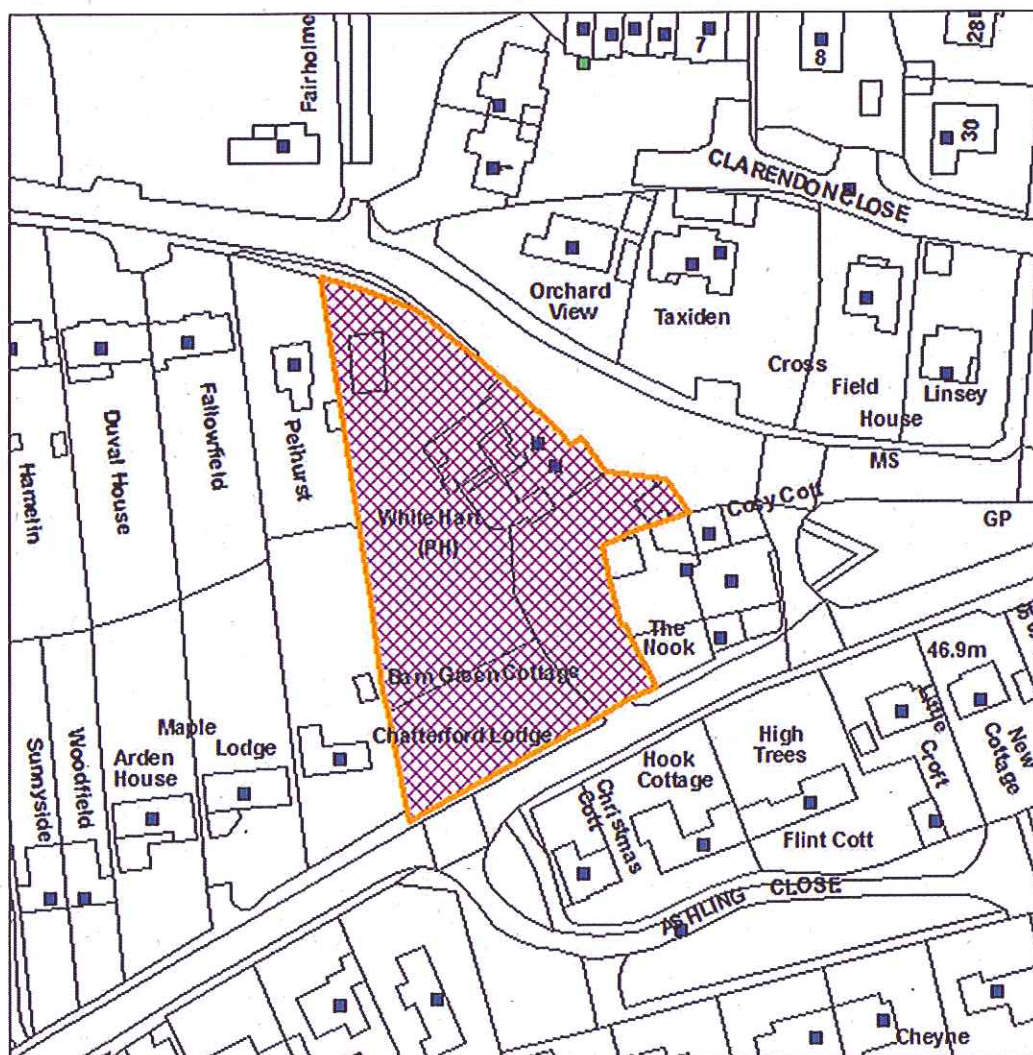


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 06
Case No: 17/01583/FUL
Proposal Description: (AMENDED PLANS) Two storey and single storey extensions, conversion of outbuilding and addition of covered area to the rear (PART-RETROSPECTIVE)
Address: White Hart, Hambledon Road, Denmead, Waterlooville, Hampshire.
Parish, or Ward if within Winchester City: Denmead
Applicants Name: Mr S Burrridge
Case Officer: Robert Green
Date Valid: 14 June 2017
Site Factors:

CIL Zones for Winchester City Council
Portsmouth Water Operational Area
Recommendation: Application Permitted



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General Comments

The application is reported to committee at the request of Denmead Parish Council, whose comments are attached in full in Appendix 1.

Site Description

The White Hart Pubic House is an unlisted two storey building fronting Hambledon Road in Denmead, which contains large grounds and a parking area.

The structure is traditional in appearance and uses a cream painted façade and clay roof tiles. The building is designed in sections which follow the angle of Hambledon Road. To the south east, an outbuilding is currently used for storage which borders a residential property.

Access to the site is currently located on both Southwick Road and Hambledon Road.

The surrounding area maintains a rural atmosphere despite being within the centre of the Denmead settlement. This is achieved by the building design and the open space provided by the village green.

Proposal

The proposal is to erect a two storey side extension to the existing pub to create additional dining space on the ground floor and an increase to the owner's accommodation on the first floor. This is to be built across the Hambledon Road access point to the site, closing this access to vehicles.

This extension would then link to an existing outbuilding which would be altered internally to provide additional toilet facilities and a bar servery. This outbuilding is built close to the wall of Cosy Cottage, a residential property.

A 3sqm extension to the kitchen to the rear of the property has also been recently completed.

The extensions are to use materials to match the existing building.

During the course of the application, it was identified that completed works to the rear would require planning permission. This comprises the raising of the surrounding compound fence to 2.5m and adding a corrugated roof over the area. Amended plans were received on 23/11/2017 and an additional 21-day consultation period was held to publicise the additional plans.

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Consultations

WCC Engineers: Highways:

- Changes have been made during the course of the application to remove Hambledon Road parking spaces.
- The Southwick Road entrance will serve the majority of car parking.
- No objection, subject to conditions regarding the marking out of the car park.

WCC Head of Environmental Protection:

- Following receipt of additional noise assessments, the Environmental Health Officer raises no objection subject to the inclusion of a condition which restricts the hours of use within the extension in compliance with the submitted acoustic report, no adverse comments were made.
- No objection, subject to conditions.

Representations:

Denmead Parish Council Objects due to:

- The proposal would have an unacceptable impact on the amenity of adjoining land, uses and property.
- The location of the toilet facilities impacts upon the surrounding properties.
- Blocking up the Hambledon Road access point impacts road safety
- The additional parking spaces on Hambledon Road will overhang the footway.

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

- Increased space results in more cars, noise and disturbance
- Impact on building's appearance
- Noise from bar server area
- Smell from toilets
- Impact on Southwick Road by closing Hambledon Road entrance.

11 letters of support received from 9 addresses:

- Closing off Hambledon Road entrance prevents use as a 'rat run'
- Business expansion
- Allows more jobs and improved meeting space for communities
- Expansion is better than closure
- Boost for other local business
- Facilities need to keep up with village expansion.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA2 – Market Towns and Larger Villages
CP6 – Local Services and Facilities

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CP13 – High Quality Design

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM7 – Town, District and Local Centres

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Denmead Neighbourhood Plan

Supplementary Planning Guidance

Denmead Village Design Statement

Winchester High Quality Places Supplementary Planning Document

Planning Considerations

Principle of development

The White Hart is located within the defined settlement boundary of Denmead. MTRA2 (Market Towns and Larger Villages) of LPP1 supports growth to maintain and improve the service and employment roles of settlements. Under this policy, existing facilities and services should be retained and improved to serve the area.

The site is also within the Local Centre of Denmead, where policy DM7 (Town, District and Local Centres) of LPP2 applies. The proposal results in the expansion of an appropriate use within this area. The proposal therefore complies with this policy.

As a local facility, the pub is also covered by policy CP6 (Local Services and Facilities) of LPP1. CP6 supports proposals for the extension or improvement of existing facilities and is therefore applicable in this case. As the proposal is to extend the existing service, the proposal is considered to comply with this policy.

Design/layout

The current White Hart building represents an attractive traditional design. The building form reads as multiple buildings, which stagger along the course of the Hambledon Road. The building form is connected through the use of identical external materials.

The proposed extension to the pub follows this design pattern, and creates a subservient addition to its host building, which would remain as the prominent part of the building within the site. The proposal also retains the chimney on the extended elevation which contributes to the characteristics of the property.

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The current building is in keeping with its rural setting through the use of traditional fenestration details, clay roof tiles and painted brickwork façade. The proposed extension shares these details and is considered to create a respectful expansion of the current building.

The completed compound extension to the rear is set behind the existing smoking shelter from the majority of views from the public realm. Although corrugated iron roofing is not considered a high quality material, the dominant public view of the extension is of a natural timber fence. The structure does not detract from the characteristics of the building.

Impact on character of area and neighbouring property

The most prominent views into the site are afforded from the Village Green and on Hambledon Road. From this perspective, the current view is of 3 rural residential dwellings, the outbuilding of the White Hart (decorated in the same format as the main pub building) and the existing White Hart pub.

The proposal is to be constructed within the gap between the existing building and outbuilding, closing the gap between the pub and the residential properties to the south east of the site. Due to the staggered nature of the buildings, current views of the gap are interrupted by the existing outbuilding. The sensitive design and use of matching materials also prevents the extension becoming an overly- prominent feature in this area.

Therefore, the closure of the gap is not considered to create a sense of overdevelopment of the site or the surrounding area, and does not adversely affect the character of the building or surrounding area.

Three residential properties (Cosy Cottage, Barn Green Cottage and The Nook) are located to the south east of the site. The Car Park of the pub borders the rear boundaries of the properties.

Due to the orientation of the site, the proposed extension would not have an overshadowing impact to residential amenities to warrant the refusal of permission. No windows are located in the upper floor of the side elevation of the proposal, preventing an overlooking impact into the rear windows and gardens of the properties. The additional structure is also located 7m from the rear garden area of Cosy Cottage which, alongside the low height of the double hip end roof prevents an overbearing impact on the occupants of the surrounding dwellings.

A further consideration which has been assessed in the application is the impact from the expansion of the facility itself, which moves the activity of the use closer to residential dwellings. The outbuilding is currently used for storage but would be used as a bar servery under the works. As this structure is in close proximity to the side wall of Cosy Cottage, further assessments were requested by the LPA as part of the Environmental Health consultation.

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An Environmental Noise Impact Assessment was submitted on 19.09.2017. The purpose of the report is to ensure the acoustic protection of noise sensitive premises closest to the proposed extension. Following measurements undertaken between 07:00 and 23:00, the report concludes that the proposed development is likely to return an assessment of 'Low Adverse Impact'.

The Environmental Health Officer has been re-consulted following receipt of this information, and does not raise an objection to the proposal. A condition has also been added to the application which limits the use of the extended space between 07:00 and 23:00, in compliance with the submitted report.

The conversion of part of the current outbuilding to WC facilities has also been considered. The existing window on this part of the building is to be bricked up, resulting in the WC having no external openings. A significant impact on residential amenity as a result of the installation of WCs in this area cannot be demonstrated.

Therefore, following the above assessment, a significant impact on adjacent residential amenity cannot be demonstrated.

Highways/Parking

Original plans submitted with the application showed the addition of parking spaces on Hambledon Road. Following comments concerning a potential impact on Highways safety the spaces could cause, and following consultation with the Highway Engineer, the spaces have been removed from the plans in an amended block plan received 17/10/2017.

The Highway Engineer is also satisfied that the closure of the Hambledon Road entrance does not create an additional impact, and sufficient parking remains available for the public house.

Condition 5 has also been included to ensure that the car park shall be constructed and marked out in accordance with the plans prior to the development being brought into operation. This is to ensure that the parking facilities are made available and retained for the use of the extension.

Recommendation

Application approved 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).

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

Location Plan received 14.06.2017

Proposed Ground Floor Plan [drawing 2606.04A] received 23.11.2017

Proposed Side Elevation [drawing 2606.08A] received 23.11.2017

Proposed First Floor Plan [drawing 2606.06A] received 14.06.2017

Proposed Front and Rear Elevation [drawing 2606.07A] received 23.11.2017

Environmental Noise Impact Assessment [Report Reference SA-5150 by Mr B.J. Scrivener] received 19.09.2017

Block Plan of the Site [2606.09A2] received 23.11.2017

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

3 In accordance with the findings of the Environmental Noise Impact Assessment [Report Reference SA-5150 by Mr B.J. Scrivener] received 19.09.2017, the ground floor areas created by the development hereby permitted shall only be used within the hours of 07:00 and 23:00

3 Reason: To ensure the development complies with the submitted supporting information and to prevent an impact on the amenity of surrounding residential properties.

4 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.

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

5 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

5 Reason: To ensure that adequate on-site parking and turning facilities are made available.

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, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the applicant.

2.

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

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Local Plan Part 1 - Joint Core Strategy: MTRA2, CP6 and CP13

Local Plan Part 2 - Development Management and Site Allocations: DM7, DM15, DM16, DM17 and DM18

3.

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

4.

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.

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.

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, please refer to the Construction Code of Practice

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7.

Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

8.

The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement Conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

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The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website

- www.winchester.gov.uk.

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Comments:

The Parish Council of Denmead raised an **OBJECTION** against the proposal and cited the following reasons: (a) The proposal would have an unacceptable adverse impact on and affect the amenity of adjoining land, uses and property and therefore does not comply with paragraph 17 of the NPPF and the Local Plan. (b) The proposed location of the new toilet facilities would also impact on the properties on The Green again affecting the amenity of those properties. (c) The blocking up of the vehicle entrance on Hambledon Road will have an adverse impact on road safety in as much as vehicles will reverse from the proposed and existing parking spaces onto a busy main road with limited visibility at this location. At the moment vehicles manoeuvre within the curtilage of property and then travel through this entrance to exit on to Southwick Road. (d) The proposed additional parking spaces on the Hambledon Road side of the building will lead to restricted use/overhanging of the footway which in turn will lead to pedestrians having to step into the roadway.

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.