

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

<b>Item No:</b>	03
<b>Address:</b>	Stoney Dean Farm Marlands Lane West Meon Petersfield Hampshire GU32 1JY
<b>Parish/Ward</b>	West Meon
<b>Proposal Description:</b>	Construction of green house
<b>Applicants Name</b>	Mr & Mrs G Quar
<b>Case No:</b>	05/00320/FUL
<b>W No:</b>	W01109/06
<b>Case Officer:</b>	Mr Ian Cousins
<b>Date Valid:</b>	3 February 2005
<b>Delegated or Committee:</b>	Committee Decision
<b>Reason for Committee:</b>	The application has been submitted by/or on behalf of a Member/Officer of the Council which they have notified to the Director of Development Services
<b>Site Factors:</b>	Area of Outstanding Natural Beauty



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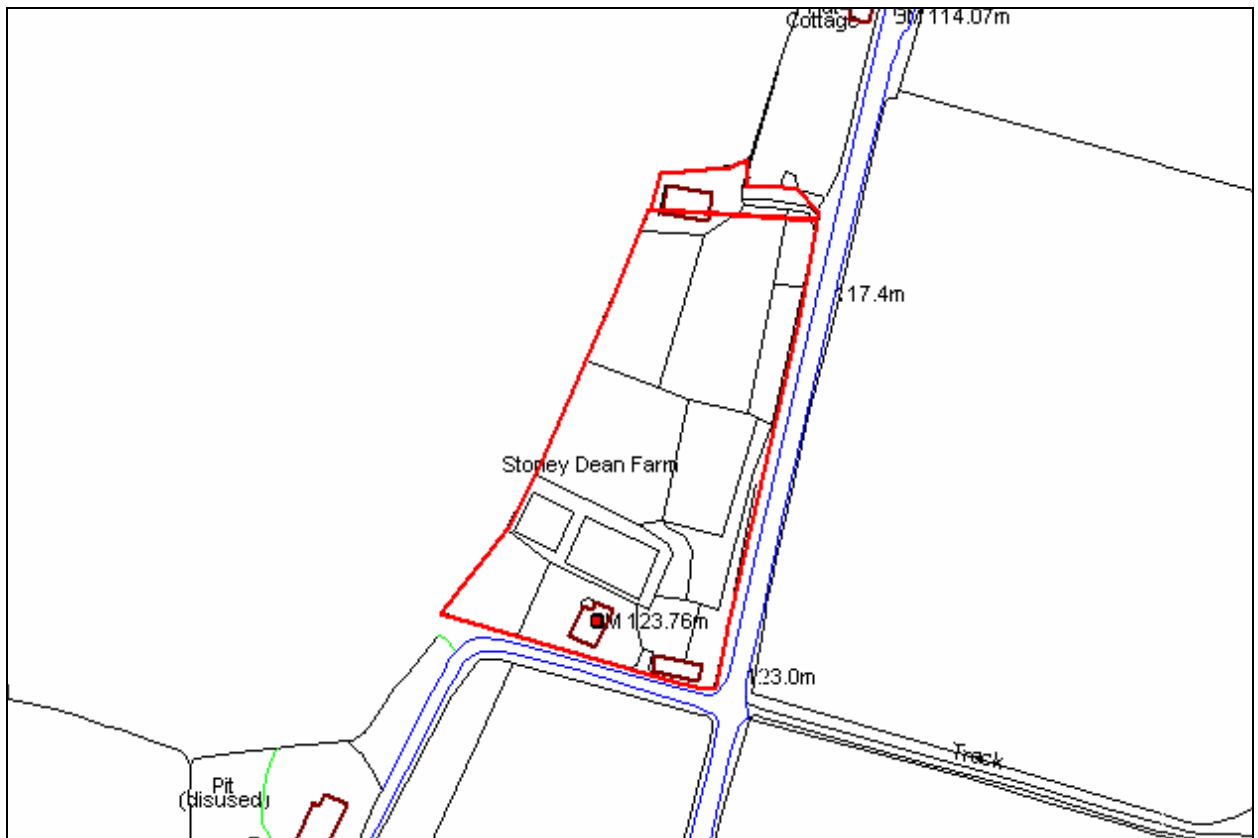
**SITE LOCATION PLAN**

**Case No:** 05/00320/FUL

**W No:** W01109/06

**Address:** Stoney Dean Farm Marlands Lane West Meon Petersfield Hampshire

**Proposal Description:** Construction of green house



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**Site Description**

- Stoney Dean Farm is a cottage located in the countryside, within the East Hampshire Area of Outstanding Natural Beauty, about a mile north of West Meon village on the west side of the A32 road.
- The cottage is set back approximately 45 metres from the A32.
- Land levels rise to the west and fall to the north.
- There is a detached stable block and garages located in the south east corner of the site.
- A walled area exists to the west of the site that is 1.5m to 1.8m in height which is where the proposed greenhouse is to be sited.

**Relevant Planning History**

**W01109** Erection of single storey extension comprising family room, study and cloakroom - Stoney Dean Farm Marlands Lane West Meon Petersfield Hampshire GU32 1JY - Application Permitted - 13/06/1975

**W01109/01** Two storey rear extension - Stoney Dean Farm West Meon Petersfield Hants GU32 1JY - Application Permitted - 30/03/1998

**W01109/02** Double garage and stables - Stoney Dean Farm West Meon Petersfield Hants GU32 1JY - Application Permitted - 05/10/1998

**W01109/03** Construction of dressage schooling area - Stoney Dean Farm West Meon Petersfield Hants GU32 1JY - Application Permitted - 19/12/2001

**W01109/04** Construction of workshop/machinery room and tack room linked by an archway. - Stoney Dean Farm West Meon Petersfield Hants GU32 1JY - Application Refused - 27/09/2002

**W01109/05** Conservatory to rear - Stoney Dean Farm Marlands Lane West Meon Petersfield Hampshire GU32 1JY - Application Permitted - 28/02/2003

**Proposal**

- As per Proposal Description

**Consultations**

Landscape

- The development is well concealed, being at a lower level than the field to the rear.
- There is no impact visually or on vegetation.

East Hampshire AONB Panel

- The Panel raised no objection to the application.

**Representations:**

West Meon Parish Council

- No comments to make on this application

No letters of representation have been received.

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**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- C1, E7

Winchester District Local Plan

- C1, C2, C7, EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C7, DP3

National Planning Policy Guidance/Statements:

- PPS 7

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Detailed design

Principle of development

- The principle of development is acceptable as it accords with all relevant policies and will not be detrimental to the amenities of the East Hampshire Area of Outstanding Natural Beauty.

Impact on character of area

- The proposed greenhouse is to be sited within an existing walled area to the west of the site.
- The wall varies in height between 1.5m and 1.8m and this will conceal the majority of the greenhouse from distant views.

Detailed design

- The greenhouse is of a traditional design and is to be attached to the wall.
- The frame is to be constructed of timber style aluminium and painted off white.

**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.

**Informatives**

1. 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.

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

Hampshire County Structure Plan Review	C1, E7
Winchester District Local Plan Proposals: Emerging Development Plan:-	C1; C2; C7; EN5
WDLP Review Deposit and Revised Deposit:	C1, C7: DP3