

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

**TEAM MANAGER
SIGN OFF SHEET**

Case No:	08/00839/FUL	Valid Date	26 March 2008
W No:	05585/05	Recommendation Date	23 May 2008
Case Officer:	Mr Nick Fisher	8 Week Date	21 May 2008
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Detached double garage (RESUBMISSION)

Site: Pitcot House Pitcot Lane Owslebury Winchester Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	N	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:- Revision A, received on 21/05/08.

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Item No: 11
Case No: 08/00839/FUL / W05585/05
Proposal Description: Detached double garage (RESUBMISSION)
Address: Pitcot House Pitcot Lane Owslebury Winchester Hampshire
Parish/Ward: Owslebury
Applicants Name: Mr Jeremy Pride
Case Officer: Mr Nick Fisher
Date Valid: 26 March 2008
Site Factors:

Recommendation: Application Permitted

General Comments

This application is reported to Committee because the applicant is an employee of Winchester City Council.

Amended plans have been received which show additional landscaping along the front boundary with the highway.

Site Description

Pitcot House is a modern two storey red and buff brick house with dark tiled roof. The front garden area of this property is flat and laid to lawn. There is a good screen of hedgerow and trees along the north boundary with Long Ash. The front garden is at a lower level than Long Ash and there is an existing bund and railway sleeper retaining wall along the front boundary.

To the west of the site is Pitcot Lane and to the south an access to a single storey dwelling and complex of agricultural buildings, known as Underdown Farm. To the north of the site are further detached dwellings and beyond these Main Road and the centre of the village. The church and churchyard lie to the west at a higher level than the lane. Pitcot Lane has a green rural character, with detached houses in generous plots sited principally along its eastern side.

Proposal

It is proposed to erect a single storey detached double garage within the front garden area. The external materials will be natural slates for the roof and softwood timber weatherboard cladding for the walls.

It is proposed to plant a mixed hedge (beech, hawthorn and yew) along the front boundary to visually soften the appearance of the building and respond to the rural character of the area.

Access is taken from the existing vehicle access and it is proposed to continue to park and turn vehicles within the front garden area.

Relevant Planning History

80/01369/OLD - Erection of extension to provide utility room WC and addition to living room and erection of garage and workshop - Permitted 25/06/1980

87/00708/OLD - First floor side extension and garage extension - Permitted 23/03/1987

06/01846/OUT - Outline permission for new detached dwelling – Permitted 01/03/2007

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07/02207/REM - Detached four bed dwelling (details in compliance with 06/01846/OUT) – Permitted 11/01/2008

07/02389/FUL - Detached garage with carport and loft storage - Withdrawn 06/12/2007

Consultations

Landscape Officer: No objection to the revised landscaping proposals

Highways Officer: No objection

Representations:

Owlesbury Parish Council:

No comment received.

No letters of objection received

No letters of support received.

Relevant Planning Policy:

Winchester District Local Plan Review DP1, DP3 ,DP4, CE5

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

Planning Considerations

Principle of development

The principle of development is acceptable as the proposal accords with Policies DP3 and CE5 of the Winchester District Local Plan (Review) 2006. The proposed garage will not appear to be excessively prominent or harm the semi rural character of the area. The proposed landscaping along the front boundary will reinforce the rural character of Pitcot .

The application has addressed the failings of the earlier withdrawn application (ref: 07/02389/FUL). There is now a satisfactory landscaping scheme and the garage has been reduced in height from 5.4m to 4.3m and will no longer be visually prominent from the public realm.

Design/layout

The proposed design, scale and size of the proposal are now acceptable. The building is single storey in nature and is clearly subservient to the main dwelling. The low key and rural design of the building is appropriate within the semi-rural context. The use of timber weatherboarding, oak posts, natural slates and timber garage doors is considered to be acceptable. The use of brickwork upon the north elevation adjacent to the existing hedge is considered to be acceptable.

The proposed landscaping upon the front boundary will help to visually screen the garage and will replace vegetation that was removed some time ago. The new landscaping will help to reinforce the character of the country lane.

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Impact on character of area and neighbouring property

It is considered that the proposal will not harm the character of the area. The design of the building and proposed materials are both appropriate.

The proposed detached garage will not harm the amenity of the neighbours to the north or the amenity of the future occupants of the dwelling under construction to the south.

Landscape/Trees

The Landscape Officer is satisfied that the proposal is acceptable. The proposed landscaping will help to screen the building and part of the front garden area and will tie in with the existing vegetation along the northern boundary.

Highways/Parking

The existing access will be used and parking and turning provision within the site is considered to be acceptable.

Recommendation

Application Permitted subject to the following conditions:

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
- 2 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.
- 2 Reason: In the interests of the amenities of the locality.
- 3 The proposed revised landscaping works, as shown on plan Revision A dated 21/05/08 shall be carried out in the first planting season following the occupation of the building or the completion of the development, whichever is the sooner, unless otherwise agreed in writing by the Local Planning Authority. If, within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.
- 3 Reason: To improve the appearance of the site in the interests of visual amenity.

Informatives:

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

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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:-

Winchester District Local Plan Review 2006: DP1, DP3, DP4, CE5