

Our Ref: ST/231025/P1

29 January 2024

Planning and Building
Development Control
Test Valley Borough Council
Beech Hurst
Andover
SP10 3AJ



Dear Sirs,

Town & Country Planning Act 1990

Proposal: Erection of 2-bay garage

At: Fairdown House, Vernham Street, Andover, Hampshire SP11 0EL

PP-12758001

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs. O Bowes to submit a Householder Planning Application to Test Valley Borough Council in respect of the above development at Fairdown House.

The application has been submitted via the Planning Portal and comprises:

- Completed Application Form and Certificates;
- Planning application fee of £258.00;
- Drawing No.231025-01: Site Location Plan;
- Drawing No.231025-03: Proposed Site Plan;
- Drawing No.231025-20: Proposed Design Scheme;
- Drawing No.705FH01: Topographical Survey;
- Biodiversity Checklist; and
- CIL Form 1: Additional Information.

1. Site and Surroundings

The Proposal Site (the 'Site') is located to the north of the north of the village of Vernham Dean, on Vernham Street. The site is approximately 6.8 miles north of Andover.

The site extends to 0.5ha and comprises the existing residential dwelling of Fairdown House, associated outbuilding and established residential curtilage.

The site is currently accessed via a private access driveway to the north of the site, directly off Vernham Street. Neighbouring residential dwellings lie to the north, west and south of the site. The site bound by a substantial mature vegetation boundary to the north, east and west.

The site is located in Fluvial Flood Zone 1, with low risk of flooding and low chance of surface water flooding. The site is not in the immediate vicinity of any listed buildings, nor is it within a conservation area. The site is located within the North Wessex Downs National Landscape.

2. Planning History

06/01719/FULLN	19.07.2006	Erection of timber framed pool house to rear	Approved
TVN.03506/3	10.08.2004	Single storey extension on front elevation to provide entrance hall, utility area and W.C.	Approved
TVN.03506/2	02.12.2002	Erection of first floor extension to provide bedroom, en-suite and bathroom, and provision of four dormer windows to facilitate loft conversion to provide bedroom, en-suite, home office and storage area	Approved

3. Proposed Development

Planning permission is sought for the 'erection of a 2-bay garage'.

It is proposed to erect a 2-bay garage to the east of the site. The proposed garage will benefit from its principal elevation facing west into the site, to readily serve vehicles entering the site. Two closed bays are proposed.

The proposed 2-bay garage will measure 7m by 5.8m with a height of 2.3m to the eaves and 4.7m to the ridge. The proposed materials are oak posts and frame upon a brick plinth, clad in timber weatherboarding under a clay tile roof. Timber doors are proposed to the west elevation.

The existing site access will remain the same, with a new gravel turning and parking area provided to allow vehicles to enter and exit the site in forward gear.

The proposed garage extends to 36sqm. As the Gross Internal Area is less than 100sqm, this proposal is not CIL liable.

4. Planning Policy

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. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

For the purpose of this application, the development plan comprises the **Test Valley Borough Revised Local Plan 2011-2029** (RLP), which was adopted in 2016.

The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published 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.

5. Planning Assessment

The application site falls outside of the defined Settlement Boundary for Vernham Dean, set by Policy COM2 of the RLP, and is therefore in the countryside for planning purposes.

Policy COM11 of the RLP gives policy support for new ancillary domestic buildings. The Policy states:

'In the countryside proposals for... the creation... 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'.*

In respect of the above, the site is well contained and any views of the proposed garage from public vantage points are severely limited in winter months, and entirely or almost entirely obscured in the summer. The materials used for the new garage will be sympathetic to the nature of the site and location within the countryside.

The 2-bay garage is to be located within the established curtilage of Faridown House, and will be sited to the north of the site, adjacent to the site access. There is sufficient space to the front of the site for the erection of the proposed garage. The proposed development will ensure the retention of the existing site access and the existing visibility will be maintained.

Policy E1 states *'development will be permitted if it is of a high quality in terms of design and local distinctiveness'*. Policy E2 advises that development will be permitted provided that it does not have a detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located.

The proposed garage has been designed to be single-storey and to comprise two parking spaces. This is in line with the Test Valley Borough Council minimum parking standards and Policy T2. Additionally, there is sufficient space within the site for the parking and turning of vehicles, allowing vehicles to enter and exit the site in forward gear.

The garage will be constructed from oak posts and frame upon a brick plinth, clad in timber weatherboarding under a clay tile roof. It is considered that these materials are sympathetic to the locality, and match the existing dwelling and site context.

The application site is large enough to comfortably accommodate the proposed 2-bay garage, allowing continued use of the private amenity space for the current occupiers. The proposed development will not affect the nearest neighbours through overlooking, loss of privacy or overbearing nature.

There are no concerns as to residential amenity arising from this application, and the proposed building would clearly be for purposes incidental to the enjoyment of the main dwelling of Fairdown House.

6. Conclusions

Overall, the Applicant contends that, due to the location of the proposed development, the proposed garage can be successfully integrated into the site. Consequently, the scheme represents high quality design in-keeping with the character and appearance of the locality.

As such, the proposed development is in accordance with Policies COM11, E1, E2 and T2 of the Test Valley Borough Revised Local Plan.

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,

Stella Turner MSc

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients