
APPLICATION NO.	23/03029/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	28.11.2023
APPLICANT	Mr and Mrs Boocock
SITE	3 Shepherds Rise, Vernham Dean, Andover, SP11 0HD, VERNHAM DEAN
PROPOSAL	Replace conservatory roof and glazing, erect single storey rear extension and install bay window to side elevation
AMENDMENTS	
CASE OFFICER	Claudia Hurlock

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

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 semi-detached dwellinghouse of brick and tile construction in Shepherds Rise. The surrounding area is characterised by dwellings of similar design with off-road parking. There is an existing boundary wall adjacent to the highway which provides some privacy to the rear garden.

3.0 PROPOSAL

3.1 Full planning permission is sought to replace conservatory roof and glazing, erect a single storey rear extension and install a bay window to the side elevation of the property.

4.0 HISTORY

4.1 TVN.08373 - Single storey rear extensions to form kitchen/office and conservatory – PERMISSION subject to conditions and notes (31.01.2002)

5.0 CONSULTATIONS

5.1 None.

6.0 **REPRESENTATIONS** Expired 20.12.2023.

6.1 **Vernham Dean Parish Council** – No response received.

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 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

Principle of development

8.2 The site lies within the Vernham Dean 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.

Impact on the character and appearance of the area

8.3 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 application proposes to change the existing glazed conservatory roof with a solid roof, a rear extension and bay window located on the side of the property. All of these proposed elements would be comprised of matching materials to the existing house and would also be located behind the existing boundary wall. Therefore public views would be limited.

8.5 The proposed extensions and alterations would appear sympathetic to the appearance of the existing dwelling and wider area 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.

Impact on amenity of neighbouring property

8.6 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 the limited size and significant distance to neighbouring property, and the intervening boundary treatments the proposal would not give rise to an adverse impact on the living conditions of neighbouring properties by virtue of any significant loss of light outlook or privacy. The proposal is thereby in accordance with Policy LHW4 of the TVBRLP.

9.0 **CONCLUSION**

9.1 The proposal is considered acceptable and in accordance with policies COM2, E1 and LHW4 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, number
01/BOOCOCK/23 - EXISTING AND PROPOSED COMBINED PLANS – submitted 28.11.2023
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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