

**PLANNING (VIEWING) SUB-COMMITTEE**

**22 November 2016**

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans (P)  
Izard (P)  
Jeffs (P)  
Laming (P)

McLean (P)  
Read (P)  
Scott  
Tait (P)

Deputy Members:

Councillor Bell (Standing Deputy for Councillor Scott)

Others in attendance who did not address the meeting:

Councillor Mather

Officers in attendance:

Mrs J Pinnock – Head of Development Management  
Ms F Sutherland – Planning and Information Solicitor  
Mrs K Nethersole – Planning Officer

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1. **DISCLOSURES OF INTEREST**

There were no disclosures of interest.

2. **THE DEMOLITION OF THREE GARAGES AND THEIR REPLACEMENT WITH A TWO STOREY, ONE BEDROOM DWELLING WITH INTEGRAL GARAGE -**

**LAND TO THE REAR OF 24 ST CATHERINES ROAD, WINCHESTER**  
**CASE NUMBER: 16/01483/FUL / WPP-05031807.**

(Extract from Report PDC1068 Item 6 and Update Sheet of 10 November 2016 refers).

At its meeting held on 10 November 2016, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination in order to allow Members to assess the relationship between the existing garages, which formed the application site, in context with neighbouring properties and the surrounding area.

Public participation had taken place at the aforementioned meeting of the Committee where Steve Quinn and David Chidgey spoke in objection to the

application and Andrew Smith and Huw Thomas (agent) spoke in support and answered Members' questions thereon.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site where Members observed the site's context and gained an understanding of the relationship of the proposal with neighbouring properties and the surrounding area.

The Head of Development Management presented the application to re-familiarise Members with the proposal and clarified that the application had been taken to the Planning Committee for determination with a recommendation to grant permission.

The Head of Development Management reminded Members that the Update Sheet had added additional text relating to the Government's updated policy on housing standards and zero carbon homes, which affected the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. Further, in addition to conditions 9 and 10, additional conditions 11, 12 and 13 were detailed relating to measures to protect the amenities of neighbouring properties and the locality. The Update Sheet had also referred to an additional paragraph 'Other Matters' which related to concerns raised about the impact of the proposal on the structural integrity of the garage to be retained.

During debate, a number of Members sought clarification from the Head of Development Management on the differences between the current application and that refused at Appeal by the Planning Inspector on 26 November 2009. This particularly concerned the relationship between the current application proposals and the overshadowing to the entrance to 17 Canute Road; the effect on the living conditions on the occupiers of 23 and 24 St Catherine's Road, Winchester and also whether the proposal was incongruous and did not fit within the character of the area to its detriment.

At the conclusion of debate, the Committee agreed that the current application did not satisfactorily address the issues raised by the Planning Inspector in the 2009 Appeal decision and agreed to refuse permission for the reasons set out in the resolution below.

**RESOLVED:**

That planning permission be refused for the following reasons, with the detailed wording for the reasons for refusal delegated to the Head of Development Management in consultation with the Chairman:

**Reasons:**

1. The proposed dwelling by virtue of its scale and bulk would have a detrimental impact on the living conditions of the occupiers of no's 23 and 24 St Catherine's Road, contrary to saved policy DP3 (vii) of the Winchester District Local Plan Review 2006

and emerging policy DM17(vii) of the Winchester District Local Plan Part 2.

2. The proposed dwelling would result in a loss of light to the primary entrance of 17 Canute Road by virtue of overshadowing contrary to saved policy DP3 (vii) of the Winchester District Local Plan Review 2006 and emerging policy DM17(vii) of the Winchester District Local Plan Part 2.

3. The proposed dwelling by virtue of its scale and design does not respond positively to the character and appearance of the area contrary saved policy DP3 (ii) of the Winchester District Local Plan Review 2006 and policy DM16(i) of the Winchester District Local Plan Part 2. The proposal is therefore contrary to policy CP13 of the Winchester District Local Plan Part 1 and Supplementary Planning Document "High Quality Places" (guidelines AB1, AB5, HQB2).

The meeting commenced at 12.00pm and concluded at 12:40pm

Chairman