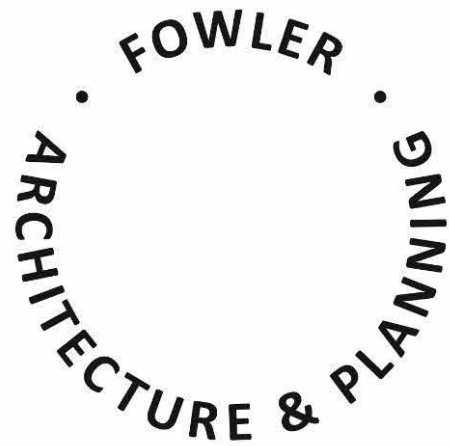


Our Ref: ST/mp/230734/P1  
Planning Portal Ref: PP-12664353

04<sup>th</sup> January 2024

Planning and Building Service  
Beech Hurst  
Weyhill Road  
Andover  
Hampshire  
SP10 3AJ



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Proposal: Demolition of existing single-storey extension. Erection of two-storey side extension.

At: 20 Hatherden Lane, Hatherden, Hampshire SP11 OHS

Fowler Architecture & Planning Ltd have been instructed by Esperanza Property Limited to submit a Householder Planning Application to Test Valley Borough Council for the above development at 20 Hatherden Lane. The application has been submitted via the planning portal and comprises:

Completed application form, certificate and signed notice;  
Planning Application Fee of: [REDACTED];  
Drawing No.230734-01: Location Plan & Site Plan;  
Drawing No.230734-02: Design Scheme;  
Drawing No.MF20hatherdenGF: Existing Ground Floor Plan;  
Drawing No.MF20hatherdenFF: Existing First Floor Plan;  
Drawing No.MF20hatherdenEL: Existing Elevations;  
Drawing No.MF20hatherdenRP: Existing Roof Plan;  
Drawing No.MF20hatherdenTOPO: Topographical Survey;  
Flood Risk Assessment by Fowlers; and,  
CIL Form 1: Additional Information.

## Planning Statement

### 1. Site and Surroundings

The Application Site, known as 20 Hatherden Lane, is located in the village of Hatherden, Andover. The site lies 2.5 miles to the north of Andover and is located to the west of Hatherden Lane.

The site extends to approximately 0.086Ha, and comprises the existing residential dwelling of 20 Hatherden Lane, existing garage and associated residential curtilage.

The site is bound to the north, south and east by residential development. To the immediate east of the site lies Hatherden Lane, where access to the site is taken. To the west of the site lies agricultural land.

The site is located within Flood Zone 2 for fluvial flooding according to the Government's Flood Map, with a medium risk of surface water flooding. The site is not known to be subject to any other constraints, in particular it is not subject to any landscape or ecological designation. The site is located outside (but opposite) the North Wessex Downs Area of Outstanding Natural Beauty (AONB). There are no protected trees on the site and it is not crossed by any Public Rights of Way.

There is no associated planning history.

### 2. Proposed Development

The proposed development is for the demolition of the existing single-storey extension, and the erection of a replacement two-storey extension.

The existing extension is of poor architectural design, and located to the south-east elevation of the existing dwelling. It is proposed to remove this structure and replace with a sensitive two-storey extension.

The proposed two-storey extension will measure 6.5m by 4.0m, with a height of approx' 5.0m to the eaves and 7.2m to the ridge.

The new extension will comprise kitchen and dining space to the ground floor, and 1 no. bedroom and associated ensuite to the first floor. The extension will be constructed from new brick under a slate tile roof - to match the existing dwelling. It is also proposed to increase the height of the existing brick chimney – whereby the materials will match the existing.

As the proposed development extends to less than 100sq/m, this proposal is not CIL liable.

### 3. Planning Policy Context

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application, any local finance considerations, so far as material to the application; and any other material considerations.

For the purpose of this application, the adopted Development Plan for Test Valley comprises the 'Revised Test Valley Borough Local Plan DPD 2016' (LP) adopted 27 January 2016.

Within this plan, the following policies are considered relevant:

SD1: Presumption in Favour of Sustainable Development;  
COM2: Settlement Hierarchy; and,  
E1: High Quality Development in the Borough.

The Government's policies are within the revised National Planning Policy Framework (the Framework) revised December 2023 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The Planning Practice Guidance (PPG) provides further interpretation of the policies of the Framework.

#### 4. Planning Appraisal

Policy SD1 of the LP states that 'development that accords with the policies in the Revised Local Plan will be approved through the correct planning process without delay unless material considerations indicate otherwise'.

COM2 of the LP states that within the boundaries of the settlements defined in the hierarchy, the principle of development and redevelopment will be permitted provided that it is appropriate to the other policies of the Revised Local Plan.

The village of Hatherden is a designated 'Rural Village', which benefits from a defined settlement policy boundary. The site is located within the settlement policy boundary of Hatherden, and therefore the principle of development is considered acceptable, provided it accords with other policies of the Revised Local Plan.

The proposed development comprises the demolition of an existing single-storey extension and the erection of a replacement side extension. The proposed extension will be two-storey and used in connection with the existing residential dwellinghouse of 20 Hatherden Lane, providing additional useable floorspace.

The proposed two-storey side extension at 20 Hatherden Lane is considered to be subservient to the existing dwelling and is located to the south-east elevation, where built form already exists.

The proposed materials are sympathetic to the existing dwelling and the scale and size of the extension is sensitive in nature and in-keeping with the existing dwelling and surrounding area. The proposed use of sensitive and sympathetic materials ensures consistency with the existing dwelling and allows the form of the host building to be retained.

It is considered that the proposed development will be of a suitably high quality, with the use of appropriate, sustainable and sympathetic materials, at a site that is relative of the character and amenity of the surrounding area.

The application site is large enough to accommodate the proposed extension, allowing continued use of the private amenity space for the current occupiers and an appropriate level of parking and turning. The proposed development will not affect the neighbours through overlooking, loss of privacy or overbearing nature.

## 5. Conclusion

Overall, the Applicants contend that, due to the location of the proposed development coupled with the well contained existing mature vegetation, the proposed development can be successfully integrated into the site. Consequently, the scheme represents high-quality design in-keeping with the character and appearance of the locality. The proposed works are minor in nature and subservient to the existing dwellinghouse.

The proposal has been shown to accord with the Test Valley Borough Local Plan, particularly policies COM2, and E1.

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I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

*Mark Pettitt* BA(Hons) MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients