

Item No:	01
Address:	The Coach House Fir Hill High Street Droxford Southampton Hampshire SO32 3QL
Parish/Ward	Droxford
Proposal Description:	Conversion of existing building to form 2 No. two bedroom dwellings with associated parking and alteration to existing access including relocation of front boundary wall, removal of condition No. 2 of planning permission DRD3349/1 (occupancy condition)
Case No:	04/00018/FUL
W No:	W18557/06
Case Officer:	Andrew Amery
Date Valid:	24 December 2003
Delegated or Committee:	Committee
Reason for Committee:	At the request of a councillor
Site Factors:	Droxford Conservation Area

Site Description

- The site is located at the northern edge of the village within the Settlement Boundary of Droxford as defined by the Winchester District Local Plan (1998) and the Revised Deposit Plan (2003).
- The building to be converted is a listed 'curtilage' building, and was originally the coach house serving the large detached listed building known as 'Firhill'
- The site is within the Droxford Conservation Area.
- An historic listed wall surrounds the property and represents a prominent and important feature within the Conservation Area.

Relevant Planning History

- W18557 Conversion of Coach House to 4 bed dwelling: Withdrawn
- W/18557/01LB Conversion of Coach House to 4 bed dwelling: Withdrawn
- W/18557/02 Conversion of Coach House to two 3 bed dwellings: Withdrawn
- W/18557/03LB Conversion of Coach House to two 3 bed dwellings: Withdrawn
- W/18557/04 Conversion of Coach House to single 4 bed dwelling: Under Consideration
- W/18557/05 Conversion of Coach House to single 4 bed dwelling: Under Consideration
- The building has an historic permission for use of the upper floor as staff accommodation.

Proposal

- The application seeks to convert the coach house into two separate three bedroom dwellings with internal alterations to the building, the demolition and rebuilding of the front boundary wall to create sightlines for a new access to the south of the existing (to be stopped up) and the loss of a mature tree to the rear.

Consultations

Conservation:

- No objection to the principle of residential development on the site but object to the conversion to two units on the following grounds:
- Loss of historic wall due to need to improve sightlines and creation of new access.
- Requires internal alterations to the building which detract from its' character
- Lack of information relating to materials etc

Engineers/Highways:

- No objection subject to improved sightlines and new access arrangements.

Forward Plans:

- No objection in principle as the site lies within the settlement boundary

Landscape:

- No objection to the loss of the tree but some concerns regarding loss of vegetation and landscaping as a result of relocating the wall

Representations:

Droxford Parish Council

- Object on the grounds of the loss of the existing wall

Letters of representations have been received from 13 local residents.

- There has been a mix of responses from local residents.
- Local residents have written in support the application on the grounds that the new access arrangements and provision of sightlines will improve highway safety.
- Local residents have raised objection to the removal of the existing wall on the grounds of the detrimental impact on the character of the Conservation Area.
- No objections have been raised to the general principle of residential use of the Coach House.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

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Winchester District Local Plan

- HG6 HG7 HG8 HG9 HG10 HG11 HG20 HG22(I)

Winchester District Local Plan Review Deposit and Revised Deposit:

- HE4 HE5 HE6 HE7 HE8 HE13 HE14

Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4
- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Rural Housing Information Booklet

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Highways
- Public open space provision
- Comments on representations
- Historic heritage/conservation area/listed building

Principle of development:

- The principle of residential use for the Coach House is generally acceptable.
- The site is located within the settlement boundary.
- The upper floor already has an authorised use as staff accommodation.
- There are currently two separate proposals for the re-use of the whole of the Coach House.
- A scheme to convert to a single 4 bed unit is still under consideration.
- That scheme retains the existing vehicular access and historic wall and reduces the extent of internal alterations to the listed building.
- It is anticipated that that proposal will be recommended for approval under delegated powers.

Impact on the character of the area/spatial characteristics/street scene

- The loss of the existing historic and listed wall and its rebuilding behind the required sightlines is considered to be detrimental to the character of the conservation area.
- The loss of the original listed structure in its original alignment is considered to be harmful to the setting of the listed building.

Detailed design

- The conversion into two units results in extensive internal alterations which are considered to be detrimental to the character of the listed building.
- Insufficient detailed information has been submitted regarding the detailing of the proposed works and materials to be used.

Highways

- The existing vehicular access is sub-standard.
- The additional traffic generated by the provision of a second unit will be detrimental to highway safety if the existing access is to be used.

Public open space provision

- Contributions are required towards public open space

Comments on representations

- Those in support of the application have highlighted that the existing vehicular access is very dangerous.
- The provision of a new access and sightlines will benefit all road users.

Historic heritage/conservation area/listed building/listed wall

- The wall is a prominent and important feature within the street scene.
- It enhances the character of the Conservation Area
- There are other similar features in Droxford which help create a sense of place throughout the village.

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The proposed development would adversely affect the character of the Conservation Area and the setting of the listed Coach House by reason of the loss of the existing listed wall and would be harmful to the character of the listed Coach House due to the extent of the proposed internal alterations. The proposal is therefore considered to be contrary to government guidance set out in PPG15, policies HG6, HG7, HG8, HG9, HG10, HG11, HG20 AND HG22(i) of the Winchester District Local Plan (1998) and policies HE4, HE5, HE6, HE7, HE8, HE13, HE14 the Revised Deposit Plan (2003)

02 The proposed is contrary to Policy R2 of the Hampshire County Structure Plan 1996-2001 Review, Policy RT3 of the Winchester District Local Plan (1998) and Policy RT3 of the Revised Deposit Plan in that it fails to make adequate provision for public recreational open space to the required standard and would be therefore detrimental to the amenities of the area.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review:

Winchester District Local Plan Proposals: HG6 HG7 HG8 HG9 HG10 HG11 HG20 HG20

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: HE4 HE5 HE6 HE7 HE8 HE13 HE14

Item No:	02
Address:	The Coach House Fir Hill High Street Droxford Southampton Hampshire SO32 3QL
Parish/Ward	Droxford
Proposal Description:	Conversion of existing building to form 2 No. two bedroom dwellings with associated parking and alteration to existing access including relocation of front boundary wall, removal of condition No. 2 of planning permission DRD3349/1 (occupancy condition)
Case No:	04/00020/LIS
W No:	W18557/07LB
Case Officer:	Andrew Amery
Date Valid:	24 December 2003
Delegated or Committee:	Committee
Reason for Committee:	At the request of a councillor
Site Factors:	Droxford Conservation Area

Site Description

- The site is located at the northern edge of the village within the Settlement Boundary of Droxford as defined by the Winchester District Local Plan (1998) and the Revised Deposit Plan (2003).
- The building to be converted is a listed 'curtilage' building, and was originally the coach house serving the large detached listed building known as 'Firhill'
- The site is within the Droxford Conservation Area.
- An historic listed wall surrounds the property and represents a prominent and important feature within the Conservation Area.

Relevant Planning History

- W18557 Conversion of Coach House to 4 bed dwelling: Withdrawn
- W/18557/01LB Conversion of Coach House to 4 bed dwelling: Withdrawn
- W/18557/02 Conversion of Coach House to two 3 bed dwellings: Withdrawn
- W/18557/03LB Conversion of Coach House to two 3 bed dwellings: Withdrawn
- W/18557/04 Conversion of Coach House to single 4 bed dwelling: Under Consideration
- W/18557/05 Conversion of Coach House to single 4 bed dwelling: Under Consideration
- The building has an historic permission for use of the upper floor as staff accommodation.

Proposal

- The application seeks to convert the coach house into two separate three bedroom dwellings.
- There is the need for:
 - internal alterations to the building
 - the demolition and rebuilding of the front boundary wall to create sightlines for a new access.
 - the loss of a mature tree to the rear of the Coach House.
- In addition, the staff occupancy condition on the existing upper floor flat is requested to be lifted.

Consultations

Conservation:

- No objection to the principle of residential development on the site but object to the conversion to two units on the following grounds:
 - Loss of historic wall due to need to improve sightlines and creation of new access.
 - Requires internal alterations to the building which detract from its' character
 - Lack of information relating to materials etc

Engineers/Highways:

- No objection subject to improved sightlines and new access arrangements.

Forward Plans:

- No objection in principle as the site lies within the settlement boundary

Landscape:

- No objection to the loss of the tree but some concerns regarding loss of vegetation and landscaping as a result of relocating the wall

Representations:

Droxford Parish Council

- Object on the grounds of the loss of the existing wall
- Letters of representations have been received from 8 local residents.
- There has been a mix of responses from local residents.

- 4 local residents have written in support the application on the grounds that the new access arrangements and provision of sightlines will improve highway safety.
- Local residents have raised objection to the removal of the existing wall on the grounds of the detrimental impact on the character of the Conservation Area.
- No objections have been raised to the general principle of residential use of the Coach House.
- No objections have been raised to the removal of the restrictive occupancy condition.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

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Winchester District Local Plan

- HG6 HG7 HG8 HG9 HG10 HG11 HG20 HG22(I)

Winchester District Local Plan Review Deposit and Revised Deposit:

- HE4 HE5 HE6 HE7 HE8 HE13 HE14

Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4
- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Rural Housing Information Booklet

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Highways
- Public open space provision
- Comments on representations
- Historic heritage/conservation area/listed building

Principle of development:

- The principle of residential use for the Coach House is generally acceptable.
- The site is located within the settlement boundary.
- The upper floor already has an authorised use as staff accommodation.
- Removal of occupancy condition accords with sites location within settlement boundary.
- There are currently two separate proposals for the re-use of the whole of the Coach House.
- A scheme to convert to a single 4 bed unit is still under consideration.
- That scheme retains the existing vehicular access and historic wall and reduces the extent of internal alterations to the listed building.
- It is anticipated that that proposal is likely to be recommended for approval under delegated powers.

Impact on the character of the area/spatial characteristics/street scene

- The loss of the existing historic and listed wall and its rebuilding behind the required sightlines is considered to be detrimental to the character of the conservation area.
- The loss of the original listed structure in its original alignment is considered to be harmful to the setting of the listed building.

Detailed design

- The conversion into two units results in extensive internal alterations which are considered to be detrimental to the character of the listed building.
- Insufficient detailed information has been submitted regarding the detailing of the proposed works and materials to be used.

Highways

- The existing vehicular access is sub-standard.
- The additional traffic generated by the provision of a second unit will be detrimental to highway safety if the existing access is to be used.

Public open space provision

- Contributions are required towards public open space

Comments on representations

- Those in support of the application have highlighted that the existing vehicular access is very dangerous.
- The provision of a new access and sightlines will benefit all road users.

Historic heritage/conservation area/listed building/listed wall

- The wall is a prominent and important feature within the street scene.
- It enhances the character of the Conservation Area
- There are other similar features in Droxford which help create a sense of place throughout the village.

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The proposed development would adversely affect the character of the Conservation Area and the setting of the listed Coach House by reason of the loss of the existing listed wall and would be harmful to the character of the listed Coach House due to the extent of the proposed internal alterations. The proposal is therefore considered to be contrary to government guidance set out in PPG15, policies HG6, HG7, HG8, HG9, HG10, HG11, HG20 and HG22(i) Winchester District Local Plan (1998) and policies HE4, HE5, HE6, HE7, HE8, HE13 and HE14 the Revised Deposit Plan (2003)

02 The proposed development is contrary to Policy R2 of the Hampshire County Structure Plan 1996-2001 (Review), Policy RT3 of the Winchester District Local Plan (1998) and Policy RT3 of the Revised Deposit Plan (2003) in that it fails to make adequate provision for public recreational open space to the required standard and would therefore be detrimental to the amenities of the area.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review:
Winchester District Local Plan Proposals: HG6 HG7 HG8 HG9 HG10 HG11 HG20 HG20
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: HE4 HE5 HE6
HE7 HE8 HE13 HE14

Item No:	03
Address:	Yew Tree Cottage West Street Soberton Southampton Hampshire SO32 3PL
Parish/Ward	Soberton
Proposal Description:	Single storey extension to side/rear
Case No:	04/00015/FUL
W No:	W10880/07
Case Officer:	Angela Banham
Date Valid:	29 December 2003
Delegated or Committee:	Committee Decision
Reason for Committee:	4 or more representations contrary to the Officer's recommendations have been received
Site Factors:	Listed Building AONB

Site Description

- This is a Grade II Listed Building located in the Countryside and within the East Hampshire AONB.
- The house is located within a good sized plot and is built of brick and clay tiles with good timber detail to the front.
- There is a 1960's flat roofed extension to the rear, adjacent to the neighbouring property, Riverdale Cottage.

Relevant Planning History

- W/10880/LB Double Garage Granted 21.10.1988
- W/10880/01 “ “ “ “
- W/10880/02LB Two storey rear extension and internal alterations. Refused 01.04.1999
- W/10880/03 Two storey rear extension . “ “
- W/10880/04LB Removal of hard render, chicken wire, corrugated ironsheets and battens from north elevation. Granted 21.10.1999
- W/10880/05 Single storey rear extension Withdrawn August 2003
- W/10880/06LB “ “ “ “ “

Proposal

- The proposal is to add a shallow pitched slate roof to the flat roofed extension to the rear and to add an extension to the rear linked to the existing house by a partially glazed link.
- This scheme differs from that which was withdrawn in that it is located further away from the boundary with Riverdale Cottage.

Consultations

Conservation:

- Consultations took place following the withdrawal of the previous application and this application is in keeping with PPG 15 and HG20 HE 14.

Others:

- AONB Officer objects – the proposal is out of keeping with the character of the Listed Building.

Representations:

Soberton Parish Council

- No comment
- Letters of representations have been received from 9 Neighbours
- Five letters of objection - out of character with the existing Listed Building. Too close to neighbours.
- Four letters of support – sympathetic design which will provide privacy and provide better drainage for the rear of the property.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3 E16

Winchester District Local Plan

- EN5 HG20

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 HE14

Supplementary Planning Guidance:

- Soberton Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Detailed design
- Residential amenities
- Comments on representations
- Listed building
- Drainage
- Detailed Design
- The single storey extension and link to provide a breakfast room is of a good design and materials will be submitted for approval. The proposed windows are of timber to match those in the existing house.
- Residential amenities
- The reason why the previous application was withdrawn was that it was too close to the boundary with Riverdale Cottage.
- The extension is now 2 metres from the boundary and the link which is closest to Riverdale Cottage is 3 metres away.
- In addition the extension will be sunk into the ground by 0.5 metre which will reduce its height as seen from Riverdale Cottage.
- The steel chimney which currently serves the central heating system is to remain.
- The wall between Yew Tree Cottage and Riverdale is to remain.
- Comments on Representations
- The design of the extension does not seek to copy that of Yew Tree Cottage but to provide a simple extension in good materials which will enhance the character of the cottage.
- Listed Building
- This is an important Listed Building and this application has been carefully assessed by our Conservation department.
- Drainage
- Concerns were raised by the owners of Riverdale Cottage about the drainage of the new roof to the flat roofed extension, but amended plans received on February 13th 2004 show a low parapet wall on this roof and all water from this roof will drain to a lead lined gutter inside this wall.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extension 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.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 Any damage to the wall between Yew Tree cottage and Riverdale during construction shall be made good.

03 Reason: In the interest of satisfactory development.

Informatives

01. 1.This Permission is granted for the following reasons:-

The Development is in accordance with the Policies and Proposals of the Development plan as set out below, and other material considerations do not have sufficient weight to justify a refusal of the application, in accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), Planning Permission should therefore be granted.

HCSP(R) UB3 E16
WDLP EN5 HG20
WDLP(R) DP3 HE14

Item No:	04
Address:	Yew Tree Cottage West Street Soberton Southampton Hampshire SO32 3PL
Parish/Ward	Soberton
Proposal Description:	Single storey extension to side/rear
Case No:	04/00019/LIS
W No:	W10880/08LB
Case Officer:	Angela Banham
Date Valid:	29 December 2003
Delegated or Committee:	Committee Decision
Reason for Committee:	4 or more representations contrary to the Officer's recommendations have been received
Site Factors:	Listed Building AONB

Site Description

- This is a Grade II Listed Building located in the Countryside and within the East Hampshire AONB.
- The house is located within a good sized plot and is built of brick and clay tiles with good timber detail to the front.
- There is a 1960's flat roofed extension to the rear, adjacent to the neighbouring property, Riverdale Cottage.

Relevant Planning History

- W/10880/LB Double Garage Granted 21.10.1988
- W/10880/01 “ “ “ “
- W/10880/02LB Two storey rear extension and internal alterations. Refused 01.04.1999
- W/10880/03 Two storey rear extension . “ “
- W/10880/04LB Removal of hard render, chicken wire, corrugated ironsheets and battens from north elevation. Granted 21.10.1999
- W/10880/05 Single storey rear extension Withdrawn August 2003
- W/10880/06LB “ “ “ “ “

Proposal

- The proposal is to add a shallow pitched slate roof to the flat roofed extension to the rear and to add an extension to the rear linked to the existing house by a partially glazed link.
- This scheme differs from that which was withdrawn in that it is located further away from the boundary with Riverdale Cottage.

Consultations

Conservation:

- Consultations took place following the withdrawal of the previous application and this application is in keeping with PPG 15 and HG20 HE 14.

Others:

- AONB Officer objects – the proposal is out of keeping with the character of the Listed Building.

Representations:

City of Winchester Trust:

-

Soberton Parish Council

-

Letters of representations have been received from 9 Neighbours

- Five letters of objection - out of character with the existing Listed Building. Too close to neighbours.
- Four letters of support – sympathetic design which will provide privacy and provide better drainage for the rear of the property.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3 E16

Winchester District Local Plan

- EN5 HG20

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 HE14

Supplementary Planning Guidance:

- Soberton Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Detailed design
- Residential amenities
- Comments on representations
- Listed building
- Drainage

Detailed Design

- The single storey extension and link to provide a breakfast room is of a good design and materials will be submitted for approval. The proposed windows are of timber to match those in the existing house.

Residential amenities

- The reason why the previous application was withdrawn was that it was too close to the boundary with Riverdale Cottage.
- The extension is now 2 metres from the boundary and the link which is closest to Riverdale Cottage is 3 metres away.
- In addition the extension will be sunk into the ground by 0.5 metre which will reduce its height as seen from Riverdale Cottage.
- The steel chimney which currently serves the central heating system is to remain.
- The wall between Yew Tree Cottage and Riverdale is to remain.

Comments on Representations

- The design of the extension does not seek to copy that of Yew Tree Cottage but to provide a simple extension in good materials which will enhance the character of the cottage

Listed Building

- This is an important Listed Building and this application has been carefully assessed by our Conservation department.

Drainage

- Concerns were raised by the owners of Riverdale Cottage about the drainage of the new roof to the flat roofed extension, but amended plans received on February 13th 2004 show a low parapet wall on this roof and all water from this roof will drain to a lead lined gutter inside this wall.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extension 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.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

04 Any damage to the wall between Yew Tree cottage and Riverdale during construction shall be made good.

04 Reason: In the interest of satisfactory development.

Informatives

01. This Permission is granted for the following reasons:-

The Development is in accordance with the Policies and Proposals of the Development plan as set out below, and other material considerations do not have sufficient weight to justify a refusal of the application, in accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), Planning Permission should therefore be granted.

HCSP(R) UB3 E16
WDLP EN5 HG20
WDLP(R) DP3 HE14

Item No:	05
Address:	10 Cripstead Lane Winchester Hampshire SO23 9SE
Parish/Ward	Winchester Town
Proposal Description:	Loft conversion with dormer window to front
Case No:	03/03000/FUL
W No:	W18708
Case Officer:	Angela Banham
Date Valid:	29 December 2003
Delegated or Committee:	Committee Decision
Reason for Committee:	4 or more representations contrary to the Officer's recommendations have been received
Site Factors:	Winchester Conservation Area

Site Description

- This is the one of the middle properties of a Victorian terrace row, at the end of a cul-de-sac bordering the water meadows and overlooking allotments.
- The terrace is built of brick and slate with sash windows, is virtually unaltered and is not Listed.
- There are no other dormers in the terrace, although there are roof lights.

Relevant Planning History

- None

Proposal

- The proposal is to add a dormer window with a slate pitched roof to the front elevation.
- Other elements are two conservation type roof lights to the rear elevation, a replacement rear door, and replacement sash hardwood windows on the front elevation.

Consultations

Conservation:

- No objection to a dormer in the roof as it is the logical way to extend these properties and they have been permitted elsewhere in Winchester.
- Proposed materials are of good quality and in keeping with the character of the terrace.
- Condition required for details of the precise location of the roof lights to be submitted.

Representations:

City of Winchester Trust:

- Request that the proposed hardwood windows should be painted white.
- Letters of representations have been received from 6 Neighbours
- Five letters of objection on the grounds that the dormer would spoil the roof line and would lead the way to others being permitted.
- The Conservation Area should be protected from this type of development.
- One letter of support.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3 E16

Winchester District Local Plan

- EN5 HG 7

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 HE5

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Impact on the character of the area /street scene
- Detailed design
- Comments on representations
- Historic heritage/conservation area

Impact on the character of the area and street scene

- Although this terrace is not Listed, it is historically important as a good example of a Victorian development.
- The addition of a well designed dormer would not detract from its character as many were built with dormers and it would not detract from the street scene.

Detailed design

- The detail provided is of good quality and in keeping with the existing character.

Comments on Representations.

- The objectors express the view that the dormer would detract from the character of the terrace and the street scene.

Historic Heritage and Conservation Area.

- This is an important part of the Winchester Conservation Area and any development needs to preserve or enhance its character to comply with Policy.
- This proposal complies with this requirement.

Recommendation

APPROVE subject to the following conditions

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 The precise size and location of the rooflights shall be agreed in writing with the Conservation Officer before development commences.

02 Reason: in the interest of satisfactory development.

03 The hardwood frames proposed in the replacement windows shall be painted and maintained white.

03 Reason: in the interest of satisfactory development.

Informatives

00. This Permission is granted for the following reasons;-

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), Planning Permission should therefore be granted.

HCSP(R) UB3 E16
WDLP EN5 HG 7
WDLP(R) DP3 HE5

Item No: 06
Address: Pitter Cottage Peach Hill Lane Crawley Winchester Hampshire SO21 2PR

Parish/Ward Crawley

Proposal Description: Demolition of existing outbuildings, single storey extension to rear, detached double garage and store, detached garden room

Case No: 03/02448/FUL

W No: W06307/08

Case Officer: Lisa Booth

Date Valid: 10 October 2003

Delegated or Committee:

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors:

- Crawley Conservation Area
- Listed Building

Site Description

- A Grade II Listed cottage dating to the 17th Century with 20th Century restorations. Timber frame with a thatch roof located within the Crawley Conservation Area.

Relevant Planning History

- W06307/06 – Single storey extension to rear, detached double garage and store, detached garden room. Withdrawn. 18/09/03
- W06307/07LB – Same as above

Proposal

- Demolition of existing outbuildings, single storey extension to rear, detached double garage and store, detached garden room.

Consultations

Conservation:

- Object
- The proportions of the extension will be detrimental to the listed building.
- Extension will be 11 metres in depth, a similar footprint to the existing dwelling.

Engineers: Highways:

- No highway objection.
- It has been indicated that no new access or alterations to the existing access are to occur.
- It is evident that sufficient area exists to provide acceptable on site parking and turning facilities.
- It is unlikely that the proposals will cause demonstrable harm to users of the adjoining highway.

Others: Archaeology

- Comment
- This development may have archaeological implications.
- The application site lies within the core of the historic settlement of Crawley and forms one of the earliest surviving buildings within the village.
- The application site has the potential for archaeological remains which may enhance our understanding of the development of this historic settlement.
- It is likely that such remains will be impacted by the proposed development.
- A watching brief during redevelopment is most appropriate and reasonable level of archaeological investigation.

Architects Panel

- Support in principle the size, scale and architectural approach.
- Concerns about the ability to create the form of the proposed building when complying with building regulations and carrying out the detailed design.
- In relation to the existing thatched house, this is a considerable extension designed using contemporary materials that strongly contrast with the house.
- Recommend conditions applied to ensure that the integrity of the design is achieved.

Representations:

Crawley Parish Council

- Object. The proposal does not conform with the Village Design Statement and is substantially the same as the previous application.
- Proposed extension is considered to be inappropriate in design.
- Out of proportion to existing dwelling.
- Not in keeping with character of the listed building.

- No comment to proposed detached double garage or detached garden room.
- Letters of representations have been received from 7 Neighbours

Objections.

- No alterations made to previous application.
- Proposed extension is still out of scale and insensitive.
- Concerns about access arrangements, many cars already park in narrow driveway.
- Scale of the development too ambitious for a relatively small area.

Support

- Imaginative proposals to extend a quintessentially English thatched cottage.
- Proposed development ensures the fabric of the cottage remains largely untouched.
- No detrimental effect on neighbours, listed building or village.
- Design conforms to one of the established principles of conservation from the Venice Charter.
- The design complements and does not compromise the historic building.

Concerns

- Maintenance to the garage and gutting will need to be accessed from the neighbouring property.
- Impossible to grow a natural screen

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3 E16

Winchester District Local Plan

- EN5 HG7 HG20

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 HE5 HE14

Supplementary Planning Guidance:

- Crawley Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Detailed design
- Comments on representations
- Historic heritage/conservation area/listed building

Principle of development

- Extensions to dwellings are acceptable in principle subject to design
- Extensions to listed buildings need to be undertaken in a sympathetic manner which would not detract from the character of the building.

Detailed design

- The extension is a contemporary design, with a large area of glazing overlooking the garden, brise soleil and a flint wall along the rear boundary.
- A narrow glazed link is proposed to minimise the impact on the house.
- The extension is designed to be light weight, providing a strong contrast to the thatched dwelling.

- Replacement garage is of traditional design.

Comments on representations

- The extension is 11 metres long and out of proportion with the existing cottage being of a similar footprint.
- Conservation Officers consider the extension will detract from the character of the listed building.
- The depth of the extension has been reduced by 2 metres from the previous application but increased in width to compensate.
- The design is contemporary and Officers have concerns that relate primarily to the scale and size of the extension.

Historic heritage/conservation area/listed building

- Pitter Cottage is an attractive thatched cottage.
- It has been significantly altered particularly in terms of the internal layout.
- The size of the extension will mirror the footprint of the main house, though it will consist of a single room and slightly narrower link to the dwelling.
- The flat roof proposed will reduce the impact on the upper floor windows of Pitter Cottage.
- The design provides a contemporary solution to extending a listed building but the overall scale is large.
- Officers have suggested a reduction in scale of the extension may be acceptable.
- The Applicant considers the reduction will have a detrimental impact on the design and will provide an unacceptable reduced level of accommodation.

Recommendation

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The proposed development is contrary to policy UB3 and E16 of the Hampshire County Structure Plan (Review); policies EN5, HG71, HG20 and HG23 of the Winchester District Local Plan and policies DP3, HE5, HE14 and HE16 of the Winchester District Local Plan Review and Revised Deposit, in that:-

- a) The proposed extension by reason of its excessive size, scale and massing would detract from the architectural/historic interest of the existing building;
- b) The proposed extension does not respect the character and scale of the existing listed building and will dominate and detract from the rear elevation;
- c) The proposal, by reason of its scale, massing and layout would not be in scale with the existing dwelling.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, E16

Winchester District Local Plan Proposals: EN5, HG7, HG20, HG23

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE5, HE14 and HE16

Item No: 07
Address: Pitter Cottage Peach Hill Lane Crawley Winchester Hampshire
SO21 2PR

Parish/Ward Crawley

Proposal Description: Alterations to provide demolition of existing outbuildings, single storey extension to rear, detached double garage and store, detached garden room

Case No: 03/02449/LIS

W No: W06307/09LB

Case Officer: Lisa Booth

Date Valid: 10 October 2003

Delegated or Committee:

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors:

- Crawley Conservation Area
- Listed Building

Site Description

- A Grade II Listed cottage dating to the 17th Century with 20th Century restorations. Timber frame with a thatch roof located within the Crawley Conservation Area.

Relevant Planning History

- W06307/06 – Single storey extension to rear, detached double garage and store, detached garden room. Withdrawn. 18/09/03
- W06307/07LB – Same as above

Proposal

- Demolition of existing outbuildings, single storey extension to rear, detached double garage and store, detached garden room.

Consultations

Conservation:

- Object
- The proportions of the extension will be detrimental to the listed building.
- Extension will be 11 metres in depth, a similar footprint to the existing dwelling.

Engineers: Highways:

- No highway objection.
- It has been indicated that no new access or alterations to the existing access are to occur.
- It is evident that sufficient area exists to provide acceptable on site parking and turning facilities.
- It is unlikely that the proposals will cause demonstrable harm to users of the adjoining highway.

Others: Archaeology

- Comment
- This development may have archaeological implications.
- The application site lies within the core of the historic settlement of Crawley and forms one of the earliest surviving buildings within the village.
- The application site has the potential for archaeological remains which may enhance our understanding of the development of this historic settlement.
- It is likely that such remains will be impacted by the proposed development.
- A watching brief during redevelopment is most appropriate and reasonable level of archaeological investigation.

Architects Panel

- Support in principle the size, scale and architectural approach.
- Concerns about the ability to create the form of the proposed building when complying with building regulations and carrying out the detailed design.
- In relation to the existing thatched house, this is a considerable extension designed using contemporary materials that strongly contrast with the house.
- Recommend conditions applied to ensure that the integrity of the design is achieved.

Representations:

Crawley Parish Council

- Object. The proposal does not conform with the Village Design Statement and is substantially the same as the previous application.
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Support

- Imaginative proposals to extend a quintessentially English thatched cottage.
- Proposed development ensures the fabric of the cottage remains largely untouched.
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Concerns

- Maintenance to the garage and gutting will need to be accessed from the neighbouring property.
- Impossible to grow a natural screen

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3 E16

Winchester District Local Plan

- EN5 HG7 HG20

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 HE5 HE14

Supplementary Planning Guidance:

- Crawley Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Detailed design
- Comments on representations
- Historic heritage/conservation area/listed building

Principle of development

- Extensions to dwellings are acceptable in principle subject to design
- Extensions to listed buildings need to be undertaken in a sympathetic manner which would not detract from the character of the building.

Detailed design

- The extension is a contemporary design, with a large area of glazing overlooking the garden, brise soleil and a flint wall along the rear boundary.
- A narrow glazed link is proposed to minimise the impact on the house.
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- Conservation Officers consider the extension will detract from the character of the listed building.
- The depth of the extension has been reduced by 2 metres from the previous application but increased in width to compensate.
- The design is contemporary and Officers have concerns that relate primarily to the scale and size of the extension.

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- Pitter Cottage is an attractive thatched cottage.
- It has been significantly altered particularly in terms of the internal layout.
- The size of the extension will mirror the footprint of the main house, though it will consist of a single room and slightly narrower link to the dwelling.
- The flat roof proposed will reduce the impact on the upper floor windows of Pitter Cottage.
- The design provides a contemporary solution to extending a listed building but the overall scale is large.
- Officers have suggested a reduction in scale of the extension may be acceptable.
- The Applicant considers the reduction will have a detrimental impact on the design and will provide an unacceptable reduced level of accommodation.

Recommendation

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The proposed development is contrary to policy UB3 and E16 of the Hampshire County Structure Plan (Review); policies EN5, HG71, HG20 and HG23 of the Winchester District Local Plan and policies DP3, HE5, HE14 and HE16 of the Winchester District Local Plan Review and Revised Deposit, in that:-

a) The proposed extension by reason of its excessive size, scale and massing would detract from the architectural/historic interest of the existing building;

b) The proposed extension does not respect the character and scale of the existing listed building and will dominate and detract from the rear elevation;

c) The proposal, by reason of its scale, massing and layout would not be in scale with the existing dwelling.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, E16

Winchester District Local Plan Proposals: EN5, HG7, HG20, HG23

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE5, HE14 and HE16

Item No:	08
Address:	Land Opposite Moorhill Coach House St Annes Lane Shedfield Hampshire
Parish/Ward	Shedfield
Proposal Description:	Stable block comprising 2 No. stables with tackroom and haybarn
Case No:	03/01339/FUL
W No:	W18185/01
Case Officer:	Lisa Booth
Date Valid:	22 May 2003
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation
Reason for Committee:	4 or more representations contrary to the Officer's recommendations have been received

Site Description

- The site is approximately 2 hectares fronting St Anne's Lane.
- It consists of a field which is elevated up from the road and continues to slope up for approximately 230m.
- There is minimal boundary treatment around the site, apart from a laurel hedge of approximately 5m in width and 5m in height along the boundary with the road frontage.
- At the top of the site there is a band of trees separating the fields from those behind.

Relevant Planning History

- W18185 – Stable block comprising 2 no. stables with tackroom and haybarn: Refused 21/03/2003

Proposal

- The proposal is for the erection of a stable block consisting of 2 stables, hay barn and tack room to the far end of the site against the back drop of the existing trees.
- Means of access is also to be considered and the plans also show an area of land to be used as off-road parking.
- The stable building measures 15m by 3.6m with an additional concrete hardstanding measuring 15m by 5.1m.
- It is to be used for sheltering the applicant's own horses and for minimal recreational purposes and is to be located approx. 220m from St Anne's Lane.
- The nearest dwelling to the proposal (The Barn) is located 150m away, with its nearest point being a storage barn, with the residential dwelling beyond that.
- The other property in the vicinity is Moorhill Coach House which will be 235m away, with 1, 2 and 3 Moorhill set behind approximately 300m from the stables.
- Viewing Sub Committee visited the site on 10 September when Members suggested amended plans be submitted to reposition the stables adjacent to St. Annes Lane

Consultations

(On amended scheme)

- The same access arrangements apply as per the previous refused application W18185, therefore, comments from the Engineering Division dated 04/03/03 still apply, which are given below.
- However, the applicant has stated in her supporting letter that the stables will be accessed by foot and not by any vehicles.

Engineers:Highways:

- No highway objection subject to model condition H070 being applied together with a condition restricting private use of the stables.
- It was evident that the existing unsurfaced access suffers from an accumulation of mud, potholes and rutting.
- If the application is permitted and the existing access if left unattended, the increase in trip generation together with the turning manoeuvres will cause the situation to significantly deteriorate.
- It is highly likely that the edge of publicly maintained carriageway will be weakened and consequently break up, thereby adding to the dangers to users of the adjoining highway.
- In order to prevent this from occurring, the existing access for a distance of approximately 15 metres should be upgraded to provide a private vehicle access having a non-permeable and non-migratory surface.
- It is also advisable for a suitable vehicle driveway to be constructed between the access junction and the stable block together with an on-site turning area, in order to facilitate ease of

access by cars pulling horseboxes.

Representations:

(On original proposal)

Shedfield Parish Council

- Comment only. Restricted to domestic use only

Neighbour (Moorhill Coach House)

- Object.
- Development will be unsightly and attract clutter.
- Road and access track not suitable for the traffic generated.
- Track owned by the adjacent land owner not applicant.
- Will spoil one of the last unspoilt areas of countryside.
- No provision for drainage or manure disposal.
- Burning of straw and smells arising would affect property.
- Change of Use of land is inappropriate, as it will create a precedent for other fields.

Neighbour (1 Moorhill)

- 14 reasons for objection stated –
- Against policy of WDLP; not essential for agriculture/does not comply with proposal C9 of WDLP;
- Last remaining unspoilt area of countryside/detract from rural setting (proposal C2 (ii) in WDLP refers);
- Does not fall within development permitted under proposals C5-C24 of WDLP and fails to satisfy proposal C1, which requires development “to protect and facilitate the enhancement of the character of the countryside and setting of settlements”.
- Proposal EN1 not satisfied either; Approval would require conditions.
- Circular 11/95 requires conditions should be capable of being “enforced”.
- Found that this is impossible as has happened on other sites.
- Should be refused as a conditional permission would not comply with these statutory rules.
- Failure by Enforcement has seen that the planning system does not command public confidence in Shedfield;
- Approval would be thin end of the wedge for ongoing enlargement and a wholly inappropriate development, in this case an equine centre;
- Certainty that development would not be confined to 15m x 8.5m area, would sprawl due to manure heaps, vehicles and other equipment (clutter), i.e. an eyesore;
- Shared access to land is wet and muddy.
- Additional vehicle use would make matters worse, more mud on single track road, more dangerous conditions for traffic, use of the grass/mud track to the proposed building position would aggravate this;
- Considerable extra traffic generated to bring fodder, remove manure, owners/riders visiting, horseboxes, etc for St Anne’s Lane, which has width restriction, overhanging trees is unsuitable for these vehicles.
- St Anne’s Lane is subjected to flooding, single track unsuitable for extra traffic;
- Proposal indicates parking on part of site adj. St Anne’s Lane with grass track to access stable area – this is unacceptable as track not suitable for extra use and is not owned or controlled by applicant.
- Additionally, the real track owner has not been served with required statutory notice and thus plan and application defective;
- WDLP (Review) appendix 22 states removal of post and rail fences and sheds to restore subdivided fields, as this application proposes, would also be unacceptable;
- Case assessment from 25/03/03 referred to proposal RT8 of the WDLP which requires use of

existing buildings where possible -no existing buildings on site and erection of building in prominent position shown would be extremely 'harmful to the landscape appearance of the area';

- Similarly RT8(iii) should itself prevent approval of this development because there are no bridleways and use of St Anne's Lane, designated single track and 60mph speed limit would conflict with pedestrians, vehicles and cyclists.
- No bridleways at all in vicinity;
- WDLP (Review), proposal C6 states: - 'Development which fails to respect the intrinsic character of the landscape or harms the key characteristics of the landscape Character Area (as set out in Appendix 2) will not be permitted.'
- Para. 22 of Appendix 2 states 'Resist development that would further suburbanise local settlements such as that associated with horsiculture'. – Residents do disapprove of the plans.

Shedfield Society

- Object:
- Agree with the 14 points raised by the occupier of 1 Moorhill.
- Mirror image of the previous application.
- Repeated attempt to exploit the countryside detrimentally.
- Application could be refused on grounds of timescale as a repeat of previous application which was refused.
- Requests refusal.

Neighbour (St Anne's Cottage)

- No objections to two stables, other than it sets a precedence for the area
- Concerns –
- Access and parking arrangements, she still intends to use her neighbours land
- Lack of proper drain system where will the urine seep to?
- Most importantly the dung heap - concern is the constant burning that occurs with dung heaps when occupier does not live on site.
- Recently recovered from pneumonia, suffers from asthma and has to avoid smoke, could not continue to live here under those conditions.
- Wants assurance that the burning of dung heap would not happen.

Further letters of representation were received in relation to the amended plans.

Shedfield Parish Council

- Object to amended scheme - it is contrary to local plan and is detrimental to visual amenities.

Neighbour (1 Moorhill)

- 22 reasons for objection stated:
- The objections to this application are virtually the same as the original refused application but with the addition of a post and rail fence around the whole five acre field.
- This application is for an identical building on the site in the same position as was previously refused, therefore it should not be considered again.
- The first application was refused as contrary to 3 County plan policies and 5 local plan policies, nothing changed to alter these objections.

Shedfield Society

- Object. Agree with the 22 points raised by the occupier of 1 Moorhill.

Neighbour (Moorhill)

- Object:
- The amended plan has all the same conditions as the original application that was refused.
- Thinks the applicant is hoping that in time, both objectors and committee will either move or lose interest.

Neighbour (Moorhill Coach House)

- Object:
- Essentially identical to application that was previously refused.
- Agree with Officers assessment at that time, nothing changed to revise original decision.
- Stables will be too close to Moorhill Coach House and will be an eyesore.
- No need for stables as applicant does not live locally. Will be affected by smells from horses, manure and subsequent fires lit.
- Applicant will require a generator to muck out horses during winter months.
- Applicant has indicated stables will be used to stable show horses, so requiring more attention and regular movements of horseboxes.
- Development will expand on both sides of field and planning conditions have proved hard to enforce.
- The fields are an important recreational resource for the village.
- This development will lead to the complete destruction of the open fields.

Neighbour (Pond Cottage)

- Object:
- Fully supports lists of objections from occupier of 1 Moorhill
- If permission is granted, it could open the flood gates for similar applications.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3 C1 C2

Winchester District Local Plan

- EN5 C1 C2 C24 RT8 T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 C1 C27 RT10 T2

Supplementary Planning Guidance:

- Equestrian Development

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

Principle of development

(On the revised proposal)

- Policy RT.8 of the WDLP and SPG Equestrian Development allow for the development of stables in the countryside
- New stable buildings need to be well designed and positioned to minimise impact on the landscape

Impact on the character of the area/spatial characteristics/street scene

- Officers consider that the original position of the stables would have less visual impact
- The site would be adjacent to trees at some distance from St Annes Lane
- The site would be at the furthest point from nearby houses and would minimise impact on adjacent occupiers
- Members at the Viewing Sub Committee considered the revised location adjacent to St Annes Lane would be preferable in terms of impact
- Officers remain concerned about the revised location as it is more visible and closer to adjacent properties
- Permission has been refused under delegated powers for the stables in the revised location
- Officers accept that the revised location is considered more satisfactory by the Viewing Sub Committee
- Additional landscaping along the boundary with St Anne's Lane will help screen the stables
- Barbed wire fencing is proposed to enclose the paddock which at present is open
- Hedgerow planting will be undertaken around the barbed wire fencing which will enhance the area and make a positive contribution to the overall landscape

Detailed design

- The proposal is in the traditional form of stables
- A single structure is proposed to provide stables, feed room and tack room which will minimise the need for additional buildings and prevent visual clutter
- Officers do not consider the stables will detract from the countryside although they consider that the original siting at the top of the field is preferable
- Additional planting will provide screening
- Manure collection will be undertaken by a special company every fortnight

Comments on representations

- WDLP Policies and national Legislation do not preclude stables development in the countryside
- The stables are for the applicants own horses not a commercial equine centre
- There are no highways objections on grounds of additional traffic
- Manure storage and collection will be undertaken
- Environmental Health Legislation will be relevant to any problems of manure/associated smells
- The enclosure of the open field is not considered to be visually intrusive but will re-introduce hedgerows
- Members of the Viewing Sub Committee considered the revised siting is more acceptable
- On balance, officers consider that although the principle of stables in this field is acceptable, their view is that the location at the top of the field is the more preferable one
- If members feel however that the better location is as set out in the amended application, adjacent to the Lane, they can of course approve the application, subject to conditions.
- Any further development on the site would require planning permission
The use of the fields by the public as a recreation site is informal and unauthorised and not a planning consideration

Recommendation

REFUSE – Subject to the following reasons:

Conditions/Reasons

01 The proposed development is contrary to policy UB3, C1 and C2 of the Hampshire County Structure Plan (Review) and EN5, C1, C2, C24 and RT8 of the Winchester District Local Plan in that it would:-

(i) by reason of its scale, massing and siting introduce a feature of unwelcome prominence in the countryside to the detriment of the visual amenities of the area.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, C1, C2

Winchester District Local Plan Proposals: EN5, C1, C2, C24, RT.8, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1, C27, RT10, T2

Item No:	09
Address:	Brookside Church Road Newtown Fareham Hampshire PO17 6LE
Parish/Ward	Soberton
Proposal Description:	Demolition of existing dwelling and erection of replacement five bedroom dwelling with integral garage and associated parking
Case No:	03/02912/FUL
W No:	W18502/01
Case Officer:	Lisa Booth
Date Valid:	8 December 2003
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation

Site Description

- The property is a detached bungalow with attached double garage to the side and parking area to the front.
- The garden area to the rear is split by a stream.
- The existing dwelling is built of red/brown mix bricks and brown roof tiles.

Relevant Planning History

- W18502 - Demolition of existing detached dwelling and garage and replace with 1 no. detached six bedroom dwelling with detached double garage and associated parking – Withdrawn 13/10/03

Proposal

- Demolition of existing dwelling and erection of replacement five bedroom dwelling with integral garage and associated parking

Consultations

Engineers:Highways:

- No highway objection – no new access or alterations to existing access are to occur and they are trimming the beech hedge to 1m for better visibility.

Environment Agency:

- Informative should be attached to any permission.
- Applicant received consent for diverting of the watercourse on 01/07/03.
- No further consent need be gained unless further work is to be carried out resulting in additional diversion or culverting of the stream.

Southern Water:

- Drainage – There are no public sewers at this location and Southern Water has no comments on the application.
- Water Supply – Not our water supply area.

Representations:

Soberton Parish Council

- Object - Local Plan Policy H2 – The proposals fail to respect the character of existing development in that the front elevation will be much longer than adjacent dwellings.
- Members feel that if the bedroom over the garage were to be removed this would reduce its apparent mass and possibly be acceptable.
- VDS for Soberton and Newtown – The proposals are out of scale with surrounding buildings. The proposals overwhelm the plot frontage.
- The proposals detrimentally affect the amenities of adjacent properties.
- The proposals seek to affect existing hedgerows without proposals to compensate for such a loss.
- We note that no proposals for materials and finishes have been made and there are no details as to how parking and turning will be achieved.
- There are no planting proposals and as you are fully aware both surface water and foul drainage are major difficulties in Church Road.
- We feel solutions and proposals to all these matters should be made prior to any decision being taken by the Planning Committee.
- We await further details on this proposal.

Letters of representations have been received from 1 Neighbour

- Neighbours – Comment only – Currently no windows overlooking.
- One window planned for garage in new development.

- We would comment that (bearing in mind our windows overlooking Brookside are at high level) it would be appropriate that the window be high level or frosted glass.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5, H2

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, H3

Supplementary Planning Guidance:

- Soberton Village Design Statement

National Planning Policy Guidance/Statements:

- None

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Comments on representations

Principle of development

- The application is to replace the existing bungalow with a new dwelling.
- The proposal takes into consideration the heights of the adjacent properties and respects their layout and design within the street scene.

Impact on character of area

- The application is to replace the existing dwelling with a one and half storey dwelling with two storey gable to the eastern elevation.
- The previous application was withdrawn due to its height, design and massing and the current application has been reduced in height, which in turn reduces the overall massing of the scheme and is more in keeping with the character of the street scene.
- The two storey gable is felt to be acceptable on the eastern elevation as the overall scheme follows the heights of the neighbouring dwellings and sits better within the streetscene.
- There is an existing stream within the garden area, which has permission to be diverted.
- The proposal is felt to be acceptable. It is in character with the streetscene and relates in design to both Otterton, a bungalow, and Rossleigh, a two storey dwelling.

Recommendation

APPROVE – Subject to the following conditions:-

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the 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.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 The garage hereby approved shall not be used for any other purpose than the parking of cars.

03 Reason: To ensure the provision and retention of the n the interests of local amenity and highway safety.

04 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no north west and south east other than those expressly authorised by this permission shall, at any time, be constructed in the first floor elevation(s) of dwelling hereby permitted.

04 Reason: To protect the amenity and privacy of the adjoining residential properties.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN5, H2

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, H3

02. If it is proposed to fill, divert, obstruct or culvert a watercourse, the Applicant would require the prior consent of this Agency, under Section 23 of the Land Drainage Act 1991. The applicant should note that in determining an application for consent, there would be a presumption against the culverting of watercourses beyond that required for access.

03. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

Item No: 10
Address: 23 Old Kennels Lane Olivers Battery Winchester Hampshire SO22 4JP

Parish/Ward Olivers Battery

Proposal Description: (AMENDED DESCRIPTION AND PLANS) New dwelling (OUTLINE)

Case No: 03/02526/OUT

W No: W18613

Case Officer: Lisa Booth

Date Valid: 16 October 2003

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Reason for Committee: The Officers consider the application to be controversial or potentially controversial

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

As amended by plans received 14th January 2004

Site Description

- The site is situated in a road predominantly of single storey bungalows.
- There is currently one bungalow on the site located towards the northern boundary within the plot, which has a single storey side extension on the southern elevation.
- There is a vehicular access in the centre of the plot at the front with parking and turning and a garden area to the rear and side.

Relevant Planning History

- None

Proposal

- New dwelling (OUTLINE)

Consultations

Engineers:Highways:

- Commented on the original plans– no objections in principle, however the proposed additional access emerges onto the highway where a telegraph post, street lighting column and surface water gully/catchpit are located.
- It is preferable for the both the existing and proposed dwelling to be accessed by an improved central shared access (i.e. probably widening the existing driveway will be sufficient).
- This also will have the benefit of allowing more on-site turning space for the proposed dwelling, which otherwise is fairly limited.
- Amended plans submitted to show these changes – No comments to date.
- Planning Committee to be updated orally.

Engineers: Drainage

- There is an adjacent foul sewer that could serve this proposed dwelling and surface water will be to soakaways
- No objection subject to the granting of building regs. approval.

Representations:

Olivers Battery Parish Council

- Object – Proposed development would be over development of the site and result in something, which would not be in keeping with other properties along this part of Old Kennels Lane and the street scene.
- It is believed that a similar application for the insertion of an additional dwelling between 25 and 27 Old Kennels Lane was refused in about October 1980.

Letters of representations have been received from 6 Neighbours

- Support – Feel that Olivers Battery can only benefit from schemes such as this, which develop existing land allowing additional family accommodation.
- Objections.
- Not in keeping with low density nature of housing in area.
- New access problematic with restricted sight lines.
- Close to existing properties, will spoil enjoyment.
- Character of neighbourhood adversely impacted due to reduced spacings between properties.
- Will cause unevenly balanced plots.
- Does not show relative heights, as this part of Old Kennels Lane is on a slope, proposal will exaggerate the already significant difference in ground levels, thus creating an slightly stepped effect.
- Additional on-street parking will be generated.
- Loss of amenity due to ground level differences.

- New property will reduce light.
- Proposal will affect trees and bushes.
- Effect on enjoyment of property from noise and disturbance.
- Invasion of privacy and overlooking.
- A 'house' would not be right in this road.
- *No further letters of representation from neighbours to date regarding the amended plans.*

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5, H1

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, H2

Supplementary Planning Guidance:

None

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities
- Highways

Principle of development

- The proposal lies within the settlement boundary of Olivers Battery and the principle of further residential development is acceptable in accordance with development plan policies and Government Policy Guidance.

Impact on the character of the area/spatial characteristics/street scene

- The area is predominantly single storey bungalows with varying plot widths, one side being wider plot widths with the opposite side of the road being of higher density with reduced spacing.
- The proposal is felt to retain sufficient gaps between neighbouring properties, thus making efficient use of the site.

Residential amenities

- The proposal is positioned 6m from the neighbouring property, which has only secondary windows to this elevation. It is felt that due to the level differences and the positioning of the proposed dwelling along the same building line, it will not have an overbearing impact on the amenities of the neighbouring property.

Highways

- Will update orally. Please see 'Consultations' for comments on original drawings.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

01 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

02 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

02 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

03 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

04 The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

05 The details of materials/treatment to be used for hard surfacing.

06 The alignment, height and materials of all walls and fences and other means of enclosure.

07 The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.

08 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

08 Reason: To protect the amenities of the locality and to maintain a good quality environment.

09 Before any development commences the side extension on the existing dwelling shall be demolished.

09 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

10 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

10 Reason: In the interests of highway safety.

11 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 4.5 metres from the highway boundary.

11 Reason: In the interests of highway safety.

12 Before the development hereby approved is first brought into use, the access shall be splayed back at an angle of 45 degrees.

12 Reason: In the interests of highway safety.

13 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

13 Reason: In the interests of highway safety.

14 Any gates provided shall be set back a minimum distance of 4.5 metres from the edge of the carriageway of the adjoining highway.

14 Reason: In the interests of highway safety.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN5, H1

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, H2

02. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

03. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Winchester.

Item No:	11
Address:	Land To The Rear Of 67 - 73 Bar End Road Winchester Hampshire
Parish/Ward	Winchester Town
Proposal Description:	(AMENDED PLANS) Residential redevelopment comprising 4 No. three bedroom terraced dwellings and one block of 4 No. two bedroom and 3 No. one bedroom flats
Case No:	03/02943/FUL
W No:	W17295/01
Case Officer:	Neil Mackintosh
Date Valid:	9 December 2003
Delegated or Committee:	Committee Decision
Reason for Committee:	The Officers consider the application to be controversial or potentially controversial

Site Description

- The site comprises the rear gardens of 67-73 Bar End Road and a piece of land adjacent to Barfield Close that is to be purchased from the City Council.
- The gardens are at a lower level than the highway and the Park and Ride car park to the rear.
- The site is a prominent one when leaving Winchester from the Chesil Street car park and from Bar End Road, although all that is seen at the moment is an unkempt roadside verge with small trees and a 1.8m close boarded fence.
- The character of the area is mixed and there is a variety of commercial premises in close proximity to the application site.

Relevant Planning History

- W17295 – erection of 14x2 bedroom flats, withdrawn 2001

Proposal

- As per Proposal Description
- The plans have been amended and neighbours and other interested parties re-notified on 11.02.04

Consultations

Engineers:Highways:

- The principle of zero parking at this development has been accepted during previous discussions.
- However would prefer that bike storage for flats is enlarged and that a physical barrier is designed to prevent short term on-street parking.
- County Environment – Hampshire County Council object on the grounds that this implies loss of highway land.
- The County would not wish to lose the highway rights over this land and would object to any application for extinguishment.
- Suggest any sale be delayed until this issue is clarified.

Environment Agency:

- No objection, in principle, although groundwater is potentially at risk and precautions should be taken to avoid discharges and spillages.

Environmental Health:

- No adverse comments but a scheme for protecting dwellings from road noise, limiting transmission of noise between units and hours of construction will be required.

Landscape:

- The small trees on this site are of little consequence.
- The large Horse Chestnut adjoining the site is in very poor condition and in decline.
- This is a good design which responds well to an awkward site and makes a positive contribution to the street scene.
- Provided that good quality detailing and environmental improvements, including tree planting, can be achieved, I raise no objection to the proposal.

Others:

Architects Panel :

- This is a key site when leaving Winchester.
- The town houses have employed a simple and attractive design approach but suggest that they are orientated at right angles to the existing terrace.
- This would allow for more planting and create a more relaxed approach.
- The junction of the rotunda with the terrace is not entirely satisfactory and should be reduced

- in diameter and raised in height.
- City Estates – City Council is selling land to developer to aid development designs.
- There are services under the land that will have to be moved. Concerns regarding sight lines at mini roundabout.

Representations:

City of Winchester Trust:

- This seems a satisfactory solution to an awkward site and the Trust welcomes the way in which the proposed development addresses its corner position on this important route into the City.

Letters of representations have been received from 3 Neighbours

- 75 Bar End Road – object, height of proposal, parking is at a premium, over-development.
- 79 Bar End Road – object, development at 122 dwellings per ha. is beyond credibility, townhouses would overlook properties, 4 storey buildings not in keeping with terrace. Visibility at Barfield Close junction, parking problems
- 81 Bar End Road – object, over-development, additional traffic and parking, quality of air.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- H1, H5, H7, UB3, T2, T4, R2

Winchester District Local Plan

- H1, H2, H7, EN5, EN13, T9, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, H7, DP3, DP10, DP11, T1, T4, RT3

Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4
- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Winchester District Urban Capacity Study
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Comments on representations
- Public open space provision

Principle of development

- The application comprises 0.09 ha of garden and highway verge within the H2 Policy Boundary of the Development Plan.
- As such, the principle of residential development is acceptable, subject to the criteria of the Plan, PPG1 and PPG3.
- The proposal is for 11 dwellings, consisting of 4x3 bed townhouses, 4x2 bed flats and 3x1 bed flats.
- As such, the scheme complies with Government guidance and the Council's 'Better Mix' Policy.
- However, this combination does result in a density of 122 dwellings per hectare.

Impact on the character of the area/spatial characteristics/street scene

- As acknowledged by the Architects Panel and the City of Winchester Trust, this is an important site on the approaches to Winchester or, more particularly, when leaving on the Bar End Road or from the Chesil Street car park.
- The design respects the character of the late Victorian terracing in Bar End Road, whilst satisfactorily 'turning the corner' into Barfield Close.
- The design of the townhouses takes advantage of the difference in levels between the road and the back gardens.

Detailed design

- The Architects Panel believe that the 'rotunda' feature may not be of appropriate dimensions but the submitting architect is of the opinion that it will not look out of place in three dimensional form, as illustrated in his perspective drawing.

Residential amenities

- The proposed flats will have an adverse effect upon 67-73 Bar End Road in that they will lose garden area.
- No.67 will suffer from a high and long building being erected alongside, however, the new build is to the North of No.67 and this property will still enjoy direct sunlight in the afternoon and evening.
- Any potential for overlooking of these properties has been designed out of the scheme by the use of high level and obscured windows.
- The occupier of 79 Bar End Road is concerned by overlooking from the proposed townhouses but this problem has been addressed in amended plans, which re-orientates them away from the backs of the Bar End Road houses.

Highways

- It has been accepted that this is a suitable site for zero car parking.
- It is within walking distance of the City centre and close to the Park and Ride system.
- Bike storage is to be provided.
- However, the Highway Authority (HCC) objects to the application on the basis that highway land would be lost.
- This matter is complicated by the fact that the City Council owns the land but, in the opinion of your officers, the extinguishment of highway rights is not a material consideration in dealing with this application.
- This is dealt with under separate legislation.
- Whereas the LPA has the power to divert or extinguish footpaths and bridleways, when required by development, this power does not apply to vehicular highways and a separate application will have to be made to the Highway Authority.

Comments on representations

- The City of Winchester Trust welcomes this application as an improvement to the City.
- However, local residents object on the basis of over-development, design, lack of car parking, highway safety and overlooking.
- All of these issues have been considered by your officers and, in the case of the latter, addressed by amended plans.
- However, the site density is considered appropriate in this location, the design is considered to enhance the area and zero parking is encouraged.
- There is a large car park adjacent to the site and it is served efficiently by public transport, cycling and walking.

Public open space provision

- The applicant has agreed to pay the Public Open Space Funding contribution by cheque.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development 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.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

03 Reason: To improve the appearance of the site in the interests of visual amenity.

04 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

04 Reason: In the interests of highway safety.

05 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

05 Reason: In the interests of highway safety.

06 Bike storage facilities shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained.

06 Reason: To ensure adequate on-site bicycle storage/parking facilities are made available.

07 Nothing over 0.6 metres in height above the level of the carriageway shall be erected or permitted to remain on the land hatched green on the approved plans.

07 Reason: In the interests of highway safety.

08 The land shown as 'Assigned for Road Improvements' on the approved plan shall be dedicated to the Highway Authority, as agreed with the Applicant.

08 Reason: In the interests of highway safety.

Informatives

01. This permission is granted for the following reasons:
The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: H1, H5, H7, UB3, T2, T4, R2

Winchester District Local Plan Proposals: H1, H7, EN5, EN13, T9, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, H7, DP3, DP10, DP11, T1, T4, RT3

Item No:	12
Address:	Brooke Garage New Road Swanmore Southampton Hampshire SO32 2PE
Parish/Ward	Swanmore
Proposal Description:	(AMENDED DESCRIPTION) Replacement of garage with 3 No. two bedroom flats and 1 No. one bedroom flat, retention of small work unit, five parking spaces and alterations to existing access
Case No:	03/02651/FUL
W No:	W18500/01
Case Officer:	Neil Mackintosh
Date Valid:	3 November 2003
Delegated or Committee:	Committee Decision
Reason for Committee:	At the request of a councillor 4 or more representations contrary to the Officer's recommendations have been received
Site Factors:	

Site Description

- The site comprises 0.04ha and currently contains a vehicle repair garage that has recently closed down.
- There is a large forecourt with typical 1960's metal and asbestos garage buildings.
- However, these buildings have been erected around an older building constructed from red brick under a clay-tiled roof.
- To either side, and to the rear, are residential properties.

Relevant Planning History

- W18500 – application for 4x2 bed flats and work unit, withdrawn Nov.2003

Proposal

- The proposal is to demolish the more modern garage buildings and retain the older building (40 sq.m) for use as an office.
- This building would have a timber extension added, to act as a bike store.
- At the front of the site a single building containing four flats would be erected, with an archway through to a small area for the parking and turning of five cars.
- The flats, 3x2 bed and 1x1 bed, have been designed to fit in with the late Victorian semi-detached houses to either side.
- They are on two storeys and constructed from red multi brick under a slate roof.

Consultations

Engineers:Highways:

- Refuse:
- Inadequate provision for parking, only one space per dwelling and one for office provided.
- Will lead to parking in New Road and exacerbate traffic problems close to junction with Chapel Lane and situated between two opposing bends in New Road.
- Turning within site will prove extremely difficult.
- Cycle storage is inadequate for 8 bicycles.

Environment Agency:

- No objection, subject to conditions to prevent the pollution of the water environment

Environmental Health:

- No objection, but would appreciate conditions regarding construction times/burning on site.

Southern Water:

- Comment: Proposed connection to public sewer will require approval. No surface water to be discharged to foul sewer.

Representations:

Swanmore Parish Council

- Support - support local employment and the provision of affordable housing
- However the Parish Council is concerned with the ongoing problems with parking and traffic congestion in this part of the village centre and therefore would wish to see the provision of a lay-by at the front of the building as originally proposed by the developer at a meeting with members of the Parish Council

Letters of representations have been received from 9 Neighbours, all objections;

- Over-development of the site
- Will add to parking problems in the street and add to highway danger

- Design unsympathetic to old country village
- Noise and traffic after 5pm.
- No room for landscaping
- Will adversely affect right of way, windows, eaves, gutters, gas flue of Belmont adjacent.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- H5, UB3, T2, T4

Winchester District Local Plan

- H1, EN5, EN13, T9, E1, E2

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, DP3, DP11, T2, T3, T4, E1, E2

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Swanmore Village Design Statement
- Winchester Housing Needs Survey
- Rural Housing Information Booklet
- Winchester District Urban Capacity Study
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene

Principle of development

- The vehicle repair garage on this site was run down and is now closed.
- It provided employment for one person in its latter months. In order to retain a business element in this central Swanmore location the applicant proposes to retain an old building at the rear of the site and make it available for office use.
- This building is worthy of retention, whereas the other buildings on the site are an eyesore and should be removed.
- The proposed flats are small and are much needed.
- They would help to address the shortfall of one and two bed units in the area.

Impact on character of area

- The redevelopment will improve the appearance of the site and benefit the streetscape.
- On-street parking already causes a problem in New Road, particularly during school time when there is a conflict between through traffic, buses, walking schoolchildren and traffic to two schools at either end of the road.
- Many existing properties have no parking facilities, others utilise their front gardens for this purpose and reverse on to the road.
- The proposed development has five spaces, one per unit, but this is not considered sufficient by the Highway Engineer.

- He also points out that manoeuvring space is limited, although it is possible for cars to turn on site with care.

Recommendation

APPROVE (appropriate provision for public open space through the open space funding system has already been made) – subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development 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.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 The work unit hereby permitted shall be used for office purposes and for no other purpose (including any other purpose in Class B or A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

03 Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

04 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

04 Reason: In the interests of highway safety.

05 The proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE A licence is required from the HCC Sub Office, Abbey Mill, Winchester prior to commencement of access works.

05 Reason: To ensure satisfactory means of access.

06 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

06 Reason: In the interests of highway safety.

07 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

07 Reason: To ensure that adequate on-site parking and turning facilities are made available.

08 No development shall take place until the developer has carried out adequate investigation to assess the degree of contamination of the site and to determine its water pollution potential. The methods and extent of investigation shall be agreed with the Local Planning authority before any work commences. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority.

08 Reason: To prevent the pollution of the water environment as the site may be contaminated due to previous use.

09 Soakaways shall not be located in any areas identified as contaminated land.

09 Reason: To prevent pollution of the water environment.

Informatives

01. This permission is granted for the following reasons:
The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: H5, UB3, T2, T4
Winchester District Local Plan Proposals: H1, EN5, EN13, T9, E1, E2
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, DP3, DP11, T2, T3, T4, E1, E2

03. All works, including demolition, should take place between the hours of 0800 and 1800 Monday to Friday and 0800 to 1300 Saturday, to avoid action under the Control of Pollution Act 1974.

Item No: 13
Address: Russett Heath Road Soberton Southampton Hampshire SO32 3QH
Parish/Ward Soberton
Proposal Description: (AMENDED SCHEME) Detached four bedroom dwelling with attached single garage and alterations to existing access
Case No: 03/01660/FUL
W No: W06368/01
Case Officer: Andrew Amery
Date Valid: 4 July 2003
Delegated or Committee: Committee Decision
Reason for Committee: At the request of a councillor
Reason for Committee: Parish Council submitted representations contrary to officer recommendation
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Description

- The site is located on the western side of Heath Road within the development frontage of Soberton Heath as defined by the adopted Winchester District Local Plan (1998) and the Revised Deposit Local Plan (2003).
- It is currently part of the garden area of 'Russett', a large detached bungalow which is one of six properties on this part of Heath Road backing onto open countryside with views over the Meon Valley.
- There are two trees on the rear boundary of the site which are to be retained and a strong hedgerow screen along the Heath Road frontage.

Relevant Planning History

- The application was deferred at the 8 January Planning Committee.
- A copy of the original report will be made available for information.
- Members requested further information relating to.
- The height of the proposed dwelling compared to May Cottage to the south west.
- The highway boundary line at the front of the site.
- The potential impact on the trees at the rear of the site.
- The acceptability of the drainage proposals.
- There is no other relevant planning history relating to this site.

Proposal

- The application seeks to construct a four bedroom detached dwelling with single garage.
- Amended plans and information have been submitted following the 8 January Committee.
- A shared access arrangement is proposed with the existing bungalow onto Heath Road.
- A cesspool is to be located in the western corner of the site adjacent to May Cottage.
- The existing trees at the rear of the site are to be retained
- Part of the frontage hedgerow will be cut back to improve existing sightlines.

Consultations

- The consultation responses are as set out in the original report .
- The details set out below are those comments received in response to the amended plans.
- In addition the comments respond to the issues raised by members at the 8 January meeting.

Building Control:

Have confirmed that the proposed drainage details are acceptable.

Engineers:Drainage:

- The drainage details are acceptable.

Engineers:Highways:

- The accident records for the past 13 years indicate no recorded accidents at the site or at the nearby junction with Forester Road.
- The highway boundary is considered to be the back edge of the 'ditch' beyond which the hedgerow has grown.
- The proposed access has sub-standard visibility splays and concern is therefore raised with regard to highway safety. This can be addressed with the removal of the frontage hedgerow.
- If the application is approved without the provision of the full sightlines the Highway Authority would have the power to remove the hedgerow and hedges on this site and on adjacent land, up to the highway boundary.

Landscape:

- The trees at the rear of the site can be protected and retained despite the positioning of the cesspool at the rear of the site, 6m from the nearest tree.

Representations:

Soberton Parish Council

- Have re-iterated their objection to the proposals having assessed the amended plans.
- Plot size too small and out of character with the area.
- Design out of keeping
- Scale and massing will cause unacceptable visual impact
- Impact on amenities of May Cottage given proximity of house to shared boundary.
- No further letters of representations had been received from Neighbours as a result of the re-consultation on the amended plans at the time of writing the committee report.
- Any representations received will be verbally reported to members at the committee

Relevant Planning Policy:

All relevant policies and supplementary guidance are as set out in the original report.

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

- In response to the issues raised at the 8 January Planning Committee the main considerations are considered to be:

Officers are satisfied that the amended plans show the relationship between the ridge height of May Cottage and the proposed unit is accurate to the degree that any margin of error is non-material.

Highways/Drainage

- The frontage hedgerow is approximately 1.6m deep and cut be cut back to the highway boundary whilst still retaining a screen.
- This would improve the existing sightlines at the access
- Additional planting would be required inside the applicants' boundary.
- It is considered that this would maintain highway safety to an acceptable degree given the scale of the proposed development .
- The drainage details have been shown to be acceptable
- The cesspool can be installed without harm to the trees
- All other considerations remain as set out in the original report from 8 January Committee
- Copies of that report will be made available for members information at Committee.
- The frontage hedgerow is approximately 1.6m deep and could be cut back to the highway boundary to provided improved sightlines whilst retaining the rear part of the existing screen.
- This would need to be strengthened by additional planting on the applicants side without encroachment beyond the highway boundary and can be secured by condition.
- It is considered this would be sufficient to maintain highway safety to an acceptable degree commensurate to the scale of development.
- The drainage details have been shown to be acceptable and can be installed without harm to the important trees at the rear of the site.
- All other consideration remain as set out in the original report.

In seeking the financial contributions for public open space the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the 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.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before . Development shall be carried out in accordance with the approved details

03 Reason: In the interests of the visual amenities of the area.

04 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the dwelling is occupied.

04 Reason: To ensure satisfactory provision of foul and surface water drainage.

05 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 6 metres from the tree trunks in accordance with BS 5837.

05 Reason: To retain and protect the trees which form an important part of the amenity of the area.

06 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the side south-west elevation(s) of elevation hereby permitted.

06 Reason: To protect the amenity and privacy of the adjoining residential properties.

07 The garage hereby approved shall not be used for any other purpose than the parking of cars.

07 Reason: To ensure the provision and retention of the n the interests of local amenity and highway safety.

08 Before the development hereby approved is first brought into use, visibility splays of 2m metres by 90m metres shall be provided at the junction of the access and public highway. 0.6m.

08 Reason: In the interests of highway safety.

09 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

09 Reason: In the interests of highway safety.

10 A new hedgerow shall be planted and established between the points X-X on the approved plans. The plants shall be a staggered row with 600mm between rows and planted at 600mm centres. Species shall be a native mix unless otherwise agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted

10 Reason: In the interests of the visual amenity of the area.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3 T2 T4 T6 H5 R2

Winchester District Local Plan Proposals: EN5 EN9 H2 RT3 T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3 H3 RT3 T2 T4

Item No: 14
Address: Land Adjacent To Cherrydene High Street Shirrell Heath Hampshire
Parish/Ward Shedfield
Proposal Description: Demolition of existing dwelling and erection of 4 no. four bedroom and 4 no. two bedroom dwellings with associated garages and carports, alterations to existing access and creation of new access
Case No: 03/02574/FUL
W No: W17375/04
Case Officer: Mr Steve Nangreave
Date Valid: 27 October 2003
Delegated or Committee:
Reason for Committee: Parish Council submitted representations contrary to officer recommendation
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Description

- The site is located on the eastern side of High Street, Shirrell Heath, to the north of the village centre.
- It currently comprises a vacant residential property at the eastern edge of the site which is in a very poor state of repair.
- The front-most part of the site lies within the H2 & H3 development frontage for the village.
- The rear-most part of the site, behind the existing property line, lies within the local gap between settlements.
- There are six trees on the site which are subject to a preservation order.
- There is an existing hedgerow along the road-side boundary.
- The properties to the north and south of the site are bungalows.
- To the rear and opposite the site is open countryside.

Relevant Planning History

- W/17375 Four dwellings and new access (outline). Refused 31.10.01. Dismissed on Appeal
- W.17375/01 13 dwellings and new access (outline). Refused
- W17375 /02 8 Dwellings and new access. Appeal on non-determination. Withdrawn.
- W/17375/03 13 Dwellings and new access. Current appeal for non-determination.
- In dismissing the appeal for four units the Inspector considered that the principle of residential development was acceptable but was concerned about the extent of the frontage hedgerow to be lost and the resultant impact on the character of the area.

Proposal

- The application seeks to replace the original property at the eastern end of the site with a single four bedroom dwelling with its own access.
- The remainder of the site will be re-developed with seven dwellings comprising three detached 4 bedroom dwellings and a terrace of four 2 bedroom dwellings.
- A new vehicular access would be provided centrally on the site serving garages located behind the 7 new units.
- The design, siting and layout of the houses and ancillary buildings have been amended to address initial concerns.
- Taking into account the constraints of the site, including the local gap, TPO'd trees and frontage hedgerow the net developable area is 0.30ha giving a density of 27 dwellings per/ha.

Consultations

Engineers:Drainage:

- No Comments

Engineers:Highways:

- No objections subject to conditions.

Forward Plans:

- The principle of development is acceptable. Density is just less than 30 dwellings per hectare but this is justified to safeguard character of area.

Landscape:

- Detailed tree protection measures required. No objection in principle.

Representations:

Shedfield Parish Council

- Object.
- Contrary to district plan
- Highway problems – visitors parking on road

- Each property should have its own access
 - Access should only be to front of site
 - A stream runs through the site
- No letters of representation have been received from Neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1 C2 UB3 G3 T2 H2 H5 H7 H8 R2

Winchester District Local Plan

- C1 C2 C4 C5 EN5 H2 H5 H7 T9 RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 C1 C3 C4 C17 H3 H4 H5 H7 RT3 T2 T4

Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4
- Achieving a Better Mix in New Housing Developments
- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- The Hampshire Landscape: A Strategy for the future
- Winchester Housing Needs Survey
- Rural Housing Information Booklet
- Winchester District Urban Capacity Study
- Housing Monitoring Report
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Principle of development

- The site is located within the development for Shirrell Heath and therefore the principle of development is acceptable.
- The housing mix proposed is appropriate.

Impact on the character of the area/spatial characteristics/street scene

- The site is currently open in character and the development

Detailed design

- The design of the properties has been amended to reflect the character of the village.

Residential amenities

- The siting and design of the properties has been carefully considered to ass of privacy, overshadowing and undue visual impact on the occupants of adjacent properties.

Highways

- Adequate access including sightlines can be achieved on the site.
- Adequate parking to the City Councils' adopted standards is provided
- Provision has been made for access and turning of refuse and emergency vehilcles.
- Appropriate conditions required to be imposed
- Comments on representations
- The principle of development is not contrary to the local plan
- Adequate parking is provided on site
- Individual accesses would result in the loss of the whole of the frontage hedgerow.

Public open space provision

- Contributions towards public open space will be secured by means of a legal agreement.

Affordable housing

- Two units of affordable housing are to be provided and secured by a legal agreement.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for public open space and affordable housing the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE – subject to a Section 106 Agreement for:

- 1. The provision of 2 units of affordable housing**
- 2. A financial contribution of £16 580 towards the provision of public open space through the open space funding system**

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the 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.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are first occupied. Development shall be carried out in accordance with the approved details.

03 Reason: In the interests of the visual amenities of the area.

04 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 6m metres from the tree trunks in accordance with BS 5837.

04 Reason: To retain and protect the trees which form an important part of the amenity of the area.

05 The hedgerow identified on the approved plans along the High Steet frontage shall be retained and maintained at a minimum height of 1.2m metres in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

05 Reason: In the interests of the visual amenity of the area.

06 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

06 Reason: In the interests of the amenities of the locality.

07 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

07 Reason: In the interests of highway safety.

08 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

08 Reason: In the interests of highway safety.

09 The building(s) shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

09 Reason: To ensure satisfactory road access is provided.

10 The proposed access and drive, including the verge and footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE A licence is required from the Hampshire Highways Area Sub-unit, Abbey Mill, Winchester prior to commencement of access works.

10 Reason: To ensure satisfactory means of access.

11 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of metres from the highway boundary.

11 Reason: In the interests of highway safety.

12 Before the development hereby approved is first brought into use, visibility splays of 2m metres by 90m metres shall be provided at the junction of the access and public highway.

12 Reason: In the interests of highway safety.

13 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

13 Reason: In the interests of highway safety.

14 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

14 Reason: To ensure the permanent availability of parking for the property.

15 Any gates provided shall be set back a minimum distance of 4.5m metres from the edge of the carriageway of the adjoining highway.

15 Reason: In the interests of highway safety.

16 All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 and 1730 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

16 Reason: To protect the amenities of adjoining properties during the construction period.

17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A,B,C,D,E of Parts 1 _2 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

17 Reason: To protect the amenities of the locality and to maintain a good quality environment.

18 The existing building(s) on the site shall be demolished and all resultant materials removed from the site Within 2 months of development commencing.

18 Reason: To safeguard the amenity of the locality.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: C1 C2 UB3 G3 T2 H2 H5 H7 H8 R2

Winchester District Local Plan Proposals: C1 C2 C4 C5 EN5 H2 H5 H7 T9 RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3 C1 C3 C4 C17 H3 H4 H5 H7 RT3 T2 T4

Item No:	15
Address:	Land Adjacent To 1 Ivanhoe Cottage Durley Street Durley Hampshire
Parish/Ward	Durley
Proposal Description:	Erection of one detached dwelling with new access and associated parking (OUTLINE)
Case No:	03/02706/OUT
W No:	W01261/02
Case Officer:	Emma Norgate
Date Valid:	10 November 2003
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation
Site Factors:	

Site Description

- Site is located on the site of an existing single storey flat roof garage and garden on land adjacent to 1 Ivanhoe Cottage on Durley Street in Durley.
- The site stands between a pair of semi-detached dwellings, in a row of semi-detached dwellings.

Relevant Planning History

- W1261 – erection of a garage – refused – 26/6/75
- W1261/1 – erection of 1 no three bedroom linked detached dwelling and alterations to existing access (outline) – refused – 8/10/03

Proposal

- As per Proposal Description
- Outline permission, siting is for consideration and there are alterations to the existing access.
- Applicants have submitted an indicative sketch showing a two storey detached dwelling.

Consultations

Engineers:Highways:

- Visibility splays proposed are acceptable as is the parking and turning on site.
- Recommends conditions.

Representations:

Durley Parish Council

- Object – not in keeping with surrounding dwellings, would affect the streetscene, impact on the neighbouring property for loss of light due to proximity. Concern with regard to parking of 4 cars and potential erosion of the bank.

Letters of representations have been received from 2 Neighbours

- Highway issues including concerns over a new access and parking
- Out of character with the appearance of the area.
- Previous occupants were limited to a single storey garage.
- Impact on amenity of neighbouring properties.
- Loss of space between existing properties
- Adverse impact on the streetscene

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, R2

Winchester District Local Plan

- EN5, H2, T9, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, H3, T2, T4, RT3

Supplementary Planning Guidance:

- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles

- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Principle of Development

- Site falls in H2 frontage and therefore principle of development is acceptable subject to certain criteria.
- Officers consider that the proposal is in accordance with policy.
- Previous application was refused as it was considered that a link detached dwelling was out of character with the streetscene. The proposal is now detached.

Residential Amenities

- The proposal is 1.5m from the existing dwelling 1 Ivanhoe Cottage and 1.5m from the boundary with 2 The Pines.
- The proposal is 4m from the side elevation of 2 The Pines
- There are three windows on the side elevation of 2 The Pines and a kitchen window on the side elevation of the single storey extension.
- The ground floor and first floor windows light a downstairs toilet and landing and therefore these are not considered to be habitable rooms.
- There are windows to light the rear elevation of the kitchen.
- An indicative sketch of proposed elevations has been submitted and based on this, it is considered that there may be some loss of light to the top floor bedroom window.
- However, it is not considered that this is sufficient to refuse the application for this reason.
- As the proposal is at outline stage, the LPA still have control over the height of the proposal and also any windows.

Highways

- Speed limit has recently been reduced to 30mph.
- Visibility splays proposed are considered acceptable as is the proposed on site parking and turning facilities.
- Recommends conditions.

Public Open Space

- Applicants have agreed to contribute to the Open Space Funding System

Comments on Representations

- The previous application was considered to be out of character with the streetscene as it was link detached.
- Proposal is now detached, although it is between two pairs of semi detached dwellings, there are a number of detached dwellings within the vicinity.
- A number of the semi-detached dwellings have similar gaps between them and therefore the spacing between the dwellings are considered to be in character with the street scene.
- Other issues in representations are addressed above.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for public open space, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE – subject to a Section 106 Agreement for:

- 3. A financial contribution of £1,715 towards the provision of public open space through the open space funding system**

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions/Reasons

01 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

01 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

02 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

02 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

03 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

03 Landscape considerations including:

(i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;

(ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

03 The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

03 The details of materials/treatment to be used for hard surfacing.

03 Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

04 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

04 Reason: In the interests of highway safety.

05 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

05 Reason: In the interests of highway safety.

06 The building(s) shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

06 Reason: To ensure satisfactory road access is provided.

07 The proposed access and drive, including shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE A licence is required from the Hampshire Highways at Winchester Area Sub-Unit, Abbey Mill, Winchester prior to commencement of access works.

07 Reason: To ensure satisfactory means of access.

08 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of metres from the highway boundary.

08 Reason: In the interests of highway safety.

09 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

09 Reason: In the interests of highway safety.

10 The car parking and turning area hereby approved shall not be used for any other purpose than the parking of cars.

10 Reason: To ensure the provision and retention of the car parking and turning area in the interests of local amenity and highway safety.

Informatives

01. This permission is granted for the following reasons:
The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, R2

Winchester District Local Plan Proposals: EN5, H2, T9, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, H3, T2, T4, RT3

Item No: 16
Address: Lainston House Hotel Stockbridge Road Sparsholt Winchester Hampshire SO21 2LT

Parish/Ward Sparsholt

Proposal Description: Single storey side extension (amendment to planning permission W05157/29)

Case No: 03/00263/FUL

W No: W05157/57

Case Officer: Emma Norgate

Date Valid: 29 January 2003

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Site Factors:

Site Description

- Large hotel, located in Sparsholt, reached by a long, well screened entrance drive.
- Hotel is Grade 2* listed and has had a number of extensions.

Relevant Planning History

- W5157/29 – single storey side extension – grant 15/8/89
- W5157/30LB – single storey side extension – grant 9/2/89
- W5157/55 – single storey side extension – refused 5/9/02
- W5157/56LB – alterations to provide single storey rear extension – refused – 5/9/02

Proposal

- As per Proposal Description
- Extension is located to the front of the hotel when viewed from the driveway entrance to the Hotel.
- There is mature screening across the site.
- Proposed materials are slate and brick with timber windows and door frames.

Consultations

Conservation:

- Amended plans will need to be submitted to address a number of discrepancies.
- Proposal is similar to that previously approved in 1989.
- North-east corner is well screened.
- Provided it does not extend further than 2.6m from the front of the main façade then the impact will be lessened.
- Favours use of brick arches and there should be a shallow pitched roof rather than a flat roof.
- Amended plans have been received which address these issues.

Engineers:Highways:

- no highway objections

English Heritage:

- Although consulted, no response received.

Landscape:

- Comment that there should be a detailed landscaping scheme and details of hard paving.

Representations:

Sparsholt Parish Council

- Sparsholt Parish Council – object – important position and listed. Any extension should be sensitive to the proportions, proposed is out of keeping and protrudes excessively from the building.
- Parish Council have been consulted on the amended plans and continue to object.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5, HG21, RT16, C1, C2, C24

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, HE14, RT18, C1, C27

Supplementary Planning Guidance:

- Sparsholt Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Comments on representations
- Historic heritage/conservation area/listed building

Principle of Development

- Site is an existing hotel in a countryside location.
- A similar extension was granted permission in 1989, but was not materially started.
- Amended plans have been received which address the Conservation Officer's concerns, one of which was that there were of a number of discrepancies which made the size of the existing hotel smaller than in reality which made the proportion of the extension of the hotel appear larger.
- These have now been corrected.
- Proposal is now considered to be acceptable.

Impact on the character of the area.

- The site is approached by a long meandering drive and the site is partially screened from the road.
- Given the distance and that the proposal is single storey, your Officers consider that the impact of the proposal will be minimal.

Impact on listed building

- Conservation Officer made a number of issues on the original plans to the applicant.
- These concerns have been addressed through the submission of amended plans.
- Proposal is now considered to be in accordance with the heritage policies of the development plan.

Comments on Representations

- Parish Council were concerned with regard to the projection of the extension from the hotel.
- Your Officers are of the opinion that this is acceptable.
- The proportions and design of the extension are considered to be in keeping with the listed building.
- As identified above, your Officers are of the view that due to the distance from the road and the screening of the proposal, that the proposal will not excessively dominate the existing building.

Recommendation

APPROVE subject to the following condition(s):

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extension 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.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 The joinery shall have moulded internal window bars.

03 Reason: To match those of the existing listed building.

04 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

04 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner.

If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Informatives

01. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN5, HG21, RT16, C1, C2, C24

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE14, RT18, C1, C27

Item No:	17
Address:	Lainston House Hotel Stockbridge Road Sparsholt Winchester Hampshire SO21 2LT
Parish/Ward	Sparsholt
Proposal Description:	Single storey side extension (amendment to planning permission W05157/30LB)
Case No:	03/00265/LIS
W No:	W05157/58LB
Case Officer:	Emma Norgate
Date Valid:	29 January 2003
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation
Site Factors:	

Site Description

- Large hotel, located in Sparsholt, reached by a long, well screened entrance drive.
- Hotel is Grade 2* listed and has had a number of extensions.

Relevant Planning History

- W5157/29 – single storey side extension – grant 15/8/89
- W5157/30LB – single storey side extension – grant 9/2/89
- W5157/55 – single storey side extension – refused 5/9/02
- W5157/56LB – alterations to provide single storey rear extension – refused – 5/9/02

Proposal

- As per Proposal Description
- Extension is located to the front of the hotel when viewed from the driveway entrance to the Hotel.
- There is mature screening across the site.
- Proposed materials are slate and brick with timber windows and door frames.

Consultations

Conservation:

- Amended plans will need to be submitted to address a number of discrepancies.
- Proposal is similar to that previously approved in 1989.
- North-east corner is well screened.
- Provided it does not extend further than 2.6m from the front of the main façade then the impact will be lessened.
- Favours use of brick arches and there should be a shallow pitched roof rather than a flat roof.
- Amended plans have been received which address these issues.

Engineers:Highways:

- no highway objections

English Heritage:

- Although consulted, no response received.

Landscape:

- Comment that there should be a detailed landscaping scheme and details of hard paving.

Representations:

Sparsholt Parish Council

- Sparsholt Parish Council – object – important position and listed. Any extension should be sensitive to the proportions, proposed is out of keeping and protrudes excessively from the building.
- Parish Council have been consulted on the amended plans and continue to object.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5, HG21, RT16, C1, C2, C24

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, HE14, RT18, C1, C27

Supplementary Planning Guidance:

- Sparsholt Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Comments on representations
- Historic heritage/conservation area/listed building

Principle of Development

- Site is an existing hotel in a countryside location.
- A similar extension was granted permission in 1989, but was not materially started.
- Amended plans have been received which address the Conservation Officer's concerns, one of which was that there were a number of discrepancies which made the size of the existing hotel smaller than in reality which made the proportion of the extension of the hotel appear larger.
- These have now been corrected.
- Proposal is now considered to be acceptable.

Impact on the character of the area.

- The site is approached by a long meandering drive and the site is partially screened from the road.
- Given the distance and that the proposal is single storey, your Officers consider that the impact of the proposal will be minimal.

Impact on listed building

- Conservation Officer made a number of issues on the original plans to the applicant.
- These concerns have been addressed through the submission of amended plans.
- Proposal is now considered to be in accordance with the heritage policies of the development plan.

Comments on Representations

- Parish Council were concerned with regard to the projection of the extension from the hotel.
- Your Officers are of the opinion that this is acceptable.
- The proportions and design of the extension are considered to be in keeping with the listed building.
- As identified above, your Officers are of the view that due to the distance from the road and the screening of the proposal, that the proposal will not excessively dominate the existing building.

Recommendation

APPROVE subject to the following condition(s):

Conditions/Reasons

01 The works hereby consented to shall be begun before the expiration of five years from the date of this consent.

01 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extension 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.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 The joinery shall have moulded internal window bars.

03 Reason: To match those of existing listed building.

Informatives

01. This permission is granted for the following reasons:
The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN5, HG21, RT16, C1, C2, C24

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE14, RT18, C1, C27

Item No:	18
Address:	Winchester Delivery OfficeMiddle Brook Street Winchester Hampshire SO23 8AA
Parish/Ward	Winchester Town
Proposal Description:	Change of use from currently vacant, previously post office sorting office (B8) to late night entertainment venue (D2)
Case No:	03/02815/FUL
W No:	W07307/23
Case Officer:	Emma Norgate
Date Valid:	24 November 2003
Delegated or Committee:	Committee Decision
Reason for Committee:	Officers consider the application to be controversial or potentially controversial. The application is for a major development.
Site Factors:	Winchester Conservation Area

Site Description

- Located on the corner of Tanner Street and Friarsgate in Winchester.
- Site is located at the rear of the Post Office in what was previously the sorting office and within the structure of the Friarsgate multi-storey car park.
- Falls within the Winchester Conservation Area and the proposed Broadway Friarsgate development area.

Relevant Planning History

- W7307/16 – redevelopment to provide 4no. new retail units on three levels – grant 2/4/98
- W7307/17LBC – demolition of post office, sorting office and associated postal buildings – grant – 20/8/098
- W7307/18 – change of use from post office/sorting office to A1 retail use and installation of new shopfront – grant 9/7/98
- W7307/19 – redevelopment to provide 4no. new retail units on three levels – grant 14/10/98
- W7307/21 – change of use from currently vacant, previously vacant post office (B8) to late night entertainment venue – refuse 1/10/03

Proposal

- As per Proposal Description
- Temporary permission for 4 years.
- Main dance area in the core of the building.
- Chill out area located closest to Friarsgate and this will be available in normal working hours and early evening as a licensed bar.
- Access to the bar will be on the corner of Friarsgate and Tanner Street, this access will be closed during late night operation.
- Late night operation will access and egress from the Tanner Street entrance.
- Cater for 18-40 age group
- Maximum of 1500 patrons, with three areas in the building that can be used separately or linked.
- The Guildhall has a total capacity of 1200
- Music licence will be sought until 4am following Friday and Saturday and until 1am following Thursday
- Liquor licence will be sought until 2.30am following Friday and Saturday and until 1.30am following Thursday.
- Envisage that in the day part or all could be used by educational/community/social groups
- Computer system to track and identify registered users.
- Users would be required to pre-register and then iris scanned to gain entry into the foyer where there are 6 kiosks for processing.
- Computerised swipe cards for transactions.
- External changes are to the enclosure of the Tanner Street frontage and the access at the western end of Tanner Street.
- 55 car taxi fleet, users will be informed of a taxis arrival and when they register with the nightclub, they will be informed of the service, given a free phone number, customer discount and a free phone in the club.
- Bus service – Stagecoach are interested, but there is no confirmed service.
- Intended that the service will be on a Friday and Saturday night commencing at midnight and finishing at 5am, route from outside Marks and Spencer - St. George's Street – Southgate Street – St. Cross Road – Badger Farm – Stanmore – Chilbolton Avenue – Jolly Farmer – North Walls – Winnall – St. Giles Hill – Bar End and return. Bus service available to non-patrons
- 3 buses which could move 240 people per hour.

- Visitors by car will be incentivised to use the Park and Ride.

Consultations

Building Control:

- Building regs application will be required.
- Problem with means of escape in case of fire from the first floor office/plant area.
- No provision for disabled access into or around the building

Environment Agency:

- Nothing further to add to previous consultation.
- No objection in principle wishes previous advice to be taken into account.

Environmental Health:

- Structure of the building and associated plant could be adequately insulated at significant cost against the emission of noise.
- Greater concern is the potential for noise disturbance from customers leaving the premises.
- PPG24 states that LPA may wish to bear in mind not only the noise that is generated within the premises but also the attendant problems of noise that may be made by customers in the vicinity.
- Applicant has offered some views on how noise might be reduced from people leaving the premises but do not consider these measures are sufficient, realistic or able to be properly managed.
- Very concerned about the potential for noise disturbance, recommend refusal.

Others:

Director of Environment HCC

- No strategic highway issues involved in this application.

Hampshire Constabulary

- Since Jan 2003 1898 reported crimes, most of these on a Friday or Saturday night.
- Taxis would have to drive past the venue to get to the taxi rank in Silver Hill.
- Proposed hours would impact on police resources.
- Could be public disorder if persons were refused admission
- Proposed swipe card system could cause problems
- Car park is not secure and is poorly lit and disturbance in the venue could easily spread into the car park
- Conflict of people leaving the venue and cars
- Occupiers of Middle Brook Street would be affected by any noise coming from the club and at closing time.
- Poor lighting and security around the site.
- Impact of the proposal on the Broadway Friarsgate Brief.

- An oral update will be given on any further consultation responses.

Representations:

City of Winchester Trust:

- Object – hard to see how the proposals are any better than those refused because of the extensive disturbance that would be generated at anti-social hours.
- Remain uneasy that even a temporary planning permission could still prejudice the comprehensive planning and redevelopment of the Broadway Friarsgate development.

Letters of representations have been received from a large number of Neighbours

- This includes letters of representations and petitions and reports.
- Objections on the following grounds:

- Increased noise at anti-social hours, increase in unruly behaviour and anti-social behaviour including drink, drugs, crowds.
 - Inappropriateness of the use and out of keeping and other locations would be more appropriate.
 - Unworkable taxi and bus service which people cannot be forced to use, people will still walk home and unable to control people once they leave.
 - Contrary to the Human Rights Act
 - Proximity to residential property and sheltered accommodation.
 - Contrary to Policy and the aims of the City Council and would prejudice the Broadway Friarsgate Development and is contrary to the brief.
 - Increase in volume of traffic and pollution, increase in congestion and impact on traffic flows.
 - Site is not the correct place for a nightclub
 - Will harm the character and amenity of the area
 - Use should benefit the community as a whole.
 - Lack of policing resources
 - Will have an adverse impact on tourism
 - Does not deal with health and safety issues
 - Other alternatives within travelling distance.
 - Impact on neighbouring residential properties.
 - Young people need other things to do.
 - Existing venues are the source of anti-social behaviour, which will be made worse by the proposal.
 - Historic city, duty to preserve and falls within the Conservation Area and proximity to historic buildings.
 - City is too small to cope with such a use.
 - No feasible and effective system for people entering and leaving the site.
-
- 2 letters of support from King Alfred's College and King Alfred's Student Union on the grounds of:
 - Late night venue under good management would be of benefit to the student community, would wish to collaborate with the operators to ensure that students are adequately recognised and not discriminated by entry and pricing policies.
 - In principle wish to support the right proposal which will embrace these issues and enhance social facilities for all the community.
 - Would be of benefit to the College in attracting high quality students.
-
- Applicant has submitted a supporting petition from local businesses signed by 59 people.
 - Indicating a need for the proposal, an alternative to the existing pubs, that it would be a positive addition to the community, that it needs good identification, need for a venue for older people.
 - Applicant has submitted supporting information from an on-line survey signed by 522 people.
 - There are a number of comments supporting the application but also a number objecting.
 - Commenting on the need for the proposal, that it will benefit the community, needs a well run venue, that the city will benefit as a whole, holding back the university, poor diversity of nightlife, currently need to visit other cities, support for the bus service,
 - Also that it will have an adverse impact and reduce the quality of life, should be outside the town, already have problems with venues.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- S1, T4, R1, E16

Winchester District Local Plan

- HG7, W20, RT11, EN5, W9

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, HE5, SF1, W1, RD11.05

Supplementary Planning Guidance:

- Broadway Friarsgate Urban Design Framework and Planning Brief (Draft)
- Broadway Friarsgate: Planning Brief, Consultation Draft
- Winchester City and its Setting

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 6 Town Centres and Retail Developments
- PPG 13 Transport
- PPG 15 Planning and the Historic Environment
- PPG 24 Planning and Noise

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Residential amenities
- Comments on representations
- Need

Principle of Development

- Policy W20 encourages improvements to leisure facilities subject to accordance with the planning and highway strategy for the town, policy EN5 and other relevant policies.
- Policy RT11 encourages improvements to entertainment facilities where they would not be detrimental to the character of the area or the amenity or nearby residents or other uses, accord with EN5 and other relevant proposals.
- Policy EN5 and HG7 are also relevant.
- Policy SF1 states that retail, leisure or other development which would attract a large number of people (including D2 use class) will be permitted in Winchester City Centre providing that it accords with the criteria set out and other relevant policies.
- Revised Deposit also includes a proposal specifically with regard to the Broadway Friarsgate Area outlining the opportunity to provide a mix of uses, providing it accords with the relevant proposals and the Broadway Friarsgate Planning Brief.
- Broadway Friarsgate Brief was adopted as a background document to the Revised Deposit local plan on 25th June 2003.
- Until the Brief is formally adopted as Supplementary Planning Guidance the large scale retail development promoted by the Brief will remain a departure to the WDLP (1998).
- Brief highlights that there is a demand for and some commercial interest in providing a purpose built nightclub.

- It highlights that it would prefer to see a small / medium size venue meeting the leisure needs of a wide variety of local users throughout the week, rather than a large venue open only at weekends and drawing from a wide catchment.
- Whilst the proposal may be encouraging an improved entertainment facility, your Officers consider that it does not accord with either EN5 or HG7 in that HG7 highlights that change of use applications should not result in detriment to the local environment and EN5 highlights that proposals should not be detrimental to the amenities of adjoining uses.
- The Revised Deposit includes a proposal specifically referring to this proposed development and whilst the Revised Deposit plan is undergoing consultation and has been adopted for development control purposes, the weight that can be attached to it is less than the adopted plan.
- The applicant is seeking a four year temporary permission.

Residential Amenities

- The nearest residential properties are within 60m of the entrance to the venue.
- Also residential properties in Lower Brook Street and Middle Brook Street within 100m of the proposal.
- Issue of noise from both the venue and from people entering and leaving the venue is relevant.
- Environmental Health are of the view that whilst the structure of the building and associated plant could be adequately insulated at significant cost against the emission of noise.
- Whilst the noise report addresses sound insulation it fails to predict noise levels at the nearest noise sensitive properties.
- Of greater concern is the potential for noise disturbance from customers leaving the premises by foot or by vehicle.
- PPG24 indicates that the LPA will wish to bear in mind not only the noise that is generated within the premises but also the attendant problems of noise that may be made by customers in the vicinity.
- Whilst the applicant has offered some views on how noise might be reduced from people leaving the premises, it is not considered that these measures will be sufficient, realistic or able to be properly managed.
- The number of people attending the club, a maximum of 1500, will impact when leaving the premises.
- The applicant proposes staging the closing time, by not serving alcoholic drinks after 2.30am following Friday and Saturday, non-alcoholic drinks will continue to be served until 4am.
- Buses will be provided serving sites around Winchester.
- The surrounding streets are narrow, large groups of people are likely to be noisy.
- The scale of the facility will make it difficult to control crowds.
- Police have serious concerns

Comments on representations

- With regard to the impact on amenity of neighbouring properties, it is considered that there would be a detrimental effect on the amenity of neighbouring residential properties by virtue of the generation of extensive movements of people that the change of use would generate.
- With regard to use of the bus and taxi service, it would be difficult to ensure the use of these by users, parking in the city centre is free in the evenings and therefore it would also be difficult to encourage the use of the park and ride.
- Whilst policy does allow for such a use within this location, this needs to be balanced against other material considerations.
- Applicant has attempted to address concerns by providing late night bus services, staggering closing times and controlling entry.
- Noise disturbance is likely to occur due to numbers of people leaving if the club operates at maximum capacity at weekends.

- The tight narrow network of streets leading from the site is not conducive to the rapid dispersal of crowds.

Need

- No such facility exists in Winchester.
- Pressure to find a suitable location over past years.
- Proposal is for temporary permission prior to the implementation of the Broadway Friarsgate Development.
- Site is centrally located and easily accessible.

Recommendation

REFUSE – subject to the following refusal reason(s):

01 The proposal is contrary to Policy S1, T4, R1 and E16 of the Hampshire County Structure Plan Review and Policy HG7, W20, RT11 and EN5 of the Winchester District Local Plan in that:

(i) The change of use would generate extensive disturbance due to the nature of the use proposed and movements of people at anti-social hours which would have a detrimental impact on the amenities of residential properties, within the area.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: S1, T4, R1, E16

Winchester District Local Plan Proposals: HG7, W20, RT11, EN5, W9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE5, SF1, W1, RD11.05

Item No:	19
Address:	Rosenheim 42 St Cross Road Winchester Hampshire SO23 9PS
Parish/Ward	Winchester Town
Proposal Description:	Detached double garage with studio flat over
Case No:	03/03009/FUL
W No:	W11275/06
Case Officer:	Emma Norgate
Date Valid:	18 December 2003
Delegated or Committee:	Committee Decision
Reason for Committee:	4 or more representations contrary to the Officer's recommendations have been received
Site Factors:	Winchester Conservation Area Conservation Area Conservation Area

Site Description

- Site is located on the corner of Edgar Road, St. Cross Road and Ranelagh Road.
- Existing detached dwelling located in the north-east corner of the site, extended coach house (64 Edgar Road) located in the south-west corner.
- Proposal located on the corner of Edgar Road and Ranelagh Road in the north-west corner and stands in the garden of Rosenheim.

Relevant Planning History

- W11275/3 – detached double garage with studio flat over – refused 18/6/03 – dismissed at appeal – 27/10/03
- Proposal was dismissed for non-payment into the Open Space Fund. Payment was made, however, the Planning Inspectorate failed to inform the Inspector and the appeal was dismissed for this reason.
- W11275/7 – erection of 1no. five bedroom dwelling with integral single garage and new access – pending consideration.

Proposal

- As per Proposal Description
- Double garage, store and shower on the ground floor, open plan room and kitchen on the first floor.
- Garage is 9.2m wide, 5.1m deep and 5.5m to ridge.
- Two dormer windows on the south elevation, one window in the west gable end wall.
- Proposed materials: brick, plain clay tiles, terracotta ridge tiles and cedar garage doors.

Consultations

Conservation:

- Do not consider anything has changed since previous appeal, no objection, proposal essentially mirrors the Coach House, needs conditions.

Engineers:Highways:

- No objection subject to condition.

Landscape:

- No objection – do not consider apple trees are of high amenity value, conditions should cover hard and soft landscape details.

Others:

- Arboriculture – trees to be removed offer some amenity, but are of little amenity to the overall area and are not worthy of a TPO.

Representations:

City of Winchester Trust:

- No comment

Letters of representations have been received from 6 Neighbours

- Loss of green area and garden, threat to large trees on St. Cross Road.
- Increased traffic and parking problems.
- Combination of the two applications would have a devastating impact on the area and Rosenheim itself.
- Impact on neighbouring properties.
- Highway safety
- Concerns during construction
- Detrimental to the character and appearance of the Conservation Area.
- Applications have already been rejected before.

- Visual impact of the proposal.
- New vehicular access which will destroy parts of the brick and flint wall.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E16, R2, T4, T5, T6

Winchester District Local Plan

- H1, EN1, EN5, HG6, HG7, HG11, T9, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP5, DP6, HE4, HE5, HE8, T2, T3, T4

Supplementary Planning Guidance:

- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Winchester City and its Setting

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Highways
- Public open space provision
- Comments on representations
- Historic heritage/conservation area/listed building

Principle of development

- Site falls within the H1 boundary and therefore the principle of a residential unit is acceptable.
- Garage is for the existing dwelling at Rosenheim.
- Existing wall is to be underpinned.
- Proposed materials are acceptable.
- Officers consider the proposal is in accordance with Policy.
- Inspector considered that the garage would be in character with the surrounding area as the eastern side of Edgar Road is characterised by garages and similar ancillary buildings to main dwellings which front onto St. Cross Road.

Highways

- Applicant intends to close off an existing vehicle access, condition should be applied.
- A condition is suggested to ensure the garage is retained for Rosenheim.
- Cycle parking only is provided for the new unit and the new unit is not entitled to residents parking permits.

Impact on character of area

- The proposal will be visible due to the location, however it is not considered that the proposal will result in an adverse impact on the character of the Conservation Area.
- Trees are proposed to be removed, but these are of little overall amenity to the area.
- Conditions for landscaping are suggested.

- Officers do not consider there will be an adverse impact on the neighbouring properties, dwellings to the west are 16m from the proposal and it does not overlook their private amenity area.
- Property to the south-east is over 30m away and the view to 62 Edgar Road is blocked by 64 Edgar Road.

Comments on Representations

- Issues raised in representations are identified above.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for public open space, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the garage 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.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 The hereby approved shall not be used for any other purpose than the parking of cars.

03 Reason: To ensure the provision and retention of the n the interests of local amenity and highway safety.

04 Details of the type of brick, joints, coping and piers shall be submitted to and approved in writing by the Local Planning Authority before development commences on site.

04 Reason: To ensure that the details and materials are satisfactory and respect the character of the Conservation Area.

05 Details of the junction of the development hereby permitted with the existing boundary walls shall be submitted to and approved in writing before the development commences.

05 Reason: To ensure that the materials and details are satisfactory and respect the character of the Conservation Area.

06 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before building is occupied. Development shall be carried out in accordance with the approved details.

06 Reason: In the interests of the visual amenities of the area.

07 Prior to the commencement of works on site, details of the window design and position within the reveals shall be submitted to and approved in writing by the Local Planning Authority.

07 Reason: To ensure the details are satisfactory and respect the character of the Conservation Area.

08 The garage hereby permitted shall only be used by the occupiers of Rosenheim, 42 St. Cross Road.

08 Reason: To ensure the provision and retention of the garage in the interests of local amenity and highway safety.

Informatives

01. This permission is granted for the following reasons:
The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.
02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, E16, R2, T4, T5, T6
Winchester District Local Plan Proposals: EN1, EN5, HG6, HG7, HG11, T9, RT3, H1
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, DP6, HE4, HE5, HE8, T2, T3, T4

Item No:	20
Address:	Land Adjacent To 42 St Cross Road Winchester Hampshire
Parish/Ward	Winchester Town
Proposal Description:	Erection of 1 no. detached five bedroom dwelling with integral single garage and new access
Case No:	03/03010/FUL
W No:	W11275/07
Case Officer:	Emma Norgate
Date Valid:	18 December 2003
Delegated or Committee:	Committee Decision
Reason for Committee:	4 or more representations contrary to the Officer's recommendations have been received
Site Factors:	Winchester Conservation Area Conservation Area Conservation Area

Site Description

- Site is located on the corner of Edgar Road, St. Cross Road and Ranelagh Road.
- Existing detached dwelling located in the north-east corner of the site, extended coach house (64 Edgar Road) located in the south-west corner.
- Proposal located south of the existing dwelling in the south east corner of the site.
- Two large trees, a beech and a tulip tree are located to the front of the site on St. Cross Road and intended to be retained and protected.

Relevant Planning History

- W11275/5 – detached five bedroom dwelling with integral garage and new access – refused - 18/6/03 – dismissed at appeal – 27/10/03
- Proposal was dismissed for non-payment into the Open Space Fund. Payment was made, however, the Planning Inspectorate failed to inform the Inspector and the appeal was dismissed for this reason.
- W11275/6 – detached double garage with studio flat over – pending consideration.

Proposal

- As per Proposal Description
- Set back from the front boundary by 10m and is 1.5m from the boundary to the south and a total of 7.2m from 62 Edgar Road to the south.
- New access is from Edgar Road with an integral garage with parking and turning on site.
- Tulip and beech trees are to be protected during construction with fencing.
- Accommodation is over three floors and the building is 9m in height. This is slightly lower than Rosenheim, by 1m and the dwelling to the south at 62 Edgar Road is lower at 7.2m.

- Raised terrace area to the rear.
- Proposed materials are plain clay roof tiles with render and brickwork to the lower ground floor.

Consultations

Conservation:

- No objection subject to conditions

Engineers:Highways:

- No objection subject to conditions

Landscape:

- Protective fencing is in line with BS specifications and hoarding should be used. Trees to be removed offer little amenity to the wider area.

Representations:

City of Winchester Trust:

- No objection

Letters of representations have been received from 7 Neighbours

- Proposal is out of keeping with the surrounding properties.
- Not enough garden for dwellings of this size.
- Cumulative effect of the proposal will result in a density which is out of character with the area.
- Highway safety issues and increased traffic and parking problems.
- Detrimental impact on neighbouring properties.
- Loss of vegetation will have an adverse impact on the character of the area.
- Will have an impact on the entrance into Winchester
- Impact on the character of Rosenheim.
- Impact on character and appearance of the Conservation Area.
- Threat to trees.
- Concerns during construction.
- Cumulative impact of the proposals.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E16, R2, T4, T5, T6

Winchester District Local Plan

- H1, EN1, EN5, HG6, HG7, HG11, T9, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP5, DP6, HE4, HE5, HE8, T2,T3, T4, RT3

Supplementary Planning Guidance:

- Winchester District Urban Capacity Study
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Winchester City and its Setting

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities
- Highways
- Public open space provision
- Comments on representations
- Historic heritage/conservation area/listed building

Principle of development

- Proposal falls within the H1 boundary and therefore the principle of development is acceptable.
- Inspector considered that the scale and design of the proposal is acceptable.
- Trees to the front of the site are to be protected and retained.

Residential Amenities

- Previous application was refused for an overbearing impact on the amenities of neighbouring properties.
- However, the Inspector was of the view that due to the siting and fenestration and the distances, orientation and levels between the existing building and the proposed were within acceptable parameters that could reasonably be expected in a built up area.
- It is considered that there would not be undue loss of light, privacy or outlook to the neighbouring properties.
- Conditions are suggested to ensure no further windows in the north elevation and to ensure obscure glazing in a number of windows.

Highways

- Highway Engineers have no objection subject to conditions.

Impact on character of area

- Conservation Officer considers the proposal acceptable.
- Three storey height is considered acceptable in this location.
- The resulting plot size is not considered to be unacceptable in this location and your Officers consider there is sufficient space about the buildings.
- Design of the proposal and the materials are acceptable.
- Officers consider that the proposal would not detract from the Conservation Area or the street scene.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for public open space, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling 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.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

03 Reason: To improve the appearance of the site in the interests of visual amenity.

04 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written consent of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing in accordance with the submitted tree report.

04 Reason: To retain and protect the trees which form an important part of the amenity of the area.

05 The City Council's Arboricultural Officer shall be contacted prior to works commencing on site.

05 Reason: To ensure that the works are carried out in accordance with the submitted tree report.

06 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before . Development shall be carried out in accordance with the approved details.

06 Reason: In the interests of the visual amenities of the area.

07 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the north and south elevation(s) of dwelling hereby permitted.

07 Reason: To protect the amenity and privacy of the adjoining residential properties.

08 The ground floor window(s) in the south elevation of dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

08 Reason: To protect the amenity and privacy of the adjoining residential properties.

09 The existing access(es) to the site shall be stopped up and abandoned and the footway shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

09 Reason: In the interests of highway safety and the amenities of the area.

10 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

10 Reason: In the interests of highway safety.

11 The garage hereby approved shall not be used for any other purpose than the parking of cars.

11 Reason: To ensure the provision and retention of the n the interests of local amenity and highway safety.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A,B,C,E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

12 Reason: To protect the amenities of the locality and to maintain a good quality environment.

13 Prior to the commencement of works on site, details of the window design and position within the reveals shall be submitted to and approved in writing by the Local Planning Authority.

13 Reason: To ensure that the details are satisfactory and respect the character of the Conservation Area.

Informatives

01. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, E16, R2, T4, T5, T6

Winchester District Local Plan Proposals: H1, EN1, EN5, HG6, HG7, HG11, T9, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, DP6, HE4, HE5, HE8, T2,T3, T4, RT3

Item No:	21
Address:	Rural Buildings Land At Calcot Lane Curdridge Hampshire
Parish/Ward	Curdridge
Proposal Description:	Change of use of two buildings to employment uses - B1 (b) and (c) (research and development and light industry).
Case No:	03/02937/FUL
W No:	W09212/08
Case Officer:	Andrea Swain
Date Valid:	9 December 2003
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation
Site Factors:	Site borders on land for Special Scientific Interest for Nature Conservation.

Site Description

- Within open countryside.
- Accessed by Calcot Lane.
- Backdrop of trees to the north, otherwise site is open and visible from Calcot Lane and the B3035 to the east.
- Two large buildings on the site in the north west corner. These were constructed under permitted development rights for agricultural purposes, one in the 1980s and the other in the early 1990s.
- Typical modern agricultural buildings – steel framed and clad with corrugated cement sheeting and plastic coated steel.
- Rest of the site is grassed.
- Area in front of the buildings and bordering Calcot Lane is covered in scalping.

Relevant Planning History

- **W09212** - 'Erection of general purpose agricultural building' Harfield Farm Botley Road Curdridge - PER - 29/07/1986
- **W09212/01** - 'Agricultural workers dwelling' Harfield Farm Botley Road Curdridge - REF - 21/10/1986
- **W09212/02** - 'Erection of agricultural dwelling' Harfield Farm Botley Road Curdridge - PER - 23/09/1987
- **W09212/03** - 'Erection of agricultural dwelling' Maple Farm (formerly Harfield Farm) Botley Road Curdridge - REF - 13/04/1988
- **W09212/04** - 'Agricultural dwelling' Maple Farm Botley Road Curdridge - REF - 13/04/1988
- **W09212/05** - 'Two storey side extension' Maple Farm Botley Road Curdridge - PER - 20/09/1988
- **W09212/06** - 'Swimming Pool Enclosure' Maple Farm Botley Road Curdridge - REF - 13/03/1995
- **W09212/07** - 'Swimming Pool Enclosure' Maple Farm Botley Road Curdridge - PER - 04/09/1995

Proposal

- As per Proposal Description

Consultations

Engineers: Highways:

- Approach road is a narrow unlit rural road having no foot-ways. Evidence already exists of damage to the carriageway edges caused by overrunning of the soft highway verge areas.
- There have been two accidents recorded since 24 July 2001 at the Calcot Lane / Curdridge Lane cross road junction with Botley Road (B3035).
- Information provided in the supporting statement suggests that the intended occupiers of both buildings are relatively low-key users.
- TRICS database suggests that the proposed development is likely to result in 24 trips per day. It is also reasonable to assume that the rural buildings will have generated a number of trips per day.
- Mindful of the size of the buildings and the area of scalping forming a hardened parking and turning area, the amount of traffic visiting the site could possibly have been similar to what might be expected by the proposed users.
- If planning permission is to be granted I would ask that a condition be applied restricting the use of the buildings to the two main occupiers discussed in the supporting statement. This will allow the Planning Authority to maintain an element of control over future uses.

- Danger exists that without control a future occupier of the building may operate a more traffic intensive based business having larger delivery vehicles visiting the site, which is undesirable.

Environmental Health:

- Applicant has changed their proposal to limit business activities to those within B1 usage. As a result of this, no adverse comments to make.
- Recommend that the hours of work are restricted to Monday to Fridays from 8am to 6pm, Saturday from 8am to 1pm and at no other times including Bank Holidays to ensure that neighbours are not disturbed by any noisy activities.

Landscape:

- No TPO, No CA.
- Site borders on land for Special Scientific Interest for Nature Conservation. Buildings and any external activities, storage etc. will be an intrusive element in the landscape until new planting has matured.
- Need to be assured that the proposed planting and its subsequent management will be adequate for long term effective screening and a plan showing principles of landscape and management be submitted prior to granting of permission.

Representations:

Curdridge Parish Council

- Calcot/B3035 junction is dangerous and we do not consider this as a suitable position for light industrial.
- If it is to be allowed it should be B1 only and access should be off the main B3035 road to the farm.
- Due to the report that the buildings are in isolation and have been vandalised due to their lack of use, they should be recommended for removal rather than trying to use them.
- Contrary to Curdridge Village Design Statement Planning Guidelines 5. Any industrial development within the village should be confined to B1 (light industrial).

(Amended Description)

- Curdridge Parish Council would still object to this application although pleased to note that it would be B1 only.
- The other objections still stand.
- Would also not wish to see any retail sales from this site.

Letters of representations have been received from 2 Neighbours

- Objection to Steel Fabrication, maintenance and other industrial uses;
- Access not suitable.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C2 and UB3

Winchester District Local Plan

- C1, C2, C13 and EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C16 and DP3

Supplementary Planning Guidance:

- Curdridge Village Design Statement
- Site of Importance for Nature Conservation (SINCS): Winchester District

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Residential amenities
- Highways
- Comments on representations

Principle of Development

- Policies C13 of the Winchester District Local Plan and C16 of the Winchester District Local Plan Review and the advice contained in PPG7 allow for the change of use of non residential rural buildings for employment generating activities (B1 and exceptionally B2 and B8) provided that the building is in keeping with the locality, it is of permanent materials and of sound construction, the activity can be accommodated without detriment to the locality, and the extent of the site is clearly defined.
- The original planning application sought change of use to steel fabrication (B2) and the maintenance, servicing and sale of pressure washers (B8). Paragraph 3.46 of the Winchester District Local Plan states that B2 uses are unlikely to be acceptable in the countryside because of their nature.
- B8 uses are likely to be less acceptable than B1 because they may provide few employment opportunities or have adverse traffic implications.
- In the light of these concerns the applicant has proposed a change of use to B1 (b) and (c) only.
- The buildings are considered to be in keeping with the locality and are of permanent materials and sound construction, the use can be accommodated without detriment to the locality and the site area is clearly defined.
- The principle of the change of use is considered to be in accordance with policy.

Impact on the character of the area

- The Landscape Officer has raised concern with regard to the openness of the site and the fact that any external activities, storage etc. will be an intrusive element in the landscape until new planting has matured.
- Given that the applicant is seeking permission for the change of use of the buildings only, it is considered to be unreasonable, at this stage, to insist on landscape proposals prior to the approval of the planning application.
- It is considered reasonable to ensure that any planning permission is subject to conditions to ensure that a satisfactory landscape scheme is implemented prior to the occupation of the buildings for the new use.
- The proposed Landscape Conditions will be reported verbally.

Residential amenities

- There are no residential properties in close proximity to the buildings, although the garden area of Bay Tree House is 48 metres away at the closest point and is directly opposite the entrance to the site.
- Environmental Health have recommended conditional permission in order to control hours of working to protect the amenities of nearby residents.

Highways

- The Highways Officer has proposed a condition restricting the original proposed use of B2 and B8 to the applicant.
- Comments are awaiting from the Highways Officer in respect of the amended proposal for change of use to B1 only. These will be reported verbally.

Comments on representations

- The main objections were in respect of the proposed change of use to B2 and B8 and the noise and disturbance that would be created.
- Class B1 is a use that is normally acceptable in residential areas.
- The second objection to the proposed access is a matter for consideration by the Highways Officer in the light of the amended proposal for change of use to B1.

Recommendation

APPROVE– subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the development hereby permitted shall be used only for purposes within Class(es) B.1 (b) and (c). of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s).

02 Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

03 Details of the provision to be made for the storage and disposal of refuse from the B1 (b) and (c) use shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. This provision shall be fully implemented in accordance with the approved details before the buildings are occupied.

03 Reason: In the interests of the amenities of the locality.

04 Details of any lighting to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority before the use hereby approved commenced. The lighting shall be installed, operated and maintained in accordance with the approved scheme.

04 Reason: In the interests of the amenities of the locality.

05 No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site other than between the hours of 8am and 6pm Monday to Friday and 8am and 1pm Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

05 Reason: To protect the amenities of the occupiers of nearby properties.

Informatives

01. This permission is granted for the following reasons:
The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3 and C2
Winchester District Local Plan: EN5, C1, C2 and C13
Emerging development plan WDLPR DP3, C1 and C16

PPG1 and PPG7

Item No:	22
Address:	'Sandspur' Trampers Lane North Boarhunt Fareham Hampshire PO17 6BU
Parish/Ward	Boarhunt
Proposal Description:	Demolition of existing dwelling and outbuildings and erection of 1 no. three bedroom detached dwelling with triple garage/ car port and store with games room above
Case No:	04/00106/FUL
W No:	W18721
Case Officer:	Andrea Swain
Date Valid:	13 January 2004
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation
Site Factors:	N/A

Site Description

- Small bungalow with a floor area of 112 square metres.
- Within substantial grounds with a number of derelict out buildings on the site which it is intended to demolish.
- Well screened from Trampers Lane to the east and Little Forest to the west by a substantial tree belt.
- To the south is open meadow and to the north further woodland.
- The property is on the outskirts of North Boarhunt, which does not have an established settlement boundary.

Relevant Planning History

- No planning history.

Proposal

- As per Proposal Description
- Amended plans received showing garage moved closer to replacement dwelling.
- Amended plans do not create any new planning issues. No additional consultations carried out.
- Amended plans copied to Parish Council for information only.

Consultations

Landscape:

- To be reported.

Others: Arboricultural Officer

- To be reported.

Representations:

Boarhunt Parish Council

- Support.

Letters of representations have been received from 1 Neighbour

- Triple garage and level of parking not necessary for house of this size.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C2

Winchester District Local Plan

- C1 and C19

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1 and C22

Supplementary Planning Guidance:

- Boarhunt Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Residential amenities
- Comments on representations

Principle of development

- Development plan policy allows for replacement dwellings in the countryside, however, any replacement of an existing dwelling of 120 square metres floor area or less (measured externally) should not result in an increase in floor area of more than 25%.
- The existing dwelling at 'Sandspur' measures 112 Square metres.
- The proposed replacement dwelling and new garage would have a floor area far in excess of 25%.
- Replacement dwelling is not acceptable in principle.
- Proposed triple garage is two storey and has a floor area of 113 square metres.
- Garage is located over 8.5 metres at the closest point from the main house and the plot could be easily sub-divided to create a separate unit of accommodation.
- New houses in the countryside are not normally allowed unless they are for the purposes of agriculture
- Principle of a garage of this size is not, acceptable.

Impact on the character of the area

- Comments are awaited from the Landscape Officer and the Arboricultural Officer and will be reported verbally.

Residential amenities

- The closest residential property to 'Sandspur' is not within close proximity and there is no concern in this respect.

Comments on representations

- The Parish Council are in support of the planning application.
- One objector has raised concern with regard to the requirement of a triple garage and the level of car parking.
- Garage is too large given the size of the existing property which would mean that the new replacement dwelling would be more than 25% bigger than the original, contrary to Plan Policy.

Recommendation

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The proposed development is contrary to policies C2 of the Hampshire Structure Plan, policies C1 and C19 of the Winchester District Local Plan and would be likely to prejudice the emerging policies C1 and C22 of the Winchester District Local Plan Review in that

- i) It involves the replacement of a dwelling with an existing floor area of 120 square metres with a dwelling and triple garage with a floor area significantly greater than 25%. This would reduce the variety of rural housing stock.

02 The proposed development is contrary to policy C2 of the Hampshire County Structure Plan, policy C1 of the Winchester District Local Plan, policy C1 of the Winchester District Local Plan Review and the advice contained in PPG7 in that:

i) The proposed triple garage is of a size, design, and location that is tantamount to a separate unit of accommodation, which is not acceptable in the countryside.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: C2
Winchester District Local Plan: C1 and C19
Emerging development plan WDLPR C1 and C22