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Department	^Department
Comments	^Comments
Date	08/06/2016
MSA Number	^MSA Number

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 12
Case No: 16/00750/FUL
Proposal Description: Erect garage and workshop.
Address: Firgrove 65 Anmore Road Denmead Waterlooville Hampshire
Parish, or Ward if within Winchester City: Denmead
Applicants Name: Mr Scholey
Case Officer: Lewis Oliver
Date Valid: 7 April 2016

Recommendation: Application Permitted

General Comments

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

Amended elevations and layout plans have been received which have reduced the width of the building. In addition the building has been moved further back from the front boundary.

Site Description

The site is located within the built up area of Denmead, on the north side of Anmore Road, and it contains a two storey dwelling, which has had a number of extensions and outbuildings at the rear. The property is set back from the road and has a large front garden, which has trees, hedging and low level wall on the front boundary.

The site is surrounded to the east, west and south by residential development. To the west of the site there are two storey properties, which are set varying distances from the front boundary, particularly 57 and 59 Anmore Road, which are set perpendicular to the road. To the south and east are mixture of bungalows, chalet bungalows, with dormers and two storey dwellings.

The northern part of the site, currently the back garden of the application, and the gardens of neighbours, has been allocated in the Denmead Neighbourhood Plan under policy 2: Housing site allocations, to provide about 10 dwellings in the period 2020-2031.

Proposal

The proposal is for the erection of a detached garage and a single storey side extension to provide a workshop. The proposed garage with office above would be set back approximately 3.8metres from the front boundary. The building would be approximately 8.4 metres in width, a maximum of 6 metres in breadth and 5.9 metres in height to the ridge and 2.2 metres to the eaves of the dwellings.

The proposed materials for the both elements of the proposal are plain clay tiles to match the existing house, with brick wall for the workshop, with the garage having a combination of brick and timber cladding.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Relevant Planning History

13/01998/FUL - Single storey pitched roof extension to rear and replacement porch –
Permission subject to conditions 30.10.2013

Consultations

Landscape – Trees: No objection subject to a condition for a replacement tree

Representations:

Denmead Parish Council – Objects:

- The main building is listed in the historic Hampshire Treasures list and is a major feature of the street scene and will be masked by the proposed garage
- The proposed building would be forward of the building line and would set a precedent which would make it difficult to refuse similar applications
- By its height and bulk the proposed development would have a dominating and overbearing effect on the street scene
- The proposal would result in the loss of a Red Horse Chestnut tree which would be a loss to the amenity of the street scene.

Relevant Planning Policy:

The Development Plan (for the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004) remains the Local Plan Part 1 (and the remaining saved policies of the Winchester District Local Plan Review) and the Denmead Neighbourhood Plan, and determinations will need to be made in accordance with these documents unless material considerations indicate otherwise.

However, Local Plan Part 2 is a material consideration in the determination of planning applications, and should be given appropriate weight in accordance with paragraph 216 of the National Planning Policy Framework. The Winchester District Local Plan Part 2 : Development Management and Site Allocations was approved by the Council 21st October 2015 for submission following public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period ran from 6 November to midday 21st December 2015 after which the plan together with supporting documentation and any representations received were submitted to the Planning Inspectorate for examination

Winchester District Local Plan Review
DP3 and DP4

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA1

Winchester Local Plan Part 2: Development Management and Site Allocations
DM1 and DM14,

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
Denmead Village Design Statement

WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

Other Planning guidance High Quality Places

Planning Considerations

Principle of development

This application site is located within the development boundary of Denmead where the principle of development within the curtilage of existing residential properties is acceptable subject to the conforming to the criteria in Local Plan Policy DP.3 and DP.4. The proposed location of the garage lies within a confined area, where additional residential properties would not normally be permitted. Therefore condition 4 is proposed to ensure that this element of the development remains ancillary to the main residential use.

Impact on character and appearance of the property and area

The Denmead Village Design Statement refers to the area being characterised by open space around and between buildings and notes that development should respond to the lower density characteristic of the area. Whilst the proposed garage does not follow the existing building line of the immediate properties, this element of the proposal is set back the same distance from the road as 57 and 59 Anmore Road, which are approximately 25 metres to the west.

It is acknowledged that the proposed layout would differ from other plots in the immediate vicinity. However, the pattern of existing development located in the area is different in terms of the arrangement and size of plots. The proposed layout is therefore not considered to cause significant harm to the character of the area in this respect, given that there is no distinctive rhythm to the layout of existing development when looking around the immediate and surrounding area.

Overall it is considered that the amendments contained within this application, with particular reference to the revised layout and the reduction in the size and scale of the development, when viewed from public vantage points would not be intrusive in the street scene or on the character of the existing property, and that a reason for refusal on this basis could not be substantiated on this matter.

The Parish Council have raised concern that the development would have an adverse impact on the main building, which is on the Hampshire Treasures list and is a major feature of the street scene which would be masked by the proposed garage. The building on the site is not listed, and whilst it is referenced in the Hampshire Treasures list, this has no statutory weight in planning decisions.

Landscape/Trees

The Parish Council have raised concern that the development would result in the loss of the horse chestnut tree on the western boundary. It is acknowledged that this tree does add to the amenity of the area, however the Tree Officer has assessed this tree, which is not subject to a Tree Preservation Order, and is not considered worthy of such a designation, as it is not a good example of its species and is diseased, and is likely to die in the near future. This application does propose a replacement tree, which is secured by condition 5.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Impact on amenities of neighbouring properties

Given the layout, size and scale of the proposals and relationship to the front garden area, which is defined by car parking, the development is not considered to have a significant adverse impact on the amenities of neighbouring properties.

Highways/Parking

The proposal does not involve any alterations to the existing access, and provides sufficient parking levels in accordance with the adopted parking standards. The development is therefore not considered to have a significant adverse impact on the safety or free flow of the highway network.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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

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

02 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 11 (materials) of the associated application forms.

02 Reason: To conserve the character and appearance of the area.

03 The development hereby permitted shall be carried out in accordance with the following plans:

Elevations and Floor Plan - 9645-421C
Proposed site plan - 9645-405C

03 Reason: To ensure that the development is carried out in accordance with the revised plans, and in the interest of proper planning

04 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling.

04 Reason: This part of the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

05 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved 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. 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

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

the same species and size as that originally planted shall be planted at the same place, in the next planting season.

05 Reason: To improve the appearance of the site in the interests of visual amenity and to replace the existing tree that is to be removed.

Informatives:

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.

In this instance a site visit was undertaken and amended plans were received

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

Local Plan Part 1 - Joint Core Strategy: MTRA1,
Winchester District Local Plan Review 2006: DP3,
Denmead Neighbourhood Plan

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.

Please return this form to the Case Officer: Lewis Oliver

From: Denmead Parish Council

Case No: 16/00750/FUL

Closing Date for Comments: 1.6.2016

Location: 65 Anmore Road, Denmead PO7 6NT

Proposal: Erect garage and workshop.

Comments:

The Parish Council of Denmead raised a **STRONG OBJECTION** against the proposal and cited the following reasons: (a) The main building is listed in the historic Hampshire Treasures list and is a major feature of the street scene and will be masked by the proposed garage. (b) The proposed building would be forward of the building line and would set a precedent which would make it difficult to refuse similar applications. (c) By its height and bulk the proposed development would have a dominating and overbearing effect on the street scene. (d) The proposal would result in the loss of a Red Horse Chestnut tree which would be a loss to the amenity of the street scene.

Request for application to be considered by Committee:

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

Should there be a conflict of views between Members comments and the Case Officer, Members would wish for this matter to go to the Development Control Committee.

Signed: *K W Andrews*

Date: 2nd June 2016

