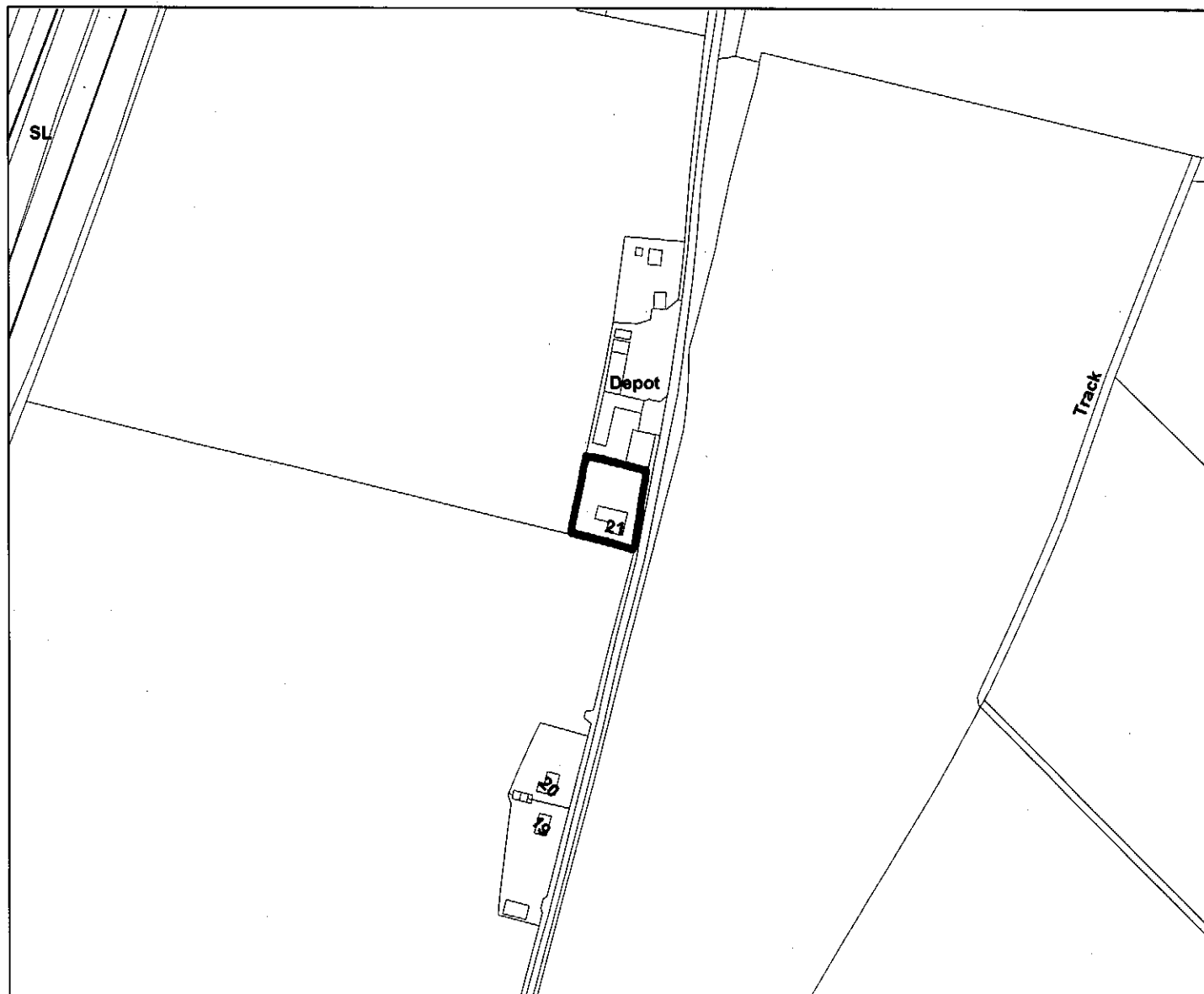


Lansker House, Lovedon Lane,

13/00890/FUL



Winchester
City Council



Legend

Scale: 1:2500



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Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	05 June 2013
SLA Number	100019531

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 11
Case No: 13/00890/FUL / W13685/09
Proposal Description: Variation of condition no.4 of planning permission 04/00051/FUL (conversion of garage into granny annexe) to allow annex to be used as tourist accommodation
Address: Lansker House Lovedon Lane Kings Worthy Winchester SO21 1AQ
Parish, or Ward if within Winchester City: Kings Worthy
Applicants Name: Mr & Mrs M Hill
Case Officer: Andrea Swain
Date Valid: 8 May 2013
Site Factors: Countryside.
Recommendation: Application Permitted

General Comments

This application is reported to Committee at the request of Kings Worthy Parish Council, whose request is appended in full to this report.

Site Description

The site is reached via a concrete track which leads northwards from Lovedon Lane bounded on either side by mature hedgerow. Along the track at various intervals are former agricultural workers cottages which would once have been associated with Bull Farm but would now appear to be in private ownership. The site is surrounded by open countryside and is rural in character.

Lansker House is a large two storey detached house on the west side of the access road. To the north is a former garage building which was given permission in 2004 for change of use to a granny annexe. This building sits at right angles to the access road with an area of parking between it and Lansker House. The building is single storey with rooms in the roof and is part brick and part wood clad.

To the north of the site is a small B1 workshop and to the south a large field separating the site from the closest residential property. To the west the site backs onto open countryside and there is a row of mature trees on the boundary. To the east is the access road and open countryside.

Proposal

The application seeks to vary condition number 4 of planning permission 04/00051/FUL (conversion of garage into granny annexe) to allow the annex to be used as a single unit of tourist accommodation. It is a two bedroom unit, which is proposed to be let as a single unit of accommodation. Condition 4 of the original consent reads as follows:

"The conversion of the garage to residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling."

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Relevant Planning History

- 94/01703/OLD – Detached double garage with gym and playroom. Application Refused 13th December 1994.
- 96/02274/FUL - Garage and store. Application Permitted 17th September 1996.
- 02/01664/FUL - Change of use from guest accommodation/garaging to permanent dwelling. Application Refused 20th September 2002. Appeal dismissed 19 June, 2003.
- 04/00051/FUL - Conversion of existing garage into granny annexe. Application Permitted 1st March 2004.
- 11/02179/FUL – 19 Bull Farm, Lovedon Lane, Kings Worthy - Replacement single storey building with half to be replacement workshop, half to be tourist accommodation. Application Permitted 5th December 2011.

Consultations

Engineers: Highways: No objection

The proposal does not contain any significant highway issues and is unlikely to impact on highway safety.

Representations:

Kings Worthy Parish Council: Object

The Parish Council object to this application as the intention from planning was never for this annexe to be used as a business. Given that WCC has already restricted a property nearby, it is considered that the use as bed and breakfast accommodation should not be allowed to continue.

Relevant Planning Policy:

Winchester District Local Plan Review (WDLPR)

DP3, RT16

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

MTRA4, CP8, CP13

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Planning Considerations

Principle of development

Policy RT16 of the WDLPR permits the change of use of existing buildings to small-scale tourism related facilities provided the proposal re-uses a building constructed of permanent materials with a reasonable expectation of life; the proposal maintains or enhances the rural environment and the building is preferably of some local architectural, historic or local importance and the proposal retains the character of the building and its site and preferably leads to positive environmental improvements.

Policy MTRA4 of the LPP1 permits the reuse of existing rural buildings for tourist accommodation provided the buildings are of permanent construction and capable of use

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

without major reconstruction. Policy CP8 of the LPP1 supports development for tourism.

The existing garage building has been designed to respect its rural location and is of permanent construction. Whilst the building is not of local importance and its change of use will not lead to positive environmental improvements, its use for tourist accommodation is in accordance with policies MTRA4 and CP8 of the LPP1 in that it supports local tourism. Planning permission was granted by the Planning Committee in 2011 for a replacement building at 19 Bull Farm for tourist / workshop accommodation.

As such the use of the building for tourist accommodation is acceptable and accords with adopted local plan policy. A condition is recommended to ensure that the accommodation is for tourism accommodation only, given that the site is situated in the countryside, where residential development for general residential purposes would not be permitted. (Condition 2).

Impact on character of area and neighbouring property

The use of the building for tourist accommodation will not impact on the character and appearance of the area nor the amenities of neighbouring properties in accordance with policy DP3 of the WDLPR and policy CP13 of the LPP1.

Highways/Parking

The use of the building for tourist accommodation would not give rise to an increase of traffic that would be detrimental to the existing road network. The Highways Officer has raised no objection. Parking on site would be provided within the existing forecourt, which also serves the existing dwelling.

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.

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

2 The short term tourist accommodation hereby permitted shall be used for holiday accommodation only which shall be limited to one or two occupier(s) occupying a room for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier(s), of 4 weeks. A register of the names of the occupier(s) of each of the chalets and their arrival and departure dates shall be kept by the developer and shall be produced to the Local Planning Authority upon reasonable notice. At no time shall separate dwelling units or private residential occupation be established.

2 Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.

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DEVELOPMENT CONTROL COMMITTEE AGENDA

Informatives

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.
- was provided with pre-application advice

2. 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.

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

Winchester District Local Plan Review 2006: DP3, RT16
Local Plan Part 1 (Joint Core Strategy): MTRA4, CP8, CP13

Please return this form to the Case Officer: Andrea Swain

From: Kings Worthy Parish Council

Case No: 13/00890/FUL

Location: Lansker House Lovedon Lane Kings Worthy Winchester Hampshire
SO21 1AQ

Proposal: Variation of condition no.4 of planning permission 04/00051/FUL
(conversion of garage into granny annexe) to allow annex to be used
as tourist accommodation

LISTED BUILDING GRADE:

Comments: The Parish Council object to this application as the intention from planning was never for this annexe to be used as a business. Given that WCC has already restricted a property nearby, it is considered that the use as bed and breakfast accommodation should not be allowed to continue.

Request for application to be considered by Committee:

(NB: Case Officer to forward form to Head of Planning Control if this section completed)

If officers are minded to approve this application then Parish Council would wish this to go to committee.

Signed: Adrian Reeves

Date: 29th May 2013