

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:	20
Address:	Beechleigh Southwick Road Wickham Fareham Hampshire PO17 6HX
Parish/Ward	Wickham
Proposal Description:	Replacement five-bedroom detached dwelling
Applicants Name	Mr And Mrs D Heathfield
Case No:	05/01040/FUL
W No:	W18290/04
Case Officer:	Emma Norgate
Date Valid:	21 April 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation

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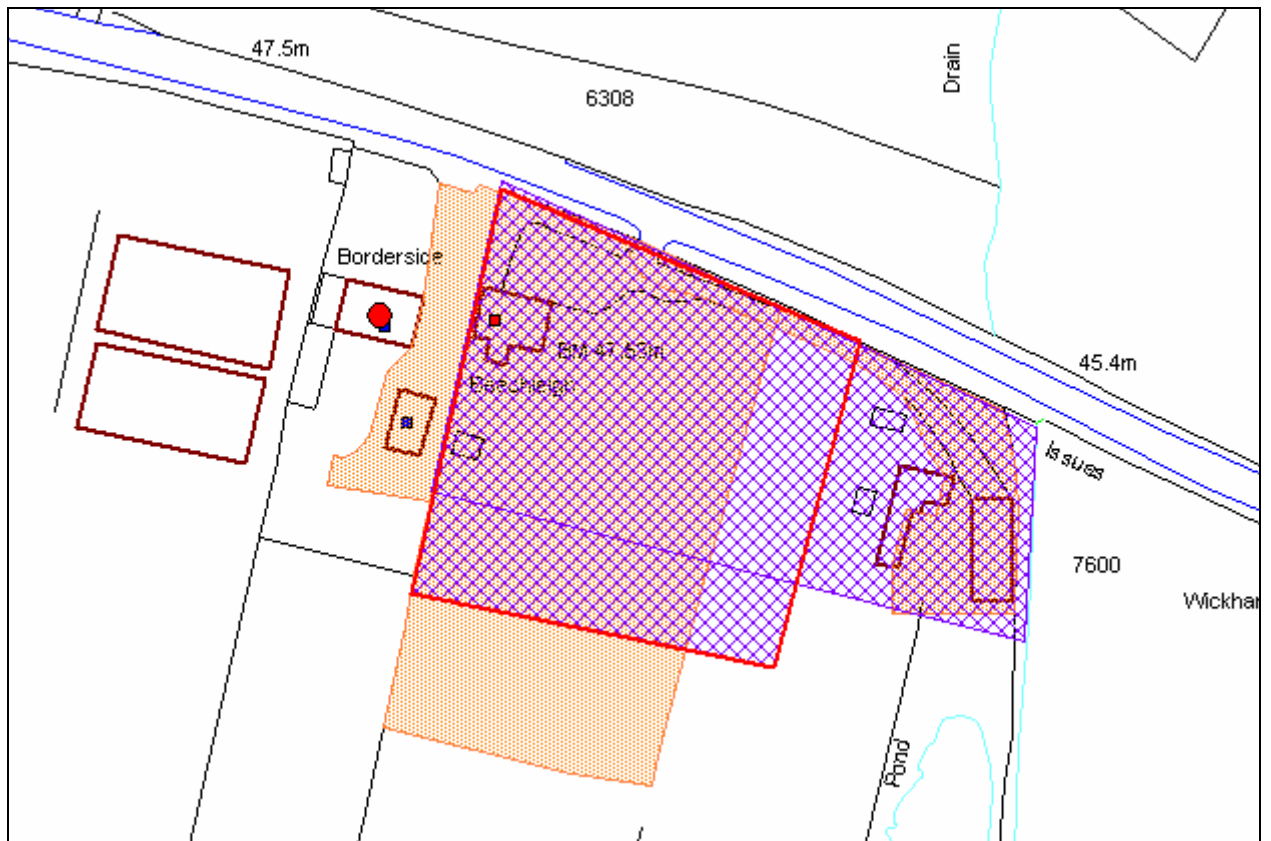
SITE LOCATION PLAN

Case No: 05/01040/FUL

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Proposal Description: Replacement five-bedroom detached dwelling



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Site Description

- The site is located on the Southwick Road, between Wickham and North Boarhunt.
- The existing dwelling is two storey, painted pebbledash with a hipped tiled roof.
- The dwelling is set to the west of the existing access, close to the western boundary of the site with the adjoining dwelling "Borderside".
- This is a large site and is well screened to the eastern and rear boundaries. In the immediate vicinity of the existing dwelling, the screening along the western boundary is good.
- There is an outbuilding towards the eastern boundary of the site, which was granted permission to convert into an office in 2003, this consent has been implemented.

Relevant Planning History

- W18290 - Change of use of agricultural building to office and store - Beechleigh Southwick Road Wickham Fareham Hampshire PO17 6HX - Application Permitted - 21/05/2003
- W18290/01 - Two storey rear extension - Beechleigh Southwick Road Wickham Fareham Hampshire PO17 6HX - Application Permitted - 22/04/2004
- W18290/02 - New vehicular and pedestrian access and ancillary works - Beechleigh Southwick Road Wickham Fareham Hampshire PO17 6HX - Application Permitted - 13/12/2004
- W18290/03 - 1 no. replacement five bedroom detached dwelling - Beechleigh Southwick Road Wickham Fareham Hampshire PO17 6HX - Application Refused - 24/01/2005

Proposal

- As per Proposal Description
- Permission was refused for a replacement dwelling in January 2005. The application was refused because by virtue of its design, mass and scale, it would be significantly larger than the dwelling that it replaces and result in a dwelling unsympathetic to its surroundings and appear visually incongruous.
- This application is to address those reasons for refusal.

Consultations

Engineers:Highways:

- No highway objections – proposed access is subject of a separate application, satisfied that there is sufficient area to provide parking and turning on site. Unlikely that the proposal will cause demonstrable harm to users of the adjoining highway.

Landscape

- No objections – some native tree planting will be required to assimilate the building into the landscape. Attach a landscape condition.

Representations:

Wickham Parish Council

- Object – scale and bulk of the proposed dwelling is inappropriate to the countryside.

Letters of representations have been received from 1 Neighbours

- Support – very much like to see a new house built and the existing house removed giving more light to our property and improving the overall look of the area.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, UB3, H10

Winchester District Local Plan

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- EN5, C1, C2, C19

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C22, DP1, DP3

Supplementary Planning Guidance:

- Wickham Village Design Statement

National Planning Policy Guidance/Statements:

- PPS 1 Delivering Sustainable Development
- PPS 7 Sustainable development in rural areas.

Planning Considerations

The main considerations in respect of this application are:

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

Principle of development

- The replacement of dwellings in the countryside which have a lawful residential use are acceptable in principle subject to a number of criteria.
- The existing dwelling is over 120sq.m. and therefore the replacement dwelling should be judged on the impact of the resulting dwelling in terms of size, design, siting and layout.
- The existing dwelling is approximately 160. sq.m. and there is an extant permission for a two storey rear extension which would increase the size of the existing dwelling to 240. sq.m.
- The proposed replacement dwelling is in the region of approximately 305 sq.m.

Impact on character of area

- The proposed dwelling is set some 30m from the road and further into the site than the existing dwelling and away from the western boundary with Borderside.
- The previous application was refused because by virtue of its design, mass and scale, it would be significantly larger than the dwelling that it replaced and would result in a dwelling unsympathetic to its surroundings and appear visually incongruous. It was approximately 400 sq.m. in size.
- The dwelling has been reduced in size to approx. 305sq.m. and the roof form is less bulky than the previous application.
- The Landscape Architect has been consulted on this proposal and has not raised an objection with regard to impact from the proposal. The site is well screened to the rear and the eastern boundary, although there could be further screening to the western boundary. The applicants have indicated on the submitted plans that it is intended that there should be planting to the front of the site.
- In order to retain control over this and to ensure that the landscaping is appropriate in mix, species and size, and in the light of the Landscape Architects comments, a landscape condition is suggested.
- As a result of the revised proposal which changes the design and reduces the size and bulk of the dwelling, officers no longer consider that the application could be refused for having an adverse impact on the local environment.

Detailed design

- The previous proposal was considered to be suburban in appearance with two forward projecting gables and a complicated rear roof form where the gables to either end formed part of the main roof, meaning that the roofscape and the overall design of the proposal was considered to be very bulky. There was also a single storey rear element which was circular in

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form.

- The revised scheme is simpler in style. There is one forward projecting gable, with a dormer window on the front elevation. To the rear, the ridge lines of the rear projecting elements are lower than the main ridge, which thereby reduces the bulk and size of the dwelling.
- The circular single storey projection to the rear has been removed.
- Proposed materials are to be agreed with the Local Planning Authority, but the drawings would appear to indicate brick with an element of tile hanging.

Residential amenities

- There are no issues of overlooking or overshadowing to be considered.
- The existing dwelling is located on the western boundary with "Borderside" and this will need to be removed within a suitable time frame.
- It is suggested that this is covered by condition.

Comments on representations

- Issues raised are addressed in the report.

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 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 The existing dwelling on the site shall be demolished and all resultant materials removed from the site within 3 months of the first occupation of the building hereby permitted.

04 Reason: To safeguard the amenity of the locality.

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05 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 E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

05 Reason: To protect the amenities of the locality and to maintain a good quality 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 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: C1, C2, UB3, H10

Winchester District Local Plan Proposals: EN5, C1, C2, C19

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C22, DP1, DP3