

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

**TEAM MANAGER
SIGN OFF SHEET**

Case No:	07/00041/LBC	Valid Date	19 January 2007
W No:	19885/07LBCA	Recommendation Date	19 June 2007
Case Officer:	Ms Nichola Whitehead	8 Week Date	16 March 2007
		Committee date	3 July 2007
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Demolition of building

Site: 3 Park Lane Abbots Worthy Winchester Hampshire SO21 1DT

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	Y	N	N	Y

COMMITTEE 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: 4
Case No: 07/00041/LBC / W19885/07LBCA
Proposal Description: Demolition of building
Address: 3 Park Lane Abbots Worthy Winchester Hampshire SO21 1DT
Parish/Ward: Kings Worthy
Applicants Name: Mr M Oakley
Case Officer: Ms Nichola Whitehead
Date Valid: 19 January 2007
Site Factors: Abbots Worthy Conservation Area
Conservation Area
Within 50m of Listed Building
Tree Preservation Order
Recommendation: Application Permitted

General Comments

This application is reported to Committee because it is being considered in conjunction with application no. 06/03724/FUL / W19885/06 - *Demolition of existing bungalow; erection of 1 no. four bedroom and 2 no. two bedroom dwellings with associated parking and landscaping*, which is a separate item on this agenda.

Site Description

The site is located in the small village of Abbots Worthy, just outside of the settlement of Kings Worthy. It is in the countryside and within a designated Conservation Area. The site is to be considered under the infill policy H.4 of the Winchester District Local Plan.

The property is located on Park Lane which is narrow with properties fronting the road on the western side only. Park Lane runs north to south and slopes down gently to the south, which gives the property a slightly elevated position. To the eastern side of the road is an area of woodland. Currently, there is a small bungalow on the site with a small garage to the side.

The properties along the lane are of a variety of sizes and designs, with the neighbouring property to the north being of a similar scale and design.

The boundary treatment to the front of the site has been recently cleared and the site is completely open to the road.

Proposal

The proposal is to demolish the existing bungalow on site.

Relevant Planning History

W19885/05 Demolition of existing bungalow; erection of 4 no two bedroom semi detached dwellings with 6 no. parking spaces - 3 Park Lane Abbots Worthy Winchester Hampshire SO21 1DT - Application Refused - 19/10/2006

Consultations

None

Representations:

Kings Worthy Parish
Objects to the application

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Although the number of dwellings has been reduced the application remains the same.

1 letter received objecting to the application for the following reasons:

- The application is the same as the previous one and if the existing is demolished it should be replaced with 1 unit

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, E16

Winchester District Local Plan Review

DP.3, HE.7

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

PPS 7 Sustainable Development in Rural Areas

PPG 15 Planning and the historic environment

Planning Considerations

Principle of development

The principle of demolition within the Conservation Area is only acceptable where the proposals will improve or enhance either the site or character of the wider area, and where the existing structure makes no positive contribution.

It is considered that the existing structure is of no architectural merit and the replacement dwellings will enhance the character of the Conservation Area.

The application is conditioned to ensure that demolition only takes place when a contract for re-development has been 'let'. This will ensure that an unsightly cleared site does not appear for any length of time.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides (and the redevelopment shall be commenced within 1 month following the completion of the demolition).

Reason: To prevent the premature demolition of the building and the creation of a "gap site" which will be prejudicial to the amenities of the Conservation Area and to accord with paragraph 4.29 of PPG15.

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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, E16
Winchester District Local Plan Proposals: DP.3, HE.7