I would recommend that the applicant considers the provision of two nest boxes and a like for like replacement tree/scrub planting within their full application.

**5.2 Landscape: Comment:**

The drawing revision F shows amended fence line – this removes the majority of the domestic view of door/windows and is an improvement. The reduced roofline is improvement as is the removal of most of the windows along the garage south elevation as it appears as a garage similar to what is currently on site.

The plan drawing and detail on the elevation drawing do not match with regard the fence and gate position.

The planting shown along the south side of the garage looks domestic and should be removed/not added to conditions details.

Planting to one or either side of the garage door (shown on elevations) also looks overly domestic, please remove in detailed landscape drawings through conditions.

With the fence line being moved, the opportunity to hedge along the south edge of the garden fence should be considered to soften the view from the south (heading north) as a reasonable garden boundary adjacent to the open pasture south.

Trees outside site are, we understand, to remain.

The tree shown within the site will not grow within hard landscaping and so close to fence and foundations. It has little to no value. A hedge as a boundary besides/south of the fence within a decent bed would be a more appropriate landscape response to the boundary. A hedge can also function as a defensive boundary.

Details can be provided for hard and soft landscaping through conditions.

*[Officer Notes: The location of the fence has been altered on the site plan and the gate and fence position correlates between the plans].*

5.3 **Conservation: No Objection.**

The amendments to the initial submission overcome the previous objection.

With regard to the impact on the conservation area, which is a designated heritage asset, the outbuilding would be visible in views from the conservation area. As the amended scheme is significantly lower than the previously refused design, and is a higher quality design, this visibility from the conservation area would not result in harm to the designated heritage asset.

Balksbury House is considered a non-designated heritage asset. Views of the house would be seen in the context of the proposed outbuilding and the reduction in height and changes to the design have resulted in a subsidiary design which would not result in harm to the non-designated heritage asset.

Overall, subject to a condition securing materials details, there is no objection to the amended scheme as the changes made overcome your previous objection. There would be no harm to designated and non-designated heritage assets nearby.

6.0 **REPRESENTATIONS** Expired 12.03.2019

6.1 **Upper Clatford Parish Council: Objection to amended plans:**

- NDP questionnaire confirms the importance to the community of maintaining the Local Gap.
- Survey responses indicate the importance to the community that any new houses should be within the existing settlement boundary.
- Proposed development outside the settlement boundary.
- Development appears to amount to the building of a new dwelling within the Local Gap which would compromise the integrity of the gap.
- It would give the appearance of extending the existing built area within the gap towards the Upper Clatford settlement area in a form that externally appears to be a separate dwelling.
- It could readily be converted to a separate dwelling.
- If permission were granted conditions should be applied to ensure it remains ancillary to Balksbury House by restricting its design and use as a separate dwelling.

6.2 **Six letters of objection from Pear Tree Cottage, River Park View, Springfield and three from unknown addresses, raising the following issues (summarised as):**

- Development contrary to policy E3; would have an impact on the Local Gap which has already been compromised.
- Proposed dwelling approximately three times the size of the existing garage.
- Proposed development clearly visible from the road.
- Development not rural in character.
- Windows do not suggest there's an intention to retain the integrated garage as a garage especially as provision is made for parking at the front of the property.
- Modern design does not complement the heritage asset which is Balksbury House.

- Proposal does not meet the guidance on page 4 of the Village Design Statement that 'existing open areas that preserve the village's rural identity should be maintained'.
- Development would appear as a separate dwelling.
- Area clearly visible from Balksbury Bridge playfield which is within the conservation area.
- Neighbourhood Development Plan (NDP) had an impressive 57% response rate and support for preserving the rural character of Upper Clatford with a local gap for separation from Andover was overwhelmingly supported.
- Contrary to the interests of the Neighbourhood Development Plan.

**6.3 2 letters of support from Bridge Cottage and St Annes Well raising the following issues (summarised as):**

- Support NDP work protecting the local gap but don't feel the development is relevant.
- Great and respectful design.
- Improvement to existing garage.
- Can see no reason why there would be material objections to this especially as its supporting a family need to improve the living standards of a disabled member of the community.

**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

COM11: Existing dwellings and ancillary domestic buildings in the countryside

E1: High quality development in the borough

E2: Protect, conserve and enhance the landscape character of the borough

E3: Local Gaps

E9: Heritage

T1: Managing Movement

T2: Parking Standards

LHW4: Amenity

**7.3 Supplementary Planning Documents (SPD)**

Upper Clatford and Anna Valley Village Design Statement

Goodworth and Upper Clatford Conservation Area Appraisal

**8.0 PLANNING CONSIDERATIONS**

**8.1 The main planning considerations are:**

- Principle of development
- Impact on the character of the area and heritage assets
- Amenity
- Highways and parking
- Ecology

## 8.2 **Principle of development**

Balksbury House lies in the countryside, outside any settlement boundary, as defined by the Revised Local Plan (RLP). Under RLP policy COM11, proposals for the extension of existing dwellings in the countryside, or the creation and extension of ancillary domestic buildings will be permitted provided that:

- a) it is not used for any other purpose other than the incidental enjoyment of the existing dwelling or as a residential annexe to the dwelling;
- b) the size and design of the proposal would not be more visually intrusive in the landscape; and
- c) the design of the proposal is in keeping with the existing dwelling.

8.3 The proposal would be used as a residential annexe to the dwelling and would therefore comply with criterion a) of policy COM11 of the RLP. The consideration of criterion b) and c) is set out in the following paragraphs.

## 8.4 **Impact on the character of the area and heritage assets**

The Upper Clatford and Anna Valley Village Design Statement (VDS) covers the area to the south of the application site with only part of Balksbury Hill shown on the VDS Map. It is considered to be a material consideration in the determination of applications in the vicinity. The VDS sets out that in proposals for new development and redevelopment every opportunity should be taken to ensure that design is complementary to and in sympathy with its neighbours and that new buildings should maintain the scale, density and setting of the settlement, designed in sympathy with the property and its immediate locality, using matching materials wherever possible.

8.5 Balksbury House is a former farmhouse, part of a farmstead group which included Valley House and what is now Balksbury Hill Industrial Estate. Balksbury House is considered to be a non-designated heritage asset. The application site is outside of the conservation area but on Balksbury Hill, which is identified in the Conservation Area Appraisal (CAA) as one of 6 entrances to the conservation area, generally marking the transition from countryside to built environment. The view north from the conservation area up Balksbury Hill is identified in the CAA as an important view.

8.6 The existing garage is visible from the road as there is little screening, other than the two small trees which are deciduous. Travelling south along Balksbury Hill the existing building is not prominent, being small and set behind the existing two storey dwelling and the hedge along the road boundary, and is seen in the context of the fields to the south. Travelling north it is seen with Balksbury House and Valley House rising above it in the background. There are mature trees to the south which provide some screening in longer views north up the Hill. Although sited 23m from Balksbury House the existing building appears as a modest outbuilding in public views, seen against the much larger dwellings around it. The garage is covered with vegetation which further softens its appearance.

#### 8.7 Design

The design of the outbuilding has been amended to reduce its height and to reduce the domestic appearance of the outbuilding. The roof form was altered and the ridge lowered to reduce the impact on the neighbouring property and to alter the appearance of the outbuilding. The initial submission was 4.5 metres tall with an eaves height of 2.5 metres. The amended scheme has two different ridge heights, at approximately 3.8 metres and 3 metres. The eaves height has remained the same and the proposed materials have not changed; the outbuilding is proposed to be constructed of oak cladding with a tile roof. The front door has been altered to a vertical timber boarding which is more appropriate to an outbuilding compared to the glazed door of the previous submission. There is still one large window in the west elevation along with a glazed door with floor length windows on either side. Two out of the three windows in the south elevation have been removed and the remaining window has been altered to remove the top-hung openings.

- 8.8 The initial submission and amended design have been significantly altered compared to the previously refused scheme. That proposal was for a part single storey, part 1½ storey building. It would have had a pitched slate roof and rendered walls. The 1½ storey part would have a ridge height of approximately 7.5 metres and an eaves height of 2.8 metres. There would have been a gabled front dormer in the front elevation and photovoltaic cells across both parts of the roof of the front elevation. There was a lot of glazing of different designs and sizes in the west and south elevations. In comparison the current proposal is for a single storey outbuilding with a lower roof ridge and eaves height. The proposed materials are timber cladding and clay tiles compared to the render and slate of the previous scheme. The extent of photovoltaic cells has been reduced and is proposed to be located on the south elevation only.
- 8.9 The alterations to the roof form and height result in an outbuilding which is less visually intrusive than the initial submission and the previously refused scheme. The hipped roof has been altered to a gable in the north elevation. The lowered roof pitch means that more of Valley House is visible when travelling north along Balksbury Hill. In addition, it reduces the residential appearance which was characteristic of the two previous designs, resulting in a subsidiary structure reflecting the use of the outbuilding as a garage and an annex.
- 8.10 The proposed materials include oak timber cladding and a tile roof. The plan (No. 2018016 003 Rev E) states that Marley Modern Roof Tile in Smooth Grey is proposed for the roof and Terca Bricks in woodland mixture for the plinth). The roof tile chosen is a large, industrial style appearance which would not be appropriate for this setting. A smaller tile in a dark colour should be used to reduce the visual bulk of the building. The oak cladding should be left to weather down and should not have a bright appearance. As the choice of materials would affect the ability of the outbuilding to integrate with the character of the area, a condition is recommended to secure samples of these materials.

8.11 Landscape

The proposed outbuilding is larger than the existing double garage on the site. A fence is proposed between the existing close boarded fence and the front elevation of the outbuilding with a gate providing access to the rear garden. This fence and gate should be a tall fence to provide some screening of the development. This would result in the majority of the windows and doors in the west elevation being screened from views from the road. The roof and a small proportion of the windows in the west elevation would be visible, along with the garage door and window in the south elevation. It is important that the fence screens views of the outbuilding to reduce the visual impact of the building. Details of the fence has not been submitted and as it is important that the fence is tall and screens views into the site, a condition securing hard landscape details including boundary treatments is recommended. As the outbuilding is much lower than the previously refused scheme, a boundary treatment would provide sufficient screening of the outbuilding to minimise the visibility from Balksbury Hill. Where previously the outbuilding was two storey and would have competed with views of Valley House, the lower roof form maintains subservience and with a successful boundary treatment, the outbuilding would integrate with the character of the area.

- 8.12 The planting shown on plan 2018016 003 Rev E has an overly domestic appearance which would not be appropriate for the setting. There is also no space within the application site to accommodate planting to the south of the outbuilding as the access to Valley House is immediately to the south of the development. To the south of this access there are two small trees outside the application site which would be retained and they provide some screening of the outbuilding. To soften the proposed development into the landscape, it is recommended that a condition securing soft landscape details is also provided. Due to the site constraints, this planting should be located to the west of the proposed development and could be located in front of the proposed fence. A hedge in front of the tall fence would give the site a more green, rural character which is in keeping with the surrounding area. The plan should provide a new native hedge along the south facade of the new garden fence line so that views from the south looking north are softened and a long length of urban fencing and built development is avoided adjacent the open space. The existing gravel driveway for Valley House would remain unaltered.

8.13 Character of the local area and Local Gap

The existing group of buildings is concentrated around the main house and industrial estate and to the south there is a much more rural feel, with the CAA noting that Balksbury Hill marks a transition from a countryside to built environment. The character of the site is quite green, with a grassed driveway, trees and a creeper over the building. Taking into account the scale and design of the development, if appropriate landscaping accompanied the proposed outbuilding, it is considered that it would preserve the green character of this site.

- 8.14 The Upper Clatford and Anna Valley VDS states that 'existing open areas that preserve the village's rural identity should be maintained'.



The proposed development is located at the end of the garden at Balksbury House and would replace an existing garage. The outbuilding would be seen in the context of Balksbury House and Valley House. There is an open field to the south of the plot which has a rural character. The outbuilding is located in close proximity to these existing buildings. The roof form reflects the character of the existing buildings and the overall appearance is of a subservient building which it is considered to preserve the rural identity of the village.

- 8.15 The proposed outbuilding is larger than the existing double garage. It would have a larger expanse of roof which would be visible from Balksbury Hill. Currently this view consists of the small trees to the south of the existing access, the small garage and the dwellings of Valley House and Balksbury House behind. Therefore although the proposed building is bigger than the existing, it would be seen in the context of the existing buildings behind and is not considered to be visually intrusive in the landscape. Compared to the previously refused design, which was a tall two storey building, the proposed development integrates much better into the surroundings. The use of timber cladding and the lower roof ridge reduce the visual bulk of the design. It is not considered that the development would diminish the visual separation between the built development to the north and to the south. The development would not compromise the integrity of the Local Gap as a whole and as it is not considered to adversely affect the visual separation of this part of the Local Gap, the proposal is considered to comply with Policy E3.

8.16 Heritage asset

The scale of the proposed development is considered to be proportionate to the site and to neighbouring dwellings. It is not considered that the amended scheme would result in harm to the non-designated heritage asset as it is much lower than the previously refused scheme. It would not compete in views of Balksbury House from the south and would be seen as subservient to the non-designated heritage asset. There would be some views towards the building from the conservation area to the south, particularly in winter when existing trees on the eastern side of the road lose their leaves. This view is not considered to be harmful to the conservation area due to the reduced roof ridge height and screening of the proposed development. The proposal would make a positive contribution to sustaining the significance of the conservation area and the non-designated heritage asset.

- 8.17 The proposed outbuilding would integrate with the street-scene. The design of the building with the hipped roof and timber cladding would give the outbuilding a functional character which is subsidiary to the host building. High quality materials should be used and they should have a muted colour to help the development to blend in to the surroundings. There is a coherent front elevation with the garage door and gable above a focal point. The amendments to the design and scale of the development from the refused scheme and the initial submission result in an outbuilding which is subsidiary to the dwellings at Valley House and Balksbury House. Details of the hard and soft landscaping to the front of the outbuilding are recommended to be secured by condition. Subject to these details, the outbuilding is considered to integrate, respect and complement the character of the area and comply with Policies E1, E2 and COM11 of the RLP and the VDS.

**8.18 Amenity**

Valley House is the closest neighbour to the proposed outbuilding and is the only property that would be impacted by the proposed works. The property has a sizeable area of raised decking immediately to the south of their dwelling which has a table and chairs and appears to be a frequently used area. The L-shaped outbuilding would be located to the south-west of the decked area in close proximity to it.

**8.19 Privacy**

There are no windows in the side elevation facing directly towards Valley House. There are two roof lights in the roof plane closest to the property. These roof lights would be above eye level so would not result in direct overlooking of the garden of Valley House. There is sufficient distance from between the roof lights and the rear windows of Valley House that the neighbouring property would not look into these roof lights. The proposal is considered to provide for the privacy of the occupants of this neighbouring property and the proposed outbuilding.

**8.20** The windows in the west (front) elevation of the outbuilding would look towards Balksbury Hill and the land beyond and would not overlook any residential property.

**8.21 Outlook**

The decking to the rear of Valley House is significantly raised above the ground. From this decking, views to the rear towards the adjacent field and Upper Clatford are easily achievable. To the west, views across the boundary fence lead towards open fields and trees beyond.

**8.22** The proposed outbuilding is approximately 2 metres taller than the existing garage and approximately 1.6 metres taller than the existing boundary fence. The extension is approximately 14.5 metres long and would extend along the majority of the west boundary at Valley House. The raised deck is situated to the north-east of the proposed outbuilding and the outbuilding would be visible from this seating area. The previously refused scheme was considered to be a dominant feature which would have an overbearing affect on the neighbours to the extent that it would affect their ability to enjoy their private open space. Although the proposed outbuilding would be visible from this decking, due to the height of the seating area and the lowered roof height, the proposed outbuilding is not considered to have a dominant impact on this decking. The proposal is not considered to result in an overbearing impact on Valley House. Views over the outbuilding towards the trees beyond Balksbury Hill to the west and towards the garden of Valley House to the south and east would be achievable still.

**8.23 Shadowing**

The siting, height and scale of the proposed building would result in shading of part of the garden and deck of Valley House. In the morning, shadows cast by the proposed building would fall mainly within the garden of Balksbury House. A small area of the garden of Valley House would also be shaded in the morning. This area is just to the north of the existing outbuilding and is currently a planted bed. From around midday, the extent of the shadow falling towards the garden of

Valley House increases. Between around midday and 2pm this shadowing falls towards the planted bed and gravel footpath. After this time the shading starts to fall towards the raised decking which is approximately 2m from the boundary with Bawksbury House. By about 4pm, approximately half of the seating area would be shaded by the proposed development. As the decking would be un-shaded for the majority of the day, this shadowing is not considered to cause sunlight levels reaching the decking to fall below acceptable levels.

- 8.24 The proposed building is considered to provide for the privacy and amenity of the neighbouring property and would not cause daylight or sunlight levels to fall below acceptable levels. The proposal would comply with Policy LHW4.

8.25 **Highways and parking**

The proposal would not result in a reduction in the available parking spaces for the dwelling and as such complies with policy T2 of the RLP. The position of the outbuilding would not be significantly different to that of the existing garage such that there would be material change to the impact of vehicles entering, reversing or manoeuvring to get onto Bawksbury Hill. As such there would be no adverse impact on the function, safety or character of the local highway network as required by policy T1 of the RLP.

8.26 **Ecology**

The existing building is unlikely to support protected species however the creeper growing over it may support nesting birds. It is considered that the demolition could be carried out without harm to nesting birds and this could be highlighted through an informative on the decision.

- 8.27 It is understood that vegetation clearance occurred and that a tree was removed prior to the application being submitted. There are no tree preservation orders on the site and it is not located within a conservation area therefore no planning consent would have been required for these works. This vegetation/tree clearance does not form part of this application. The proposed development is considered to comply with Policy E5.

8.28 **Other Matters**

Objections have been received relating to the potential future use of the outbuilding as a separate dwelling. This recommended permission would allow use of the building for ancillary residential purposes and a separate planning application would be required to use the building as a separate dwelling. An informative is recommended to advise the applicants of this.

9.0 **CONCLUSION**

- 9.1 The scale and design of the proposed outbuilding are considered to overcome the previous reasons for refusal. The reduced roof ridge and eaves height reduces the impact on Valley House compared to the previous scheme and enables the proposal to better integrate with the character of the area. The design is more cohesive and has a functional, subsidiary appearance which does not dominate views north along Bawksbury Hill. The development would not diminish the physical or visual separation and would not compromise the

integrity of the Anna Valley and Upper Clatford Local Gap. There would be some additional shading of part of the garden of valley house and although the outbuilding would be visible from this dwelling, the development would provide for the privacy and amenity of the neighbouring property, Valley House. Subject to conditions securing further details, the proposed development would integrate, respect and complement the character of the area and there would be no impact on the designated and non-designated heritage assets nearby. The proposal would thereby comply with the relevant policies of the Test Valley Borough Revised Local Plan 2016.

## **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. Other than external materials and planting, the development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2018016 002 Rev F and 2018016 003 Rev E.  
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. Notwithstanding the details of materials shown on approved plan 2018016 003 Rev E hard and soft landscape details shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied. These details shall be implemented within the first planting season after first occupation. Details shall include the means of enclosure, including fence and gate details, and soft landscaping elements and materials  
Reason: To improve the appearance and to soften the character of the site in the interest of visual amenity in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.**
- 4. The development hereby permitted shall not be occupied until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscaping shall be maintained in accordance with the approved schedule. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.  
Reason: To ensure that the development would positively integrate into the character of the local area and the conservation area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.**
- 5. Notwithstanding the details submitted on plan 2018016 003 Rev E no development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be**

used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.

**Notes 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.
  2. It is advisable to carry out the demolition of the garage and any woody vegetation outside of the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the garage and vegetation within 5m of the works must be carried out before work starts. If occupied nests are present then work must stop, and building work recommence once the nest becomes unoccupied of its own accord.
  3. The applicants are restricted that the accommodation hereby approved is annex accommodation, ancillary to the existing dwelling. Use of this accommodation as a separate dwelling would require an additional grant of planning permission.
-