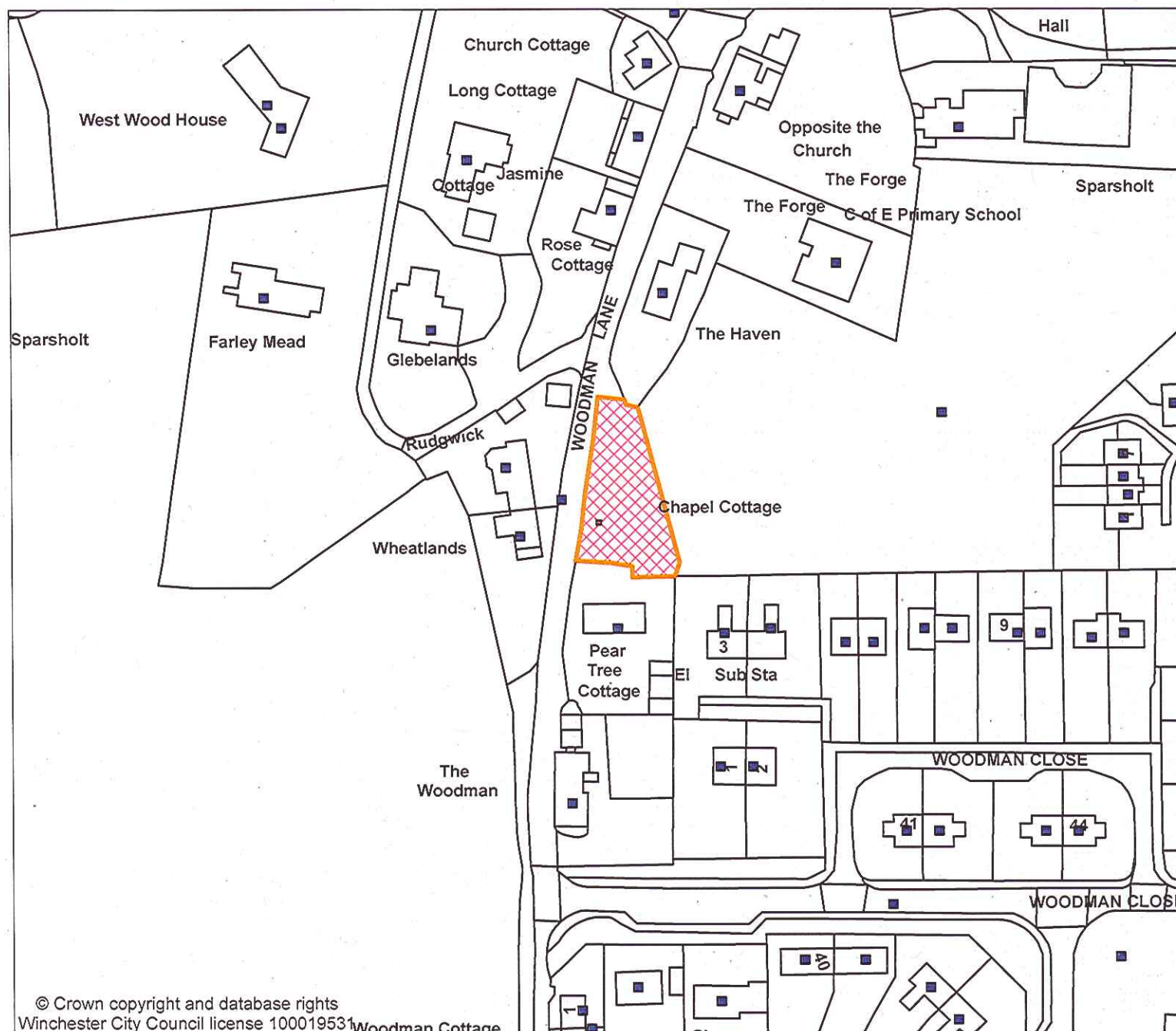


Chapel Cottage, Woodman Lane, Sparsholt, SO21 2NS

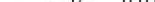
17/00830/HOU



Winchester
City Council



Legend

Scale:  KM
0 0.0125 0.025 0.05

Organisation	Winchester City Council
Department	Winchester GIS
Comments	1:1250
Date	17/07/2017
PSMA Number	100019531

Item No: 04
Case No: 17/00830/HOU
Proposal Description: Erection of two storey extension to front north-east corner of building to create additional living space, together with internal alterations. Change/redesign of roof to existing rear single storey structure.
Address: Chapel Cottage Woodman Lane Sparsholt SO21 2NS
Parish, or Ward if within Winchester City: Sparsholt
Applicants Name: Mr & Mrs H Mowat
Case Officer: Lorna Hutchings
Date Valid: 25 March 2017
Site Factors: Contype: Sparsholt Conservation Area:

CIL Zones for Winchester City Council
Conservation Area

Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the Parish Council objection and Ward member call in to Committee.

An amended red line plan has been submitted which clarifies the extent of the residential curtilage of the site.

Site Description

The dwelling is a detached dwelling constructed of white/cream painted brick and render with a slate roof. The dwelling has been previously extended. It is located on a relative small plot with rear boundary in close proximity to the dwelling. It is well screened from the road and has a parking and turning area to the north. The plot is roughly triangular shaped. The rear boundary is formed by a leylandii hedge of some 1.5m in height. Behind this to the east is a grassed paddock which is enclosed by post and rail fencing.

Proposal

It is proposed to erect additional accommodation to the side and rear of the existing dwelling. The extension would be on north east corner of the dwelling and would provide for a lounge and bedroom above. This would increase bedroom numbers to 4. On the ground floor, a lounge and utility room would be provided. The main extension would also incorporate a covered area on the north side of the dwelling.

The extension would increase the depth of the dwelling towards the rear boundary on the north east corner. This new element would not extend beyond the rear wall of a previous lounge extension. The submitted drawings indicate that the extended dwelling would be 2.5m from the rear boundary.

Access and parking will remain as existing.

Planning History

01/00821/FUL - First floor side extension, porch and conservatory - Permitted.

02/02597/FUL - Change of use from agricultural to residential garden (RETROSPECTIVE) - Permitted

04/00351/FUL - Erection of 2 No. garden sheds (RETROSPECTIVE) - Permitted

05/00850/FUL - Two storey rear extension - Permitted

08/02044/FUL - First floor extension - Permitted

Consultees

None.

Representations

Ward Member Objection – This current application seeks to further develop into agricultural land outside of the building envelope and therefore should be disputed. I believe that potentially this application will have serious consequences for other land similarly designated in the same area.

Parish Council Objection – see attached appendix.

Neighbours

Objection - None

5 Support and 2 additional support with no address given, for reasons that it will improve the feel of the village, layout and look of the house on the plot and be a welcome addition to the village.

Relevant Planning Policy

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles

MTRA3 - Other Settlements in the Market Towns & Rural Area

MTRA4 – Development in the Countryside.

CP20 - Landscape and Heritage

Local Plan Part 2 Development Management and Site Allocations

DM1 - Location of New Development

DM3 – Small Dwellings in the Countryside

DM15 - Local Distinctiveness

DM16 - Site Design Criteria

DM17 - Site Development Principles

DM18 - Access & Parking

DM23 - Rural Character

Supplementary Planning Guidance

High Quality Places SPD

Principal

The dwelling is located within the settlement boundary of Sparsholt and also within the Conservation Area at its edge. However the original curtilage has been extended and is partially outside of this defined boundary.

The key issues which have been raised are noted in the representations and are:

- Whether the rear boundary of the site is located in the correct location in terms of the 2002 change of use planning permission under 02/02597/FUL.
- Whether the proposed extension is within the permitted curtilage of the dwelling.
- The relationship of the Settlement Boundary to the location of the rear boundary.
- The relationship of the Settlement Boundary to the rear extension.

The Policies Map for Sparsholt indicates that the original dwelling is within the Settlement Boundary. The settlement boundary is tightly drawn and it is concluded that the rear boundary hedgerow is partially outside of this however it does reflect the extent of the area of land which has changed use from agriculture to residential. It is also concluded that the extension which has been approved and exists at the site is also partially outside of the settlement boundary but within the residential curtilage as will be the proposed extension. The extent of the Conservation Area also follows the line of the original curtilage and settlement boundary.

The principle of the additional extension is therefore considered acceptable as there are Local Plan policies which allow for this within the settlement boundary but also within the countryside defined as land outside of the settlement boundary. The proposed extension will also be in the residential curtilage. It is noted that there is pressure on the paddocks bounded by the rear gardens of the adjacent houses to be extended into in this way however there is presumption against new house building in the countryside not against extensions to existing dwellings or changes of use. In such instances proposals are assessed against the countryside policies in LPP2 which will primarily consider the visual impact in the countryside. Precedent and the future development of the paddock are material considerations and concerns about the encroachment into it through change of use and extension are understandable however in balancing the considerations in this case it is concluded that a reason for refusal could not easily be substantiated.

Design and Impact on Character of Area

There are no Listed Buildings immediately nearby. The dwellings in the locality are a mixture of older traditional ones and somewhat more modern 20th century ones. The locality has a well established and mature landscape setting.

The proposed design is set out above and will alter the character of the building to a certain extent. For example the arched detailing over the dormer windows is altered to a pitch, a flat roof is inserted linking the existing and proposed side gable elements altering the roof form and the large central first floor arched window on the front elevation is lost. However it is considered that the impact on the existing dwelling is not considered of such significant detriment that there would be a harmful impact on the character and appearance of the wider area since the site is well screened and the extension will not be widely visible or harmful to visual amenity generally. The proposed extension is therefore considered to accord with the design and countryside policies of the Local Plan.

Impact on Amenity

Given the design in its scale, size and height is proportionate to that of the existing dwelling, the screening and location to the rear of the site, it is considered that there will be little impact on the visual amenity of surrounding occupiers in terms of outlook or privacy.

The extension as proposed does not give rise to privacy loss and is not considered to be unduly dominant. The proposed extension is therefore considered to be in accord with policies.

Parking

Parking provision remains as existing and the site can accommodate 2 to 3 cars, although turning would be somewhat restricted and reversing off site would not be desirable given access gradient and visibility. However, parking on site is in accordance with the Council Standards.

Recommendation

The proposed development is therefore recommended to be approved with an informative added that it must not extend beyond the approved curtilage of the property. And subject to the following conditions:

Conditions

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

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 extension hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

03 The development hereby approved shall be constructed in accordance with the following plans:

Drawings Ref: A16-051-P-100 Rev B (Site Location & Block Plans), A16-051-E-100 (Existing Plans & Elevations), A16-051-P-100 (Proposed Plans & Elevations).

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

Informatives

1. 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.

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

Local Plan Part 1 Joint Core Strategy: DS1, MTRA3, MTRA4, CP20.

Local Plan Part 2: DM1, DM2, DM15, DM16, DM17, DM18, DM23.

3. 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 applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

4. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

> For further advice on this please refer the Construction Code of Practice
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

5. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

6. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

7. The development hereby approved shall be undertaken within the extent of the residential curtilage as identified by the red line drawing of this application and shall not exceed this area. All future development should also remain within the approved residential curtilage and should not encroach further into the paddock in order to protect the countryside from development encroachment.

From:Sparsholt Parish Council

Sent:24 May 2017 09:14:02 +0100

To:Sara De Barros

Subject:17/00830/HOU Chapel Cottage Woodman Lane Sparsholt SO21 2NS

Attachments:official_copy_(title_plan)_-_the chapel hp6205691 17199053_1 (002).pdf.htm,
official_copy_(register)_-_the chapel hp6205691 17199051_1 (002).pdf.htm

Good Morning

17/00830/HOU | Erection of two storey extension to front north-east corner of building to create additional living space, together with internal alterations. Change/redesign of roof to existing rear single storey structure. | Chapel Cottage Woodman Lane Sparsholt SO21 2NS

Please find below Sparsholt Parish Council's comments relating to this application. As attachments are included I have been unable to use the on line facility.

"The Parish Council does not support this planning application. Land registry records show that the proposed extension is on land which is agricultural land and outside the village building envelope. The land was not within the original curtilage of the property but was part of the adjoining paddocks. It was acquired in September 2002 by the

previous owner of the property as shown on the attached plan.

We would ask that the planning officer looks at the land registry records of the site and the village building envelope and does not approve this application."

Please would you acknowledge safe receipt of this email.

Thank you and kind regards

Jill

Jill Judge

Clerk to Sparsholt Parish Council

01962776233/07813303752