

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 31 January 2008

*Winchester City  
Council*  
Planning Department  
Development Control

## Committee Decision

TEAM MANAGER  
SIGN OFF SHEET

<b>Case No:</b>	07/02872/FUL	<b>Valid Date</b>	23 November 2007
<b>W No:</b>	08537/05	<b>Recommendation Date</b>	7 January 2008
<b>Case Officer:</b>	Mr Robert Ainslie	<b>8 Week Date</b>	<b>18 January 2008</b>
		<b>Committee date</b>	<b>31 January 2008</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** 2 no. flues/chimneys to plots 1 and 3 (Retrospective)

**Site:** Windmill House Geranium Gardens Denmead Hampshire

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

### DELEGATED ITEM SIGN OFF

<b>APPROVE</b> Subject to the condition(s) listed		
	Signature	Date
<b>CASE OFFICER</b>		
<b>TEAM MANAGER</b>		

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**AMENDED PLANS DATE:-**

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<b>Item No:</b>	<b>Item 1</b>
<b>Case No:</b>	<b>07/02872/FUL / W08537/05</b>
<b>Proposal Description:</b>	2 no. flues/chimneys to Plots 1 and 3 (Retrospective)
<b>Address:</b>	Windmill House Geranium Gardens Denmead Hampshire
<b>Parish/Ward:</b>	Denmead
<b>Applicants Name:</b>	Mr Julian House
<b>Case Officer:</b>	Mr Robert Ainslie
<b>Date Valid:</b>	23 November 2007
<b>Site Factors:</b>	

**Recommendation:** Application Permitted

### General Comments

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

### Site Description

The application site is 0.06ha in size and comprises 2 properties within a new development of four garage-linked properties and 8 flats on the north eastern side of Hambledon Road. Formerly the site was occupied by a single property known as Windmill House. The four garage-linked properties are located at the north eastern side of the site, with the two flats closer to Hambledon Road. The site is accessed from Geranium Gardens to the north west. The two properties the subject of the application are Nos. 21 & 23 Geranium Gardens.

Geranium Gardens, a cul-de-sac of new development, is accessed from Hambledon Road and runs along the north of the site and continues to the north and north east. A number of properties back onto the application site, separated by a variety of tall vegetation and trees located along the boundary.

The character of the immediate locality is one of higher density development, with lower density and varied house types fronting Hambledon Road.

### Proposal

The proposal is for retrospective permission for 2 steel chimney flues which are located on the roofs to the rear of the two properties in question.

The dwellings are located approximately 9m (No.21) and 11m (No.23) from the boundary with properties to the north east. These neighbouring properties are located approximately 12m and 7m away from the boundary respectively

### Relevant Planning History

**W08537/01** Demolition of existing dwelling and garage and residential development consisting of 12 no. dwellings with associated garages and new access (OUTLINE) - Windmill House Hambledon Road Denmead - Application Refused - 22/07/2004

**W08537/02** Demolition of Windmill House and erection of 4 No. one bedroom, 4 No. two bedroom, 1 No. three bedroom and 3 No. four bedroom dwellings with new access - Application Permitted - 07/04/2005

**W08537/03** Amendment to planning permission 05/00110/FUL (W08537/02) to change 2 no. one bedroom flats to 2 no. two bedroom flats (Units 9-12) - Application Withdrawn - 27/09/2006

**W08537/04** Amendment to permission 05/00110/FUL to change 2 no one bedroom flats into 2 no two bedroom flats (RE-SUBMISSION) - Application Permitted - 12/01/2007

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**Consultations**

Enforcement:

No objection provided it fulfils the relevant policies

**Representations:**

Hambledon Parish Council

Objection: Application is retrospective. Unacceptable adverse impact on adjoining land, uses or property. Material which has been used is visually unsuitable, out of character and not in keeping with remainder of the development. Flues should be encased in a brick built chimney stack.

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

- Does not harmonise, in conflict to estate architecture
- Industrial obscenity
- Enlarged uncompromising design ignoring all other containment possibilities (such as chimneys).
- Unparalleled in other properties of the same size on this estate.
- Contrary to Policy DP3 of the Local Plan.
- Should be contained within the roof space
- Not declared on original roof line plan.

No letters of support received.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

No relevant policies

Winchester District Local Plan Review

DP3

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

PPG 18 Enforcing planning control

Supplementary Planning Guidance

Denmead Village Design Statement

**Planning Considerations**

Principle of development

Residential development within built up settlements such as Denmead is considered to be broadly acceptable in principle, subject to other material considerations which are addressed below.

Design/layout

The flues are unusual in design and appear somewhat at odds with the more restrained suburban character of the dwellings in question and other dwellings in the locality. Where dwellings have chimneys in the locality, these are of a traditional brick style.

Impact on character of area and neighbouring property

The chimneys are set to the rear of the properties in question. The top of the chimney on No. 21 Geranium Gardens is only just visible from Hambledon Road above the ridge of the property and certainly does not have significant impact from this direction such as to impact on the character of the area.

Whilst it is acknowledged that the flues are more readily visible from the neighbouring properties to the north east in Geranium Gardens they are not so readily visible from the public realm. The boundary screen softens the visual impact somewhat from the neighbouring properties. On

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balance, given their unusual design, it is considered that the visual impact of the flues and their effect on the character of the area is not so significant that a refusal could be sustained.

**Recommendation**

Application Permitted

**Informatives:**

1 This permission is granted for the following reason:

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: No relevant policies  
Winchester District Local Plan Review 2006: DP3