

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Case No:	05/02757/FUL	Valid Date	29 November 2005
W No:	19834	Recommendation Date	17 January 2006
Case Officer:	Mr Ian Cousins	8 Week Date	24 January 2006
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Conservatory to rear; conversion of existing detached garage into playroom with new pitched roof
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Site:	1 Andrewes Close Bishops Waltham Southampton Hampshire SO32 1GY
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	Y	N	N	N

APPROVED TO GO TO COMMITTEE
TEAM MANAGER
Signed & Date

WINCHESTER CITY COUNCIL
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Item No: 03
Address: 1 Andrewes Close Bishops Waltham Southampton Hampshire SO32 1GY

Parish/Ward Bishops Waltham

Proposal Description: Conservatory to rear; conversion of existing detached garage into playroom with new pitched roof

Applicants Name Mr And Mrs M Slack

Case No: 05/02757/FUL

W No: W19834

Case Officer: Mr Ian Cousins

Date Valid: 29 November 2005

Delegated or Committee: Committee Decision

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

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Site Description

- The property is a two storey detached dwelling of brick and tile construction with tile hanging to the first floor elevations.
- The front of the property is surrounded by evergreen hedging, with driveway access located to the south west corner of the plot.
- The rear garden is landscaped and is fully enclosed by close boarded fencing.
- Beyond the northern boundary there is an open field.

Relevant Planning History

- None

Proposal

- To convert the existing garage into ancillary living accommodation and to provide a conservatory to the rear of the property.

Consultations

Engineers: Highways:

- No objection to the proposal as sufficient parking will remain on site to accommodate vehicles.

Representations:

Bishops Waltham Parish Council

- Object to the application on the grounds of mass of built form and loss of garage.
- No neighbour representations have been received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3

National Planning Policy Guidance/Statements:

- PPS 1 General Policy and Principles

Planning Considerations

The main considerations in respect of this application are:

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

Principle of development

- The principle of converting the garage into ancillary living accommodation and providing a conservatory to this property is acceptable as it accords with all relevant policies.

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Impact on character of area

- The garage is screened well by an evergreen hedge approximately 2.5 metres in height.
- The replacement of the garage door with windows will not detrimentally affect the character of area because of the screening that exists.
- The loss of the garage as parking will not be detrimental to the area as adequate parking will still be available on site.
- The conservatory to the rear will sit comfortably against the existing dwelling and will not be an incongruous addition when read against the property.
- It is considered that there will be plenty of amenity space left to the rear of the property when the proposed development has been completed.
- The proposed conservatory presents no overlooking or overshadowing issues.

Recommendation

APPROVE

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three 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 (as amended).

02 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

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

Winchester District Local Plan Proposals: EN5

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