

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 23 August 2007

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	07/01506/FUL	Valid Date	15 June 2007
W No:	14303/09	Recommendation Date	1 August 2007
Case Officer:	Mr Robert Ainslie	8 Week Date	10 August 2007
		Committee date	23 August 2007
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Replacement detached garage / outbuilding to include hobby room and domestic store

Site: The Weir House Abbotstone Road Old Alresford Hampshire SO24 9DG

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

DELEGATED ITEM SIGN OFF		
<div style="background-color: yellow; text-align: center; margin-bottom: 5px;">APPROVE</div> <div style="background-color: yellow; text-align: center;">Subject to the condition(s) listed</div>		
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 23 August 2007

Item No:
Case No: 07/01506/FUL / W14303/09
Proposal Description: Replacement detached garage / outbuilding to include hobby room and domestic store
Address: The Weir House Abbotstone Road Old Alresford Hampshire SO24 9DG
Parish/Ward: Old Alresford
Applicants Name: Mr G Hollingbery
Case Officer: Mr Robert Ainslie
Date Valid: 15 June 2007
Site Factors:
Area Liable to Flood
Within 50m of Listed Building
Recommendation: Application Permitted

General Comments

This application is reported to Committee because the applicant is a Member of the Council.
The applicant has notified the Corporate Director (Operations).

Site Description

The application site is a large detached dwelling located in spacious grounds in the countryside between the settlements of Old Alresford and New Alresford. The River Arle runs through the application site to the east and south of the dwelling.

A significant part of the application site falls within the Alresford Conservation Area. The land which is the subject of the application falls just within the Conservation Area with the land to the immediate north and west falling outside.

The main dwelling has a smaller cottage located to the immediate north. The existing outbuilding which is proposed to be demolished is located to the immediate north of this cottage and is separated by a driveway.

The existing outbuilding is constructed of timber with a profile metal roof and is predominantly single storey with one small 2 storey element in the centre of the building.

A field lies to the north west with Abbotstone Road beyond. The boundary with Abbotstone Road is effectively screened, although an access into the field does allow views across to the outbuilding.

Mature trees lie to the north east of the outbuilding.

Proposal

The proposals are for a replacement detached outbuilding on approximately the same footprint as the existing building. The outbuilding would include open garaging, storage space and room within the roof.

Relevant Planning History

W14303LBC Demolition to provide conservatory and single storey extension; two storey extension link and alterations to rear fenestration - Application Permitted - 06/11/1995

W14303/01 Conservatory and single storey extension; Two storey link to cottage and alterations to rear fenestration - Application Permitted - 06/11/1995

W14303/02 Construction of kitchen garden wall, garden room and double entrance gates - Application Permitted - 14/07/1997

W14303/04LB Demolition of two stores buildings - Application Permitted - 10/02/1999

W14303/05 Storage and stabling building - Application Permitted - 09/02/1999

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 23 August 2007

- W14303/06** (AMENDED DESCRIPTION) Change of use from agricultural land to residential and construction of 3.1 metre high berm curtilage and associated landscaping (part retrospective) - Application Permitted - 29/03/2001
- W14303/07** Replace existing pool house with new pool house - Application Withdrawn - 17/12/2003
- W14303/08** Replace existing pool house with new pool house - Application Permitted - 09/03/2005

Consultations

Conservation:

The present outbuildings may be seen from the field adjoining the road to Abbotstone, however the predominant view from this part of the conservation area is of the profiled metal roofs, which are not attractive.

The new building would have a taller ridge height than at present, but would be more steeply pitched and sympathetically detailed tile roof and would thus be more in keeping with the general character of the adjoining buildings.

The increase in overall volume of the proposal would be offset by the improvement in appearance, particularly from vantage points. On balance, the proposal would have a neutral impact and would thus preserve the character.

Environment Agency:

No advice – Flood Risk Area 1 – Householder development – No comment.

Natural England

Unlikely to have a significant effect on the interest features of the SAC site.

The SSSI is unlikely to be adversely affected by the proposal subject to conditions

Should be noted that many old buildings contain potential roost sites for bats and barn owls, and if present the proposed development may have an impact on them. Recommend appropriate survey be carried out.

Applicant responded confirming that building has no roof voids and is open to eaves and rafters and there is no evidence of either bats or owls roosting and never has been.

Subsequent response for Natural England:- Should Winchester City Council be satisfied to take the word of the applicant regarding the presence of protected species, Natural England recommends that advice note be attached to any permission.

Representations:

Old Alresford Parish Council

No Comments

No letters of representation received:

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, C1, E10, E12, E16

Winchester District Local Plan Review

DP3, DP4, CE5, CE7, CE8, CE9, HE4, HE5, HE6, HE7, HE8

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 9 Biodiversity and Geological Conservation

PPG 15 Planning and the historic environment

PPG 25 Development and flood risk

Planning Considerations

Principle of development

The principle of replacement domestic outbuildings is considered to be broadly acceptable in the

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 23 August 2007

countryside.

Design/layout

The proposed outbuilding would be constructed of oak weatherboard timber to the walls with reclaimed plain clay tiles to the roof. The outbuilding would have 4 no rooflights on both sides of the roof. In addition, the outbuilding would have an external staircase facing the cottage, to provide access to the first floor.

The building would retain an agricultural feel and would read as an outbuilding to the main house.

Impact on character of area and neighbouring property

The building would be on approximately the same footprint as the existing building but would be taller. The increase in height would not be significant and would not impact on any property other than the cottage, which forms part of the main property, directly opposite. It is not considered that the increased height would significantly impact on this building.

The building would be slightly more prominent when viewed from Abbotstone Road, however it is considered that the materials used would be more sensitive to the character of the area than the existing building. It is considered that the building would preserve the character of the area and not appear out of character in this location.

Other Matters

The only additional issue in relation to the proposal relates to the potential within the existing building for protected species like bats or owls to be present. Assurances have been gained from the applicant that such species are not present within the building. It is however considered appropriate that informatives are attached to the permission to remind the applicant that such species are protected the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c.) Regulations 1994, and barn owls are listed on Schedule 1 of the Wildlife and Countryside Act 1981, and that should such species be found whilst development is taking place, work should stop immediately and Natural England be contacted for further advice.

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building 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. Details of the roof tiles shall include the source of the reclaimed tiles.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

3 The outbuilding hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes and purposes incidental to the enjoyment of the dwellinghouse, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: In the interests of the amenities of the locality.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 23 August 2007

4 No equipment, materials or machinery shall be stored within the SSSI/SAC/SPA or within 5 metres of the waters edge but shall be stored within the curtilage of the property during the demolition of the existing building and construction of the approved building.

Reason: In order to protect the SSSI/SAC/SPA

5 The rooflights shall be conservation type rooflights, the details of which shall be forwarded to the Local Planning Authority for approval prior to the commencement of development.

Reason: In the interests of the preservation and character of the conservation area.

Informatives:

This permission is granted for the following reasons:

1. 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.

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

Hampshire County Structure Plan Review: UB3, C1, E10, E12, E16

Winchester District Local Plan Review: DP3, DP4, CE5, CE7, CE8, CE9, HE4, HE5, HE6, HE7, HE8

3. It should be noted that many old buildings contain potential roosts sites for bats and barn owls, and if present the proposed development may have an impact on them. Bats and their roosts are fully protected under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c.) Regulations 1994, and barn owls are listed on Schedule 1 of the Wildlife and Countryside Act 1981.

4. The applicant is advised that planning permission does not absolve them from complying with the relevant law, including obtaining and complying with the terms and conditions of any licences required as described in Part IV B of the Circular 06/2005.

5. The applicant is advised that should protected species be discovered at any stage during the works, all work should stop immediately and Natural England contacted for further advice.

6. The applicant is advised that all those involved with the works should be informed of the status and legal obligations attached to the designation of the land and where the boundary of the protected area is.