



# Legend

Scale: 0 0.0125 0.025 0.05 KM

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|--------------|-------------------------|
| Organisation | Winchester City Council |
| Department   | Winchester GIS          |
| Comments     | Not Set                 |
| Date         | 30/08/2016              |
| PSMA Number  | 100019531               |

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PLANNING COMMITTEE AGENDA

**Item No:** 2  
**Case No:** 16/01364/FUL / WPP-05241804  
**Proposal Description:** Double Garage and Pool Building with glazed link to house, following demolition of existing garage and workshop  
**Address:** The Spinney Hundred Acres Road Wickham PO17 6HY  
**Parish, or Ward if within Winchester City:** Wickham  
**Applicants Name:** Mr A Donald  
**Case Officer:** Mrs Katie Nethersole  
**Date Valid:** 16 June 2016  
**Site Factors:**

Civil Aviation  
County Heritage Site  
Solent Disturbance and Mitigation Zone  
**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee because of the number of objections received which are contrary to the officer's recommendation for permission.

### Site Description

The site comprises of a detached dwelling set in generous grounds, situated on Hundred Acres Road in the locality of Wickham. In recent years approval was given for a replacement dwelling which has been constructed, and the result is a contemporary design which has little impact on the street scene. The dwelling is set back from the road behind planting and wooden access gates with mature planting on all boundaries, including a hedgerow to the boundary with the adjacent private drive. The land falls away from the rear of the dwelling too the rear boundary where there is a small stream. There is a detached garage to the side of the dwelling which is the original garage and this abuts the boundary hedge. The site itself is adjacent to the SINC and ancient woodland, with the edge of the South Downs Park in near proximity.

### Proposal

It is proposed to replace the existing garage with a new one that will reflect the contemporary design of the replacement dwelling. It will become attached by virtue of an access way between the garage and dwelling to provide rear access to the garden. The garage will be of the same footprint as the existing and a similar size. To the rear of the garage will be an enclosed pool which will follow the slope of the land. The access will remain the same with the existing gates and driveway being unaltered. The proposed garage and pool building will be constructed in roof tiles, render and aluminium doors and windows to match the existing with a living wall to the side elevation and timber cladding to the rear elevation.

### Relevant Planning History

79/01512/OLD - Erection of extension to garage. PER 18th September 1979.



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89/00640/OLD - Single storey side and rear extension. PER 24th April 1989.

14/02023/FUL - (HOUSEHOLDER) Raising the roof; Front & Rear Single storey extensions; dormer to rear with juliette balcony; render dwelling; velux windows to front; first floor side windows (AMENDED DESCRIPTION). PER 27th October 2014.

## Consultations

### WCC Engineers: Drainage:

'The proposal will not have an adverse impact on the watercourse. However the pool should not be drained directly into the watercourse as it may overwhelm it and pollute it with chlorine. The water should not be chlorinated 48 hours before draining and a hydro brake should be fitted to limit the flow of water.'

### WCC Head of Landscape:

'The site is within a pleasant residential area within the Forest of Bere Lowlands Landscape Character Area. The hedge in question whilst lining one side of a private road is nevertheless visible from Hundred Acres Road and contributes to the verdant, well maintained sub-urban or semi-rural character which is a feature of the area.

Saved local plan review policy DP4 requires new development to avoid the loss of "(iii) trees and hedgerows". While Local Plan part 2 Policy DM23 requires new development to avoid the loss of "important hedgerows". The "neglect of hedgerows" is a Key Issue in this Character Area. Removal of a part or the whole of this hedgerow would harm the character of this area and would not be supported by the above mentioned policies. I would therefore advise against the loss of this hedgerow.'

### WCC Head of Landscape (Ecology):

No adverse impacts on the adjacent ancient woodland, nesting birds, bats or badger setts. Pollution control measures may be needed to ensure the watercourse is not adversely impacted.

## Representations:

### Wickham Parish Council

- Overdevelopment
- Bulk of proposal not in keeping with location
- Concern over waste water management

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

- Overdevelopment
- Design not in keeping
- Concerns over drainage
- Impacts on biodiversity
- Impact on surrounding landscape
- Increase in developed land

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- Concerns about additional lighting
- Impact on neighbouring properties

No letters of support received.

**Relevant Planning Policy:**

Winchester District Local Plan Review

DP3, DP4, CE23

Winchester Local Plan Part 1 – Joint Core Strategy

MRTA4

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM15, DM23

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Wickham Village Design Statement

Other Planning guidance

SPD – High Quality Places

**Planning Considerations**

Principle of development

The site is located outside the settlement boundary of Wickham and therefore the site is classed as countryside under policy MRTA4. This limits development but small scale proposals such as residential extensions are acceptable provided it complies with CE23. As the floor area exceeds 120 sq m there is no floor area restriction; it is therefore the first part of the policy that is relevant in this case. This seeks to ensure that new development should not significantly change the character of the dwelling, cause visual intrusion or have an unsympathetic design.

Design/layout

The design of the new garage and pool building is to reflect the design of the dwelling and they will be constructed in the same materials. Due to the design and slope of the land, to the front the impact to the street scene will be minimal. The pool building will follow the slope of the land so that the height at the rear will be in relation to the height of the ground, and will be largely screened by the mature boundary hedge which is to be retained.

Impact on character of area and neighbouring property

The replacement garage is to be the same footprint as the existing with the exception of the access to the garden between the existing house and proposed garage. The height of the new garage will be the same as the existing from the front so the impact in the street scene will be no different to how it is now. The pool building is large, measuring 8.5 metres by 17 metres with a height of 5.7 metres at the highest (end elevation); however it will be largely screened by the existing mature hedgerow and will be slightly set into the ground so that the height from the end elevation to the ground level will be 4.2 metres. Added to this it is proposed to have the side wall of the pool building covered in a living



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wall to add more greenery to the side elevation.

None of the windows to the proposed pool building will face towards the neighbouring property at Silver Leigh. There are three small port hole type windows proposed to the rear elevation facing The Birches, however this should not impact on the amenities of this neighbour due to the distance between the properties and the existing boundary treatment.

The street scene will not be altered significantly as the replacement garage is of a similar size, height and footprint as the existing and will be set behind the existing access gates and landscaping. This means that the height at the rear of the building will not be higher than the front so the impact to the street scene will be minimal.

Landscape/Trees

There is mature planting around the whole site including the mature hedgerow to the side boundary and trees and shrubs to the other boundaries. The landscaping to this site is very important as the area is characterised by this mature planting and is within 50 metres of ancient woodland. It is proposed that the existing hedge will be retained and only one small tree to the side boundary will be removed as this is covered in ivy. Added to the existing planting the side elevation of the garage is proposed to be covered in a living wall which will provide additional greenery to this side elevation.

Highways/Parking

Parking and access will remain as existing with the access being via an electronic gate leading access to driveway parking and the proposed replacement garage which will provide two car parking spaces.

Other Matters

**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 development hereby approved shall be carried out in accordance with the following plans

1798/06 Drawing no 14 Block Plan 1798/06 Drawing no 13 Existing plans 1798/06 Drawing no 12 Rev A Proposed plans

02 Reason: In the interests of proper planning and for the avoidance of doubt

03 The existing hedgerow to the boundary as shown on plan shall be retained and maintained in perpetuity

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03 Reason: In the interests of visual amenity

04 No additional external lighting, other than that shown on the approved plans, shall be installed without the prior approval given in writing by the Local Planning Authority

04 Reason: To protect the amenities of the area and to prevent additional outside lighting in a sensitive location

**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.

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.

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

Winchester District Local Plan Review 2006: DP3

Local Plan Part 1 - MRTA1

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations:  
DM15

SPD - High Quality Places