

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 29 March 2007

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	06/03702/FUL	Valid Date	21 December 2006
W No:	08970/11	Recommendation Date	14 March 2007
Case Officer:	Mrs Mary Goodwin	8 Week Date	15 February 2007
		Committee date	29 March 2007
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	(AMENDED DESCRIPTION) Erection of detached carport with office accommodation/kitchen and shower room above
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Site:	Sutton Court Bishops Sutton Road Bishops Sutton Hampshire SO24 0AN
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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	Y

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

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Item No: Item 2
Case No: 06/03702/FUL / W08970/11
Proposal Description: (AMENDED DESCRIPTION) Erection of detached carport with office accommodation/kitchen and shower room above
Address: Sutton Court Bishops Sutton Road Bishops Sutton Hampshire SO24 0AN
Parish/Ward: Bishops Sutton
Applicants Name: Mr And Mrs E Dedman
Case Officer: Mrs Mary Goodwin
Date Valid: 21 December 2006
Site Factors: Tree Preservation Order
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received.

Planning permission was granted in 2005 for a house with detached triple bay car port on the site (W08970/07). The current proposal is one of a series of amendments, and it concerns the design and layout for the detached car port building. It is part retrospective, as the works have commenced to eaves height (but have ceased pending determination of this application).

Site Description

The site comprises 0.27 hectares to the south of Bishops Sutton village. There are existing houses to either side of the site and between the site and road to the north. Between the site and the A31 to the south is open countryside.

Development is under way to construct a replacement house on the site with detached car port and there are old brick and flint walls in the rear gardens, along the eastern and western side boundaries adjacent to the car port. The land rises steadily and gradually to the rear. There is an existing vehicular access onto the road to the south of the site, which is shared with the neighbouring houses.

The vicinity is characterised by a mix of housing styles, ages and sizes, and the land is well vegetated with mature trees, shrubs and hedges to the gardens and frontages. The site is screened in views from the road by the surrounding development and landscaping and there is a good tree and hedge screen to the western boundary.

Proposal

The application is for an amended car port design/layout and includes a first floor private office with shower room and kitchen (the previously approved scheme showed only an attic space in the roof). The accommodation above the car port would be accessed via an external staircase to the west elevation (this was previously approved to the east elevation). The building is deeper (by 2.7m) and narrower (by 2.4m) than the previously approved design, with a shallower roof pitch over a wider span (resulting in the same ridge height of 6.6m). It incorporates a single pitched roof dormer window to the front elevation, two rooflights to the rear and a window to the eastern gable end. The design sets the building in from the existing brick and flint walls to either side of the car port, by 1.2m to the west and 1m to the east, compared with the approved plans which showed the car port built up to the garden walls.

Relevant Planning History

W08970 – dwelling and garage, refused 11/02/1986.

W08970/01 – single storey extension, double garage and erection of dwelling, permitted 14/09/1989.

W08970/02 – detached garage block, permitted 08/02/1994.

W08970/03 – single storey side extension, double garage and erection of dwelling, renewal of /01 permitted 19/04/1994.

W08970/04 – single storey side extension, double garage and erection of dwelling, renewal of /03, permitted 30/11/1998.

W08970/05 – single storey side extension, double garage and erection of dwelling, renewal of /04, permitted 03/09/2003.

W19332 - Change of use of land from school playing field to private recreational use and enclosed with post and rail fence, Land To The Rear Of Sutton Court. Permitted 08.08.2005

W08970/06 – erection of a five bedroom detached dwelling and detached triple bay carport, refused 15/04/2005

W08970/07 - Erection of 1 no. five-bedroom detached dwelling and detached triple bay carport on land adjacent to Sutton Court, permitted 16.08.2005.

W08970/08 - Amendments to windows approved on permission W08970/07; additional landscaping, allowed at appeal 24.08.2006

W08970/09 - Addition of basement and conservatory to previously approved design, permitted 07.09.2006

W08970/10 - Erection of 1 no. five bedroom detached dwelling (amendment to existing planning permission W08970/07), permitted 16.02.2007

Consultations

Enforcement:

No comments on the proposal which should be determined on its own merits

Representations:

Bishops Sutton Parish Council – objection

Overlooking to neighbouring properties; diminishing neighbour amenity; the office should only be for private use and should not be a commercial premises.

9 letters received objecting to the application for the following reasons:

- The owners run a road making business, which generates traffic, lorries and deliveries and there are concerns that the business may operate from the new building, to the detriment of quiet rural nature of the area; creeping industrialisation;
- Harm to neighbouring gardens; overlooking from additional windows to north, west and east;
- Each amended application has limited implications but the overall and cumulative impact of the amendments is significant and unacceptable;
- The building could become a dwelling beyond the line of existing homes;
- This sets a precedent for offices/homes to the rear of the existing houses in the vicinity;
- Light pollution;
- The revised door/stair position will result in light pollution to Bishops Court.

Reasons aside not material to planning and therefore not addressed in this report

- Query the structural design in terms of load calculations and risk - the building is on stilts and a light accident may have significant impact.
- Application publicity did not explain the change of use proposed.

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Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, C1, C2, CE5

Winchester District Local Plan Review

DP3, DP4, CE22

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 4 Industrial, Commercial Development and Small Firms

PPS 7 Sustainable Development in Rural Areas

PPG 24 Planning and Noise

Supplementary Planning Guidance

None

Other Planning guidance

Winchester District Landscape Assessment

Planning Considerations

Principle of development

The principle of a detached car port and office space within the curtilage of the new house is acceptable, subject to the proposal meeting the usual criteria concerning visual impact, neighbour amenities, landscape and highway safety considerations, and there is an extant permission for a similar building. The application confirms that the proposal is for an ancillary curtilage building incidental to the residential use of the dwellinghouse, which would include an office space with kitchen and shower room at first floor level for private and personal use, and this is acceptable in principle.

Design, layout, scale and visual appearance

The proposed car port is constructed with open sides on timber stilts at ground floor level, a pitched tiled roof with timber boarding to the gable ends and dormers at first floor level. The roof pitch is 40 degrees, which is suitable for a clay tiled roof and the ridge height is 6.6m. The design is acceptable for this location, and the building will be well screened from public views by vegetation and surrounding buildings.

Impact on neighbouring amenity

The revised design will have no significant implications for neighbouring amenity. The building is sited to the rear of the house, at a distance of 20m from the eastern boundary and 1.2m from the western boundary. The closest houses to the north are 60m distant. The change in position of the external staircase will alter the appearance of the building, but will not be harmful to neighbour amenity, particularly as there is dense and tall vegetation on the western boundary and no glazed openings are proposed to this elevation. To comply with the terms of the application, the building could only be used for purposes ancillary to the dwelling house use, and condition 1 seeks to control this. It is considered that any overlooking from the office space would be at such a distance that it would not be materially harmful to amenity.

Highways/Parking

The proposal for an amended car port design would have no significant highway implications, provided the use is ancillary to the residential unit, as proposed.

Recommendation

Application Permitted subject to the following condition(s):

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Conditions

1 The car port and first floor office, shower room and kitchen hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. No employees shall work in the car port building, other than the residents of the main house, and there shall be no commercial deliveries to the building at any time, without the prior written approval of the Local Planning Authority.

Reason: To protect the amenities of the area and neighbouring residential properties, for highway safety reasons and to define the nature of the use in accordance the terms of the application.

2 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 or doors other than those expressly authorised by this permission shall, at any time, be constructed in the elevation(s) of building hereby permitted.

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

3 Details and samples of the materials to be used in the construction of the external surfaces of the car port hereby permitted shall be submitted to the Local Planning Authority for prior written approval.

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

Informatives:

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.

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 Review: DP3, DP4, CE5