

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 March 2005

<b>Item No:</b>	02
<b>Address:</b>	The Weir House, Abbotstone Road, Old Alresford Hampshire SO24 9DG
<b>Parish/Ward</b>	Old Alresford
<b>Proposal Description:</b>	Replace existing pool house with new pool house
<b>Applicants Name</b>	Mr And Mrs Hollingbery
<b>Case No:</b>	05/00018/FUL
<b>W No:</b>	W14303/08
<b>Case Officer:</b>	Mr Robert Ainslie
<b>Date Valid:</b>	23 December 2004
<b>Delegated or Committee:</b>	Committee Decision
<b>Reason for Committee:</b>	The application has been submitted by a Member of the Council which they have notified to the Director of Development Services
<b>Site Factors:</b>	New Alresford Conservation Area  Conservation Area Area Liable to Flood County Heritage Site

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 March 2005

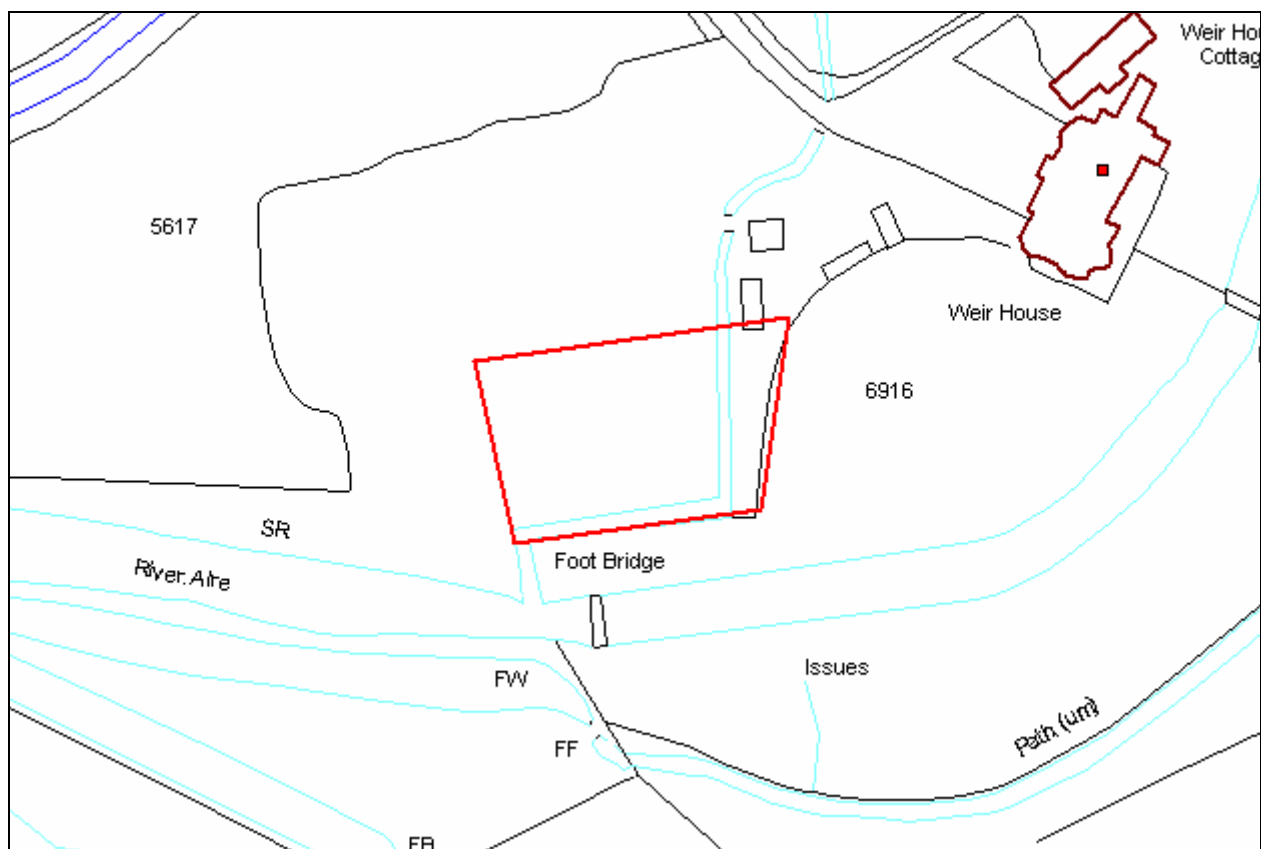
**SITE LOCATION PLAN**

**Case No:** 05/00018/FUL

**W No:** W14303/08

**Address:** The Weir House Abbotstone Road Old Alresford Hampshire SO24 9DG

**Proposal Description:** Replace existing pool house with new pool house



### Site Description

- The application site is a large detached dwelling located in spacious grounds in the countryside between the settlements of Old Alresford and New Alresford.
- The River Arle runs through the application site to the east and south of the dwelling.
- Part of the property falls within the Conservation Area of New Alresford however the garden area where the pool house is proposed to be located falls outside of the Conservation Area.
- The garden area where the pool house is proposed is an enclosed garden with a 2.5m wall on the eastern boundary and mature hedging along the western and northern boundaries. A smaller 1.5m wall runs along the southern boundary of the garden. An existing smaller pool house building is currently located on the northern boundary of the garden adjacent to the hedging. An outdoor swimming pool is located within this garden area.
- A further vegetable garden is located to the north of the pool garden and is enclosed by a high grass bund which screens the garden effectively.
- A public footpath is located approximately 60 metres south of the application site but is screened by a group of trees with very limited views across into the property.

### Relevant Planning History

- **W14303/02** Construction of kitchen garden wall, garden room and double entrance gates – Application Permitted - 14/07/1997
- **W14303/07** Replace existing pool house with new pool house - Application Withdrawn 17/12/2003

### Proposal

- As per Proposal Description

### Consultations

#### Conservation:

- No objection
- Do not consider that this building will be visible from any public vantage outside or inside the Conservation Area. In addition it is not in the Conservation Area. Therefore it cannot be seen to be contrary to PPG15, or HG6 and can be approved if it is in accord with Local Plan Countryside Policies

#### Environment Agency:

- Comments awaited

#### Landscape:

- Recommend approval subject to inclusion of a landscape condition
- Replacement pool building and surrounds are in an enclosed setting within the garden with only glimpses south east to a dwelling through the mature trees, which would be completely screened during the summer months. Recent planting of evergreen understorey, ie box, laurel and holly, will provide year round screening in the longer term.
- Although part of the beech hedge will be removed as a result of this application, new planting is proposed to retain an effective garden layout.

### Representations:

#### Old Alresford Parish Council

- No comments

No Letters of representations have been received from neighbours

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 March 2005

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, C1

Winchester District Local Plan

- EN5, C2, HG6, HG7, HG8

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, HE4, HE5, HE6

National Planning Policy Guidance/Statements:

- PPS 1 General Policy and Principles
- PPS 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:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Conservation Area
- Drainage/flooding

Principle of development

- The application falls within countryside outside settlement boundaries or development frontages where outbuildings incidental to the enjoyment of the dwellinghouse are considered acceptable in principle.

Impact on character of area

- The proposed pool house would be barely visible from outside of the application site being within an enclosed garden area and the impact of the building on the surrounding locality would therefore be minimal.
- Whilst the hedge on the northern boundary would be lost as a result of the proposals, suitable landscaping would retain a screen along this boundary. In addition, the enclosed vegetable garden to the north with its enclosed landscaped bunds provides additional screening.

Detailed Design

- The proposed building would be of a contemporary design being predominantly glazed on the southerly aspect to the front with rendered walls to the side and rear, which would be mostly obscured from view. It is considered that the design would not appear out of keeping within this enclosed garden area.

Conservation Area

- The proposed building falls outside the Conservation Area. Views from the Conservation Area to within the site are very limited and it is considered that the building would not have an adverse impact on the wider landscape of the Conservation Area.

Drainage/flooding

- The comments of the Environment Agency are awaited

**Recommendation**

**1. APPROVE**

**Conditions/Reasons**

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

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 March 2005

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 of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include the following:

- Hard surfacing materials
- Planting plans
- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate.
- Implementation programme

If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

**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 38(6) of the Planning and Compulsory Purchase Act 2004, 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, C1

Winchester District Local Plan Proposals: EN5, C2, HG6, HG7, HG8

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE4, HE5, HE6