

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA  
29 June 2004

**WINCHESTER CITY COUNCIL**

**PDC 430**

**PLANNING DEVELOPMENT CONTROL  
COMMITTEE**

**Development Control Applications**

**29.06.2004**

### **THE AVAILABILITY OF BACKGROUND PAPERS**

In deciding what recommendation to make on each of the following applications, the Director of Development Services has had regard to all documents contained in the application file. The following list specifies the categories of documents which may be found on such a file although in any particular case there may be no documents in that category.

1. Application form, required certificates, plans and drawings.
2. Correspondence between the Planning Department and the Applicant or the Applicant's agents.
3. Correspondence, including correspondence between the Planning Department and other Departments of the Council or other Authorities.
4. Notes of site visits, meetings and discussions.
5. Representations received from any party.
6. Amended plans and drawings.

Background papers may be inspected prior to the meeting to which this report is made and for 4 years thereafter beginning with the date of the meeting.

### **THE STATUS OF OFFICER RECOMMENDATIONS**

Members of the public are reminded that, as will all reports submitted to Councillors for decision:

- The recommendations contained in a report are those made by the officers at the time the report was prepared. Circumstances may cause a different recommendation to be made at the meeting.
- The officers' recommendations may not be accepted by the Committee.
- A final decision is only made once Councillors have formally considered and determined each application.

### **THE REASONS FOR COMMITTEE CONSIDERATION**

Applications are referred to Committee for any of the following reasons.

- At the request of a councillor
- Parish Council submitted representations contrary to officer recommendation
- The Officers consider the application to be controversial or potentially controversial
- The application is for a major development
- 4 or more representations contrary to the Officer's recommendations have been received
- The application has been submitted by/or on behalf of a Member/Officer of the Council which they have notified to the Director of Development Services

### **THE CONDITIONS ATTACHED TO RECOMMENDATIONS**

Many of these conditions are shown in code, This saves on costs. Details of the conditions are circulated to all Parish Councils and are held in the Planning Department

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Item No: 01	<b>Location:</b> Weeke ManorMalmesbury Gardens Winchester Hampshire SO22 5LE
	<b>Case No:</b> 03/02981/LIS
	<b>Ref No:</b> W04367/15LB <b>Recommendation</b> Application Permitted
Item No: 02	<b>Location:</b> Land To The Rear Of3 - 9 Park Road Winchester Hampshire
	<b>Case No:</b> 04/00541/FUL
	<b>Ref No:</b> W18420/01 <b>Recommendation</b> Application Permitted
Item No: 03	<b>Location:</b> Recreation Ground King Georges FieldAshling Park Road Denmead Hampshire
	<b>Case No:</b> 04/00651/FUL
	<b>Ref No:</b> W05335/13 <b>Recommendation</b> Application Permitted
Item No: 04	<b>Location:</b> 9 Markall CloseCheriton Hampshire SO24 0QF
	<b>Case No:</b> 04/00714/FUL
	<b>Ref No:</b> W10517/02 <b>Recommendation</b> Application Permitted
Item No: 05	<b>Location:</b> 11 Little Hayes Laneltchen Abbas Winchester Hampshire SO21 1XA
	<b>Case No:</b> 04/00790/FUL
	<b>Ref No:</b> W18852 <b>Recommendation</b> Application Permitted
Item No: 06	<b>Location:</b> HolbrookSchool Road Cheriton Alresford Hampshire SO24 0QA
	<b>Case No:</b> 04/01096/LIS
	<b>Ref No:</b> W09475/12LB <b>Recommendation</b> Application Permitted
Item No: 07	<b>Location:</b> Hurst FarmHurst Lane Owslebury Winchester Hampshire SO21 1JQ
	<b>Case No:</b> 04/00635/FUL
	<b>Ref No:</b> W16188/03 <b>Recommendation</b> Application Permitted
Item No: 08	<b>Location:</b> Francis YardMain Road Colden Common Winchester Hampshire SO21 1RP
	<b>Case No:</b> 04/00742/FUL
	<b>Ref No:</b> W18848 <b>Recommendation</b> Application Refused
Item No: 09	<b>Location:</b> Land Adjacent To MilnthorpeSleepers Hill Winchester Hampshire
	<b>Case No:</b> 04/00662/FUL
	<b>Ref No:</b> W02143/07 <b>Recommendation</b> Application Refused

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Item No: 10	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	The LodgeWhitewool Farm Coombe Lane East Meon Petersfield Hampshire GU32 1HW 04/00715/FUL W18853	<b>Recommendation</b> Application Refused
Item No: 11	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	Brambridge HouseKiln Lane Brambridge Eastleigh Hampshire SO50 6HL 04/00649/FUL W05912/06	<b>Recommendation</b> Application Permitted
Item No: 12	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	Brambridge HouseKiln Lane Brambridge Eastleigh Hampshire SO50 6HL 04/01000/LIS W5912/07LB	<b>Recommendation</b> Application Permitted
Item No: 13	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	Bow Lake Farm And Equestrian CentrePortsmouth Road Fishers Pond Winchester Hampshire SO50 7HF 04/00901/FUL W05760/18	<b>Recommendation</b> Application Refused
Item No: 14	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	Bow Lake Farm And Equestrian CentrePortsmouth Road Fishers Pond Winchester Hampshire SO50 7HF 04/00902/FUL W05760/19	<b>Recommendation</b> Application Refused
Item No: 15	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	Bow Lake Farm And Equestrian CentrePortsmouth Road Fishers Pond Winchester Hampshire SO50 7HF 04/00903/FUL W05760/20	<b>Recommendation</b> Application Refused
Item No: 16	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	Bow Lake Farm And Equestrian CentrePortsmouth Road Fishers Pond Winchester Hampshire SO50 7HF 04/00904/FUL W05760/21	<b>Recommendation</b> Application Refused
Item No: 17	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	94 Priors Dean RoadHarestock Winchester Hampshire SO22 6JY 04/00699/FUL W18889	<b>Recommendation</b> Application Permitted

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**Item No:** 01  
**Address:** Weeke Manor Malmesbury Gardens Winchester Hampshire SO22  
5LE

**Parish/Ward** Winchester Town

**Proposal Description:** Alterations to provide conversion and extension of existing building to  
form 4 No dwellings, demolition of ancilliary buildings and residential  
redevelopment comprising 39 No. dwellings with associated parking,  
garages and stores

**Applicant** Linden Homes Southern Ltd

**Case No:** 03/02981/LIS

**W No:** W04367/15LB

**Case Officer:** Mr Dave Dimon

**Date Valid:** 15 December 2003

**Delegated or Committee:** Committee Decision

**Reason for Committee:** Deferred from 21 April 2004 Committee for further information and  
amendments.

**Site Factors:** Listed Building Grade II

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### Site Description

- Weeke Manor is a grade II Listed Building that is currently used as the Hampshire Headquarters of the British Red Cross. The Listed Buildings applications are for the conversion of the Listed Building to form four dwellings, along with the demolition of the ancillary buildings. Planning permission has been granted for the erection of 17 apartments and 22 houses (43 units in total) including affordable housing.
- The site extended to 1.3 hectares accommodating the main 18th century manor house which was set within its own large garden and was used as offices and training rooms by the Red Cross. Additionally there were various modern ancillary buildings on the western side of the site that were used for storage of medical loan equipment and as a small museum, together with parking area and a detached cottage. Access to the site was via Malmesbury Gardens, a small cul-de-sac off Stockers Avenue that served four large detached houses at the north western end of the site, which were also originally part of the Weeke Manor Grounds. The Red Cross was no longer able to maintain the site to standards, which met their needs and were therefore re locating, with their presence in Winchester being maintained at premises at Winnall Close.
- An open space to the south side of the Listed Building of approximately 0.4 hectares will be maintained.

### Relevant Planning History

- W04367/14: (Planning application) Conversion and extension of existing building and residential redevelopment comprising 1 no. six bedroom, 4 No. four bedroom, 11 no. three bedroom, 22 no. two bedroom and 5 no. one bedroom dwelling with associated parking, garages and stores. Approved Committee 21.04.04

### Proposal

- The main Listed Building will be maintained largely as it is in appearance, with the main house forming a single dwelling and the 20<sup>th</sup> century wing being sub-divided to form three dwellings.
- The new build elements were quite simple in their design to be built in traditional brick with a slate roof finish.
- This application was considered by Committee on 21 April 2004, the application was deferred for negotiations and further information.
- Following a series of meetings with the Conservation Officer, on site, amended plans have been received in response to the issues raised. Amendments are summarised as follows:-
  - Service wing:
  - The North East elevation of the Service Wing is much improved with symmetrical arrangement to entrance doors and the architect has now adopted the Conservation advice of working with the cellular floorplan retaining loadbearing walls, chimneybreasts and staircase. In this way, the Wing can still be converted successfully to 3 townhouses.
  - Main House:
  - In the main house, the kitchen/dining room that was originally proposed for the west facing room, is now shown as a 'Sitting Room' and the kitchen has been moved to the front room adjoining the hall. Provided services, ie. mechanical extraction, can be installed with minimal disturbance of historic fabric this is considered acceptable and will be covered by condition. The cornice and soffit, which exists behind the modern partition will also be retained in this room.

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- Further information is required on the following issues, which will be subject to conditions:
- Unit 1:
  - Kitchen: Ground floor plan to be revised to show beam and cornice between kitchen and passage to remain. Details of kitchen layout and mechanical ventilation to be conditioned.
- First floor bathroom and en-suite bed 2: Condition C18 moulding to remain in situ, to be protected during construction work. Condition details service runs and mechanical ventilation.
- Second floor family room: Condition extent of opening up dividing wall, to be agreed, following investigative works.
- Unit 2:
  - Bedroom 1 First Floor en-suite: Condition details service runs and mechanical ventilation.

### **Consultations**

#### Conservation:

- Recommend approval subject to conditions.

#### English Heritage:

- No further comments.

### **Representations:**

No letters of representations have been received

### **Relevant Planning Policy:**

#### Hampshire County Structure Plan Review:

H5, H7, H8, R2, E16, T4, T5, T12, UB3, E16

#### Winchester District Local Plan

H.1, H.5, H.7, EN.1, EN.5, HG.20, HG.23, T.9, T.11, W.1, RT.3,

#### Winchester District Local Plan Review Deposit and Revised Deposit:

H.2, H.5, H.7, DP.4, DP.5, DP.6, RT.3, HE.13, HE.14, HE.16, DP.1, DP3, T.2, T.3, T.4,

#### Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments

#### National Planning Policy Guidance/Statements:

- PPG 15 Planning and the Historic Environment

### **Planning Considerations**

The main considerations in respect of this application are:

- Historic heritage/listed building

#### Historic heritage/listed building

- The Conservation Officer now recommends approval of the listed building consent subject to the amendments received and conditions listed below.

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**Recommendation**

**APPROVE**

**Conditions/Reasons**

01 The works hereby consented to shall be begun before the expiration of five years from the date of this consent.

01 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02 Any part of the building exposed by the demolition work shall be made good and the safety and stability of the part of the building which is to be retained secured.

02 Reason: In the interests of the preservation and character of the listed building/conservation area.

03 The following items/parts of the building will be covered up and protected during the course of works:

- i. Columns to Porch at main entrance;
- ii. Urns at Steps to South East Entrance;
- iii. Staircase Handrails and Newel Posts to Unit 1 and Unit 4;
- iv. Fireplaces in those rooms where works are proposed which may result in damage.

03 Reason: To ensure that these important features which are essential to the architectural character of the listed building are not damaged.

04 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details to those on the existing building. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority. (See advice notes on Mortars and Pointing attached)

04 Reason: To maintain the character of the listed building.

05 The development hereby permitted shall be constructed using brick, lime mortar, handmade clay tiles, leadwork, windows, window heads and sills to match those on the existing building. Details and samples of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the approved details.

05 Reason: To maintain the architectural interest of the building.

06 Prior to the commencement of works a sample panel of New Brickwork for the Service Wing Extension and for the Main House, Bay Window and Chimney, shall be constructed for the consideration and written approval of the Local Planning Authority. The development hereby approved shall be carried out in accordance with the approved details.

06 Reason: To maintain the architectural interest of the building.

07 New Windows and French Doors shall be single glazed and match architectural detailing of adjacent windows. Prior to commencement of works, large scale elevations and full size sections showing typical casement windows, sash window and French Door shall be submitted for consideration and written approval. The works hereby permitted shall be carried out in accordance with the approved details.

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07 Reason: To maintain the architectural interest of the building.

08 Prior to commencement of works large scale elevations and sections of the following shall be submitted for consideration and written approval :-

- i. Lantern to 'Billiards Room':
- ii. Timber Conservatory to Unit 3;
- iii. Porch Canopy and Front Door to Units 2, 3 and 4.

The works hereby permitted shall be carried out in accordance with the approved details.

08 Reason: To maintain the architectural interest of the building.

09 Details of the siting and design of any external meter boxes/metal ducting/flues to be provided shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

09 Reason: To protect the character and appearance of the listed building.

10 Prior to the commencement of work, the following details shall be submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

- a) the means of upgrading the ceiling of the ground floor kitchen, or floor of the first floor kitchen, to meet the prescribed fire safety standards and
- b) large scale working drawings, section and plan, showing how a fire protection partition will be formed between the undercroft and the hallway.

10 Reason: To ensure that such details are appropriate to the character of this listed building.

11 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

11 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

12 Prior to commencement of works the following shall be submitted for consideration and written approval :-

- i. 1:50 Scale Drawings showing Works of Demolition
- ii. 1:50 Scale Drawings showing Proposed Building Works including service runs for soil waste pipes and means of mechanical extraction. Proposals should seek to minimise loss of historic fabric.

The works hereby permitted shall be carried out in accordance with the approved details.

12 To protect the character and appearance of the listed building.

13 The existing door and doorframe to Bedroom 1 Unit 2 shall be reused in new proposed position, unless agreed otherwise in writing with Local Planning Authority.

13 To protect the character and appearance of the listed building.

14 The soffit of the existing beam and original cornice to proposed Kitchen in Unit 1 shall be retained in situ following removal of modern internal partition.

14 To protect the character and appearance of the listed building.



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- 15 The plaster moulded framing detail to proposed First Floor Bathroom and Ensuite of Unit 1 shall be preserved in situ.
- 15 To protect the character and appearance of the listed building.
- 16 Where new partition walls are proposed then these shall seek to preserve any original cornice or other architectural joinery in situ.
- 16 To protect the character and appearance of the listed building
- 17 The extent of opening up of the dividing wall to create a Second floor family room to Unit 1 shall be agreed in writing with the Local Planning Authority, following investigative works. The works hereby permitted shall be carried out in accordance with the approved details.
- 17 To protect the character and appearance of the listed building.
- 18 Details of the siting and design of any external meter boxes/metal ducting/flues/burglar alarms/rainwater goods to be provided shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.
- 18 To protect the character and appearance of the listed building.

**Informatives**

01. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.
02. The Local Planning Authority has taken account of the following development plan policies and proposals:-
- Hampshire County Structure Plan Review  
H5, H7, H8, R2, E16, T4, T5, T12, UB3, E16  
Winchester District Local Plan  
H.1, H.5, H.7, EN.1, EN.5, HG.20, HG.23, T.9, T.11, W.1, RT.3,  
Emerging Development Plan - WDLP Review Deposit and Revised Deposit  
H.2, H.5, H.7, DP.4, DP.5, DP.6, RT.3, HE.13, HE.14, HE.16, DP.1, DP3, T.2, T.3, T.4,
03. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a notice limiting the hours of operation under the Control of Pollution Act 1974 may be served.

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**Item No:** 02  
**Address:** Recreation Ground King Georges Field Ashling Park Road Denmead  
Hampshire

**Parish/Ward** Denmead

**Proposal Description:** Erection of 3080mm high fencing, including gate, to enclose skatepark

**Applicant** The Parish Council Of Denmead

**Case No:** 04/00651/FUL

**W No:** W05335/13

**Case Officer:** Mr James Jenkison

**Date Valid:** 11 March 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations  
have been received

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**Site Description**

- King George's Field is a large, flat recreation ground consisting predominantly of grass lawn but also including a pavilion, tennis courts, bowling green and a skateboard park, with the bowling green being enclosed by a hedge on its western side. The skateboard park is the most recent addition to the park and is in a central location. The skateboard park is located adjacent to the Bowling green as has been constructed as permitted development by Denmead Parish Council in accordance with Part 12 of the General Permitted Development Order. It is approximately 75 metres away from the nearest residential property to the south and approximately 60 metres away from the nearest residential property to the west. The skateboard park is rectangular in shape, with ramps enclosing a central area.
- Planning permission has been granted for a sports pavilion on the western edge of King George's Field, slightly to the west and north of the skateboard park.
- The south and west boundaries of the park are bounded by a public footpath, linking the park to the surrounding residential area. King George's Field is almost entirely surrounded by residential properties.

**Relevant Planning History**

- **W05335/11** Erection of a sports pavilion with youth facilities – Application Refused - 26/09/2002
- **W05335/12** Erection of sports pavilion with youth facilities – Application Permitted - 31/01/2003

**Proposal**

- As per Proposal Description
- The playground area described consists of the skateboard park.

**Consultations**

Landscape:

- The open space officer had no objection to the proposal as the fence is required to limit access to the skatepark at night, which has been a source of nuisance to local residents.

**Representations:**

- There have been 10 specific letters of representations received from neighbouring residents and another letter of objection from the KGV Field (Denmead) residents association, which represents 37 residents- many of whom occupy properties adjacent to the park.
- The main issues of concern relate to the skateboard park itself (such as noise and anti-social behaviour) but also refer to the proposed fence as being unsightly and that it would only delay or impede access to the skateboard park, not prevent it.
- Other issues raised are that the fence is not required to protect the equipment as it is robust enough to prevent vandalism, it is not an acoustic absorbing fence, that the Parish Council has not defined unsocial hours, that the fence may prevent additional acoustic screening, that the skateboard park requires planning permission because it is a change of use.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- R1, UB3

Winchester District Local Plan

- EN5, RT2

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP5, RT1, RT2

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Supplementary Planning Guidance:

- There is no supplementary planning guidance relevant to this proposal.

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 17 Sport and Recreation

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Comments on representations

Principle of Development

- The skateboard park itself is permitted development and does not require planning permission as it falls under Part 12 of the General Permitted Development Order (local authorities able to undertake work on land which they control). Issues such as noise are dealt with under separate legislation. Planning permission is required for the proposed 3 metre high fence and the local planning authority can assess issues regarding the fence only.
- The Local Planning Authority is not in a position to assess the skateboard park itself as part of this application, but must acknowledge that it exists in order to properly assess the visual impact of the fence.
- Like the tennis courts and bowling club, the skateboard park needs to be enclosed to protect and regulate use of the facility. There is some dispute as to how effective this will be, however, this is not a planning matter.
- Planning permission is required because fences fall under Part 2 of the General Permitted Development Order and any fence higher than 2 metres requires application for planning permission.

Impact on the Character of the Area

- The proposed fence will consist of a wire 'mesh' of solid vertical and horizontal wires (very thin bars) attached to relatively thin posts (referred to as panels in the manufacturers document) at 2.525 metre intervals (measure to the centre of each post). The type of fence proposed will allow high levels of visibility through to the skateboard park and hedge of the bowling green. Because of this it will not be unduly intrusive, as it will be viewed against a background of structures, paved area and hedges. The application form states that the fence will be painted green and it would be appropriate to impose a condition ensuring that this is the case, as it would assist in assimilating the fence with the background of the skateboard park and the hedge.

Comments on Representations

- The main concerns of objectors relate to the skateboard park itself, which is outside the control of the planning regulations in this instance and not the subject of this planning application.
- There seems to be some dispute about the legality of using King George's Field for a skateboard park due to private covenants, however, this also lies outside the control of planning regulations.
- The fence is appropriate in design and a green colour scheme would assimilate it with its surroundings.

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**Recommendation**

**APPROVE– subject to the following condition(s):**

**Conditions/Reasons**

01 The development hereby permitted shall be begun before the expiration of five 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.

02 Prior to being installed on the site the fence shall be finished in a dark green colour scheme in accordance with the details submitted with the manufacturers specifications and thereafter maintained.

02 Reason: To protect the visual amenities of the locality.

**Informatives**

01. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: S1  
Winchester District Local Plan Proposals: EN2, EN5, RT1, RT2  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: RT1, RT2, DP3

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**Item No:** 03  
**Address:** Holbrook School Road Cheriton Alresford Hampshire SO24 0QA  
**Parish/Ward** Cheriton  
**Proposal Description:** Demolition of flat roof extensions, alterations to existing permissions to replace existing flat roof extension with new two storey extension with lean-to conservatory-  
**Applicant** Mr And Mrs N Smith  
**Case No:** 04/01096/LIS  
**W No:** W09475/12LB  
**Case Officer:** Mr James Jenkison  
**Date Valid:** 6 May 2004  
**Delegated or Committee:** Committee Decision  
**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation  
**Site Factors:** Cheriton Conservation Area

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### Site Description

- The site consists of a Grade II listed building fronting onto School Lane and adjacent to the local primary school. It is a 2-storey timber frame building with a modern flat roof extension to the rear. The house extends across the width of the site and has a sizeable rear garden. The sidewall of the adjacent house 'Martyrwell' is situated along the southern rear boundary, with its flint sidewall extending along the common boundary and enclosing the rear garden of Holbrook. There are no windows in this sidewall except two small obscure glazed windows.
- To the rear of the site along a right-of-way is Apple Tree Cottage, a 2-storey house which overlooks the rear garden of Holbrook. Apple Tree Cottage only has a front garden which acts as its outdoor living area. The side garden alongside Holbrook acts as a driveway for a garage which has recently been granted planning permission.
- Listed building consent was granted in May 2002 to replace the existing rear extension to Holbrook with a rear extension more in keeping with the original house and the garage that has been constructed.
- The site is located within the Cheriton Conservation Area, with Cheriton being located in the East Hampshire Area of Outstanding natural Beauty.

### Relevant Planning History

- **W09475/06LB** Replace existing flat roof extension with new 2-storey extension and replacement garage and demolition of brick store.  
Application Refused - 22/01/2002.
- **W09475/07** Replace existing flat roof extension with new 2-storey rear extension and replacement garage.  
Application Refused - 21/01/2002.
- **W09475/08** Two storey rear extension, replacement garage.  
Application Permitted - 21/05/2002
- **W09475/09LB** Internal and external alterations to replace existing flat roof extension with 2-storey rear extension, replacement detached single garage.  
Application Permitted - 21/05/2002.
- **W09475/10** Erection of garden store and greenhouse (part retrospective).  
Application Permitted - 26/08/2003.
- **W09475/11LB** Alterations to provide garden store and greenhouse.  
Application not required - 25/07/2003.

### Proposal

- As per Proposal Description
- This application is the same as the previous approved permission (W09475/09LB) except that the width of the conservatory has been increased by approximately 1.5 metres, with the roof of the conservatory changed to glass and the south side elevation has been altered.

### Consultations

#### Conservation:

- Raises no objection to the application subject to a condition showing details of the junction of the roof of the conservatory with the timber-framed wall.

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**Representations:**

Cheriton Parish Council

- Objected to the application stating that it felt that the proposed extension is too large in relation to the original house, noting that it would be a great shame to cover any more of the ancient back wall of the house with the proposed extended conservatory.
- Noted that the existing extension may contain asbestos and that its demolition should be undertaken by specialists.

One letter of representation has been received from Apple Tree Cottage, noting that that a previous application was refused and that the requested increased area should be reduced to offset the increased size of the garage and garden store that now exist. Felt that the increased width of the extension should be compensated by a reduced depth, resulting in a greater distance between the proposed extension and their property. Also expressed concern about potential noise problems.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, E16

Winchester District Local Plan

- EN5, HG20, HG23

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, HE14, HE16

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 15 Planning and the Historic Environment

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Residential amenities/Historic Heritage/Comments on Representations

Principle of Development

- The principle of the proposal has been established by way of listed building consent W09475/09LB, which permitted the 2-storey rear extension shown on the plans as well as a single storey conservatory 1.05 metres wide to the side of this rear extension.

Residential Amenities/ Historic Heritage/ Comments on representations.

- The increased width of the conservatory, which is single storey, will not harm the amenities of neighbouring properties. It will be seen in oblique views from Apple Tree Cottage, which is located approximately 25 metres away from the conservatory, and this small increase in size will not be overbearing or result in any greater sense of enclosure.
- The proposal will continue to allow the same extent of the original rear wall exposed as the existing situation and there are no public views of this rear elevation.
- Asbestos contamination is not a planning matter and is dealt with by separate legislation.
- The approved 2-storey rear extension has a depth of 6.15 metres, whereas the rear extension



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which was refused had a depth of 7.65 metres and competed with the main building element of the original house. The total ground floor area of the original building is approx. 72.4 square metres while the ground floor area of the approved extension is approx. 40 square metres and that of the proposal is approx. 49 square metres. This extension is a lightweight single storey structure to the side, whereas the proposal which was refused was a larger 2-storey element.

Conditions

- As the proposal involves re-approval of the previous planning permission the same conditions of consent will need to be imposed.

**Recommendation**

**APPROVE– subject to the following condition(s):**

**Conditions/Reasons**

01 The works hereby consented to shall be begun before the expiration of five years from the date of this consent.

01 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02 Prior to work commencing on the site details showing the construction method of the junction between the roof of the conservatory and timber framed wall at rear of the house shall be submitted to and approved in writing by the Local Planning Authority. There shall be no cutting or fixing into the frame of the original building.

02 Reason: To maintain the structural and aesthetic integrity of this listed building.

03 Any part of the building exposed by the demolition work shall be made good and the safety and stability of the part of the building which is to be retained secured.

03 Reason: In the interests of the preservation and character of the listed building/conservation area.

04 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details to those on the existing building. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.  
(See advice notes on Mortars and Pointing attached)

04 Reason: To maintain the character of the listed building and Conservation Area.

05 The development hereby permitted shall be constructed using brick, mortar and tiles to match those on the existing building. Details and samples of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the approved details.

05 Reason: To maintain the architectural interest of the building.

06 Prior to the commencement of works a sample panel of new brickwork shall be constructed for the consideration and written approval of the Local Planning Authority. The development hereby approved shall be carried out in accordance with the approved details.

06 Reason: To ensure the detailing and materials maintain the architectural interest of the building.

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07 The new windows shall be full height casements recessed within the opening. Prior to the commencement of work the following details shall be submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

07 - details of a self-supporting brick arch:

07 - the materials and intended finish:

07 - large scale elevations of the window and full size sections showing:-

(i) the new sill in relation to the opening in which it is to be set.

(ii) the mouldings to be used on the glazing bars.

(iii) the relationship of the opening window to the frame which should follow a traditional form

07 Reason: To ensure the materials and details are satisfactory and respect the character of the listed building.

08 Details of the siting and design of any external meter boxes/metal ducting/flues to be provided shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

08 Reason: To protect the character and appearance of the listed building and Conservation Area.

09 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

09 Reason: To protect the character and appearance of the listed building.

10 The rooflights shall be of 'conservation type' set flush with the roof plane. The size of the rooflights shall be confirmed by the applicant and agreed in writing by the Local Planning Authority prior to the commencement of development on the site.

10 Reason: To protect the character and appearance of the listed building and Conservation Area.

### **Informatives**

01. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3, E14, E16, E18

Winchester District Local Plan Proposals: EN5, HG3, HG5, HG20, HG22, C7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE5, HE7, HE8, HE14, C7

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03. LISTED BUILDINGS - USE OF SECOND HAND MATERIALS

The applicant's attention is drawn to the sensitive and prominent nature of the site, which demands the use of a good quality handmade plain clay tile. It is the Local Planning Authority's policy to require the use of new materials rather than second hand. The stock of second hand tiles is a diminishing resource best used for works of repair. Furthermore, altering a materials established environment can diminish its performance, and reliance on second hand materials enhances their value, encouraging architectural theft which is a direct threat to the District's historic buildings.

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**Item No:** 04  
**Address:** 9 Markall Close Cheriton Hampshire SO24 0QF

**Parish/Ward** Cheriton

**Proposal Description:** Proposed rear and side extension with room in roofspace and replacement garage and porch alterations

**Applicant** Mr And Mrs P Sims

**Case No:** 04/00714/FUL

**W No:** W10517/02

**Case Officer:** Mr James Jenkison

**Date Valid:** 29 March 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation

**Site Factors:**

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**Site Description**

- Markall Close is a suburban cul-de-sac of single storey bungalows with flat roof garages in the side garden. The site consists of a small rectangular property which rises gently to the rear of the site. There is a small single storey 2-bedroom bungalow on the site, which is set in line with neighbouring bungalows of a similar design. These bungalows are set at the top of Markall Close, with mature trees visible through and above the gaps between bungalows. A country lane (Lower Lamborough Lane) runs along the rear boundaries of these properties and hoof marks in the lane indicate that it is used for recreational horse riding. This lane connects to a network of other countryside lanes and footpaths in the countryside here as well as the B3046. The lane has an attractive rural feel to it, with views through the gaps of the Markall Close properties toward fields and woodlands beyond. The land slopes downward from Lower Lamborough Lane, ensuring that the bungalows are viewed less prominently amongst large areas of sky, long distant views, trees and hedges, with properties on the lower slopes of Markall Close being hidden from view.

**Relevant Planning History**

- WIR 8987- planning permission for the development of Markall Close. Permitted development rights removed.

**Proposal**

- As per Proposal Description

**Consultations**

- No consultations were undertaken in respect to the proposal.

**Representations:**

Cheriton Parish Council

- Objected to the proposed first floor window which would set a precedent in an area of single storey dwellings should it be approved.

No Letters of representations have been received from Neighbours.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, C1, E6, E7

Winchester District Local Plan

- C1, C2, C7, C19, EN5, EN7

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP5, C1, C7, C22

Supplementary Planning Guidance:

There is no supplementary planning guidance relevant to this proposal.

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

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## **Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area and the street scene
- Detailed design
- Residential amenities
- Comments on representations

### Principle of Development

- Markall Close is located within the defined settlement boundaries of New Cheriton and Hinton Marsh in the Adopted WDLP. The WDLP Review has not brought forward this settlement designation and has not designated the area within an H2 policy frontage designation. Instead, New Cheriton has been designated countryside in the East Hampshire Area of Outstanding Natural Beauty in the WDLP Review.
- There has been one specific objection to this countryside designation in the WDLP Review and two more general objections. Because of these objections, more weight must be given to the Adopted WDLP policies and the site must be identified as being within a defined settlement. On this basis countryside policies for house extensions must be accorded less weight than the general design policies.

### Impact on the Character of the Area and the Streetscene.

- The character of Markall Close is of well spaced single storey bungalows. Because the bungalows are single storey, there are extensive views of the trees beyond and closing the gap between the bungalows at single storey level will not significantly affect these views. The street displays a continuous line of buildings, with the flat roof garages separating each bungalow. The proposal would alter this by demolishing the existing flat roof garage and creating an integral garage with a pitched roof. However, it will also result in a gap of 1.2 metres to the side boundaries (albeit enclosed with a 2 metre high gate). The width of the house will increase from 10.3 metres to 13.4 metres, which will give it a width greater than other bungalows in the street, however, it is a generally accepted principle in suburban locations that single storey side extensions are not disruptive to the streetscene and the increase in width of the bungalow will not be such that it overly subordinates its neighbours.

### Detailed Design

- The proposal must also be viewed in the context of Lower Lamborough Lane. Viewed from the 'rear' the scale of the extension compared to the existing bungalow will be much more noticeable and will result in a building noticeably larger than its neighbours. This is because both the side and rear extension will be viewed together and set closer to the country lane here, and partially enclosing existing views through the gap above the flat roof garage to the countryside beyond. Views of distant woodland and farmland and the skyline will also be impaired though this is only glimpsed through the vegetation and vehicle entrance to the site. The proposal will result in the bungalow becoming much more apparent as the rear extension will have a depth of 3.7 metres and a width of 7.8 metres and will increase the floor area of the original bungalow by 71% (65.55m<sup>2</sup>) from 91.38m<sup>2</sup> (including porch) to 156.93m<sup>2</sup>. However, as this is a suburban site the extended building on it would not be exceedingly large, still maintaining a low profile and a large rear garden. The rear extension will have a height of only 5.7 metres and will be set lower than the rear garden by approximately 1 metre.

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Residential Amenities

- The roof of the rear extension slopes away from neighbouring properties and has an eaves height of approximately 3.1 metres. The gutter will be approximately 0.7 metres from the side boundary and does not affect the main aspect of the most affected neighbour, No.10 Markall Close, which has a much smaller side/rear extension facing towards its rear garden. The side garden of 10 Markell Close is a service area to the rear of the garage. It is a somewhat typical situation for a suburban property and the depth of the proposed rear extension lines up with the depth of the rear extension of 10 Markall Close. As the proposed extension is located 9 metres from the side boundary with No.8 Markall Close there will be no impact on that property.

Comments on Representations

- The Parish Councils objection that the proposed first floor window would set a precedent in an area of single storey dwellings must be viewed in the suburban context of the site. Building forms in settlements are not static and extensions are normal occurrence. If no harm to neighbours and the character of the area is to occur, then a 1<sup>1/2</sup> storey extension with a room in the roof must be seen as acceptable. In instances such as this, where properties have two road frontages, it allows increased floor area while keeping the building form relatively compact and thus allowing more space around the building and larger garden area. The area is characterised by single storey bungalows, but this does not mean that well designed extensions with a slightly higher ridge height would compromise that character. Views from Markall Close will still be of a single storey building and views from Lower Lamborough Lane, which is set on higher ground than the bungalow, will not be of an unexpectedly large building out of context with its surroundings.

**Recommendation**

**APPROVE– subject to the following condition(s):**

**Conditions/Reasons**

01 The development hereby permitted shall be begun before the expiration of five 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.

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.

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

**Informatives**

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

Hampshire County Structure Plan Review: UB3, C1, E6, E7

Winchester District Local Plan Proposals: C1, C2, C7, C19, EN5, EN7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, C1, C7, C22

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02. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.



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**Item No:** 05  
**Address:** 11 Little Hayes Lane Itchen Abbas Winchester Hampshire SO21 1XA  
**Parish/Ward** Itchen Valley  
**Proposal Description:** Conservatory to rear  
**Applicant** Mr Jones And Mrs Davies  
**Case No:** 04/00790/FUL  
**W No:** W18852  
**Case Officer:** Mr James Jenkison  
**Date Valid:** 24 March 2004  
**Delegated or Committee:** Committee Decision  
**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation  
**Site Factors:**



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**Site Description**

- The site is part of a pair of semi-detached houses facing onto a communal green area shared by a group of modern semi-detached houses at Little Hayes Lane, Itchen Abbas. 10 and 11 Little Hayes Lane have raised and level patio areas adjacent to the rear walls of the dwellings, with the rear gardens sloping down to an undeveloped section of land which consists of grass lawn and shrubs. Alongside the northern side boundary of 11 Little Hayes Lane is a railway embankment with mature trees planted along it. The railway line here is disused. Access to the houses here is via a footpath along the front of the properties, with carparking and garaging located adjacent to Little Hayes Lane. Beyond the rear boundary of the site is a small area of undeveloped lawn.

**Relevant Planning History**

- Little Hayes Lane is Part of a modern housing development completed in the 1990's.

**Proposal**

- As per Proposal Description

**Consultations**

No consultations were necessary for this application.

**Representations:**

Itchen Valley Parish Council objected to the proposal.

- It is located adjacent to the neighbour's boundary, proceeding some distance into the garden, and therefore resulting in the loss of privacy. The size of the conservatory is such that it will be imposing and overpowering.
- The height (8 ft to eaves and 8 ft to pinnacle) is such that light loss is inevitable to the adjacent property.
- The size of the planned conservatory will increase the size of the existing downstairs by half as much again. This will make the accommodation disproportionate.
- It is out of keeping with the satisfying design of the overall development.

Letters of objection have been received from 1 Neighbour at 11 Little Hayes Lane.

- The structure is of a large size compared to the existing building covering nearly the entire width of the back of the house.
- The plans do not show important measurements.
- Proposal has glass windows which look directly onto property.
- Extends considerably down the length of the garden and will affect enjoyment of land.
- Height and length of the structure and its glass nature will also impact on the light and privacy of the lounge and bedroom areas of the house.
- When properties were developed stringent rules were developed which had to be adhered to. The conservatory appears to be in breach of those regulations.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5

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Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3

Supplementary Planning Guidance:

- There is no supplementary planning guidance relevant to this site.

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

**Planning Considerations**

The main considerations in respect of this application are:

- Residential amenities/Comments on representations

Residential Amenities/Comments on Representations

- The plans have been accurately drawn and contain all necessary measurements.
- The conservatory is a single storey structure with the roof being both hipped and inward sloping from the side boundaries. It will extend for a length of 2.9 metres from the rear wall of the house along the side boundary before being angled inwards into the property. The maximum depth will be 4.2 metres and the maximum height to gutter level will be 2.3 metres, with a maximum height at the ridgeline of 3.5 metres. The edge of the gutter will be located approximately 0.1 metres from the side boundary with 10 Little Hayes Lane.
- As 11 Little Hayes Lane is located to the north of 10 Little Hayes Lane the proposed conservatory cannot therefore cast a shadow over that property, except possibly in the evening daylight hours of summer. Even in this instance the shadow will be slight and not unduly harmful to the amenities of No.10. The centre point of the nearest living room window of No.10 is approximately 1.3 metres from the side boundary and approximately 1.5 metres from the level of the patio. Using the 45 degree angle rule for sunlight, the extension would need to have a height of 2.8 metres before harm could be identified and even if that were the case, the situation remains that the application site is located to the north of No.10.
- The northern outlook in views from the patio of No.10 will be affected as the conservatory will partially screen views of the mature trees on the railway embankment. However, a partial loss of outlook from a single storey extension, particularly where extensive views to the west will be retained, is not justification in itself to deny planning permission, there must be more compelling reasons.
- The conservatory will undoubtedly be noticeable from the rear garden of No.10, even if a 2-metre high boundary fence was established, and the proposed conservatory is quite large. But it is not so large as to cause demonstrable harm, as conservatories are a common residential feature frequently added to the rear of houses. In the context of these sites the size of the conservatory is considered to be acceptable, as it is still a substantially subservient feature in relation to the main house and cannot be regarded as overbearing.
- Conditions removing permitted development rights from more modern developments allow the Local Planning Authority to control future extensions and outbuildings, but are not designed prevent future development. This is a residential site set in a residential context, though the well vegetated surroundings give a much more spacious outlook at present as the sites are relatively new and rear gardens undeveloped.
- There is some ambiguity relating to the ownership of the boundary fence, which could result in a loss of privacy for No.10. Because of this, a condition has been recommended requiring the southern side elevation (including the truncated section) to be glazed in obscure glass and thereafter retained.

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**Recommendation**

**APPROVE – subject to the following condition(s):**

**Conditions/Reasons**

01 The development hereby permitted shall be begun before the expiration of five 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.

02 The windows in the south side elevation (including the truncated section of the conservatory connecting the south and west elevations) of the conservatory hereby permitted shall be glazed in obscure glass and thereafter retained.

02 Reason: To protect the privacy and amenity of the adjoining residential property by ensuring that views through the windows are permanently obscured.

**Informatives**

01. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3

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**Item No:** 06  
**Address:** Hurst Farm, Hurst Lane, Owslebury, Winchester, Hampshire, SO21 1JQ

**Parish/Ward** Owslebury

**Proposal Description:** Use of former aircraft hanger building and steel frame building for storage of compost products (RETROSPECTIVE)

**Applicant** Mr M Ball

**Case No:** 04/00635/FUL

**W No:** W16188/03

**Case Officer:** Rebekah Jubb

**Date Valid:** 11 March 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation

**Site Factors:** Countryside

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**Site Description**

- Single storey buildings on large site in the countryside.
- Several other buildings and parking area on adjacent site associated with bird sanctuary.

**Relevant Planning History**

- A lawful development certificate was granted in January 2003 recognising that the use of the site for the storing, mixing and bagging of organic compost materials had commenced over ten years ago and, as such, was immune from enforcement action.

**Proposal**

- As per Proposal Description

**Consultations**

Engineers:Highways:

- The proposal does not generate a material amount of traffic and so I feel that I could not sustain any highway objections.

**Representations:**

Owslebury Parish Council

- All compost products should be stored inside hangar building. Objection to steel framed barn as it has been built without planning permission and generates more traffic, especially heavy lorries through very narrow lanes. The use of the site is already maximised and there should be strict planning controls to restrict further development.

A letters of representation has been received from 1 neighbour

- Concern over potential for further creeping development if it is not controlled.
- Site traffic is increasing.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- C2

Winchester District Local Plan

- C2, C9, C13

Winchester District Local Plan Review Deposit and Revised Deposit:

- C12, C16

Supplementary Planning Guidance:

- None

National Planning Policy Guidance/Statements:

- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Highways

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Principle of development

- The site currently has an authorised use for the storing, mixing and bagging of organic compost materials to supply local horticulture companies and garden centres.
- The two buildings are currently used for storage, one has been on the site for some time and the other is relatively new.
- Given that the use of the site is not in question, the use of the hangar building on the site for an ancillary purpose is acceptable.
- The erection of a new building for storage falls to be considered under Policy C9 of the Local Plan and Policy C12 of the Local Plan Review. There are no other buildings on the site that are available and provide the conditions that are required for satisfactory storage of the product. It is essential to provide the additional storage required and is therefore considered to accord with those policies.

Impact on the character of the area/spatial characteristics/street scene

- The buildings are appropriate in scale and design for the existing use of the site and are not harmful to the character and appearance of the area.
- They are located so as to optimise the operation of the site and are well located in relation to the other development on the site.

Highways

- The Highways officer has no objection to the level of development and activity on the site.
- It is considered that the increase in activity resulting from the new building is not significant and should not lead to rejection of this application.

**Recommendation**

**APPROVE – subject to the following condition(s):**

**Conditions/Reasons**

01 The use of the buildings hereby permitted is approved in association with the use of the site for the storage, mixing and bagging of organic compost material. In the event that the following occurs:

i) the use of the buildings hereby permitted permanently ceases within ten years from the date upon which the use commenced;

ii) planning permission has not been granted on an application or is deemed to be granted under Part III of the Town and Country Planning Act 1990, for development for purposes other than the use hereby permitted within three years from the date upon which the use of the building hereby permitted permanently ceased;

then the steel frame building identified on approved drawing no: 03/977/05 shall be removed from the site and the land returned to its former condition, in accordance with details that shall be submitted to and approved in writing by the local authority, unless otherwise agreed in writing by the local planning authority.

01 To ensure that the building is removed if it ceases to be used for the purposes hereby permitted given that it is located in an area of countryside wherein new development is only acceptable on the basis that it is essential for agricultural purposes.

02 The compost to be stored in the buildings that are the subject of this consent, or any other ancillary equipment or material, shall under no circumstances be stacked, stored or deposited in the open on the site.



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02 Reason: In order to protect the amenities of the locality

**Informatives**

01. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: C2

Winchester District Local Plan Proposals: C2, C9, C13

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C12, C16

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**Item No:** 07  
**Address:** Francis Yard, Main Road Colden Common Winchester Hampshire  
SO21 1RP

**Parish/Ward** Colden Common

**Proposal Description:** Including The Copse and the former Village Hall; demolition of existing buildings and construction of twenty six dwellings consisting of, one three storey block comprising 7 no. two bedroom and 1 no. one bedroom flats, 13 no. three bedroom and 5 no. two bedroom semi detached and terraced two and three storey houses, with associated garaging, bike stores, parking, driveways, new and alteration to existing access

**Applicant** The Milverton Group Ltd

**Case No:** 04/00742/FUL

**W No:** W18848

**Case Officer:** Mrs Jill Lee

**Date Valid:** 18 March 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation

**Reason for Committee:** The Officers consider the application to be controversial or potentially controversial

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**Site Description**

- The application site is located on the Main Road in Colden Common. The proposed access to the site is opposite Spring Lane. The site is currently occupied by a builders yard know as Francis Yard, a residential dwelling known as The Copse and the former village community hall. To the rear of the site is an area of protected oak woodland and there are significant trees to the front boundary and within the site all of which are now protected by a Tree Preservation Order.

**Relevant Planning History**

- There is no planning history directly relevant to this application.

**Proposal**

- Including The Copse and the former village hall, demolition of existing buildings and construction of twenty six dwellings consisting of one three storey block comprising 7no two bedroom and 1no one bedroom flats, 13 no three bedroom and 5no two bedroom semi - detached and terraced two and three storey houses, with associated garaging, bike stores, parking, driveways, new and alteration to existing access.

**Consultations**

Engineers:Drainage:

- Colden Common has no storm water sewer close to this development and the ground is heavy clay. Soakaways are therefore the only method for the disposal of storm water but they do not work very efficiently in these ground conditions. Suggest hard landscaping is kept to a minimum and permeable surfaces used wherever possible.

Engineers:Highways:

- Insufficient information has been submitted in order to allow the scheme and off site highways improvements to be properly assessed.

Environment Agency:

- No objection in principle to the application but would wish conditions to be attached were planning permission to be granted.

Environmental Health:

- No objection in principle but would require conditions if planning permission were to be granted.

Forward Plans:

- Object to the loss of the community facility.

County Highways:

- Insufficient information has been submitted to allow the highways implications to be properly assessed.

Landscape:

- Insufficient recreational open space has been provided on site. Not all existing mature trees are suitable for retention within the proposed scheme. Some will shade habitable room windows and garden areas and others are too close to the development. Not all of the proposed new planting will survive in the locations shown. The removal of some trees and especially those covered by TPO 1759 and other major trees is objected to.

Southern Water:

- No objection in principle. No surface water shall run off to the foul sewer as it could cause

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flooding to downstream properties. A water supply can be provided for the development.

Housing Enablement Officer

- The correct number of affordable units has been provided. Housing Needs Survey shows a shortfall of 1 and 3 bedroom units in the Colden Common letting area. The Scheme should be amended to reflect this. The Councils policies aim to achieve integration of open market and affordable housing. The proposal does not achieve this aim. Although the affordable housing is given a prominent position it is not integrated with the properties for sale and indeed it is of a different type being flats rather than houses.

**Representations:**

Colden Common Parish Council

- Support the application subject to the following:--
- There is a need to ensure that the mix of housing is appropriate to the development.
- Need to protect TPO'd trees
- Adequate parking to be provided.
- Access arrangements including traffic lights to be given proper consideration.
- Capacity of local drainage system to be taken into account.

Letters of representations have been received from 9 neighbours who object to the scheme for the following reasons:-

- Proposed buildings too big and out of character with surrounding development.
- Not enough parking to stop on street parking which would be dangerous and lead to congestion.
- Trees and vegetation to be lost
- Loss of wildlife habitat
- Existing services will not be able to cope with increased population
- Drainage system is inadequate and could not cope with any extra.
- Increase in cars on an already busy road
- Loss of an attractive house.
- Possible damage to woodland protected by TPO due to increase public access.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, T5, T6, H5, H7, R2

Winchester District Local Plan

- H1, EN5, H5, H7, T11, T12, TR3, FS2

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, DP3, DP1, DP6, H5, H7, T2, SF6, RT3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport

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### **Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Drainage/flooding
- Affordable housing

#### Principle of development.

- The application site is located within the developed area of Colden Common and therefore the principle of residential redevelopment is acceptable subject to normal development control criteria.

#### Comprehensive development.

- The site forms part of a larger area that could potentially be redeveloped for housing and as such the current application is not considered to be comprehensive or allow for the most efficient use of land and so is unacceptable. It does not show how the adjoining land could be developed or show conclusively that the proposed linkage shown to one area of land, is in the best position. It is not considered that the development of this site in isolation would result in the most efficient use of land in line with the requirements of PPG3.

#### Loss of community facility.

- The site contains the former village hall, a building last used as a community facility. The Applicant has failed to show that the site cannot be used for an alternative use to benefit the community and so the proposed development is unacceptable in policy terms.

#### Impact on the character of the area.

- The application site is located on the main road through Colden Common and is therefore visually important. Although the frontage of the site is quite well screened with mature vegetation including some valuable lime pollards, the buildings will be seen from the road and there would be views into the site from the access point. The buildings closest to the road would be a three-storey block of flats that form the affordable housing element of the proposal and a pair of semi – detached two storey dwellings. The block of flats in particular is a large building, the three-storey element is 21m in length along the road frontage and this is adjoined by a further 10m of two-storey building. The height of the three-storey element is 10.2m. It is considered that this bulk of building would be overdominant within the street scene and would be intrusive and detract from the character and visual amenities of the area.
- The view from the road will be to the bin store the end elevation of the two-storey block of dwellings and the parking and turning area. It is not considered that the impact of the proposed development within the street scene is attractive or in character with the existing form of development in the area.
- There is no existing development along the main road in Colden Common which is of the bulk and scale of the buildings proposed on the application site. The existing residential dwellings are much smaller in scale with many single storey properties. The proposed development would appear out of character and alien in the street scene.

#### Detailed design.

- The scheme has been designed to maximise the development potential of the site. The density of the proposed development is 43dph, which is towards the higher end of recommended densities for redevelopment contained within PPG3. In order to achieve this density the accommodation has been provided in blocks which are mostly three storeys although the second floor accommodation is contained within the roof space. The buildings are therefore large and bulky. They have substantial roofs in order to maximise the amount of accommodation provided at second floor level.

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- The design does not reflect the character, scale or appearance of existing development close to the site but rather reflects the need to maximise the amount of accommodation to be provided on the site.
- The proposed layout of the site does not present a satisfactory entrance to the scheme with access being onto the end elevation of one block and the rear of units H11 to 14 and the parking and turning area.

Residential amenities.

- The impact that the proposed development would have on the residential amenities of the adjoining bungalow are not clear as there is no contextual information to show the relationship of the proposed buildings against the existing.

Highways.

- The applicant has commissioned a company to look at access to the site. The proposed access would not be acceptable without off site highways improvements which include the provision of traffic lights. At the present time there is insufficient information to allow the highways matters to be properly assessed. Information regarding the suitability of the internal access arrangements of the site and parking and turning have not been considered by highways until the fundamental access issues have been sorted out.

Public open space provision.

- There is no requirement to make contributions towards sports facilities within the Colden Common area and the area has a low requirement for contributions towards play. It is proposed to provide a local area for play within the site but overall the site is deficient in amenity space.

Drainage/flooding.

- The consultation response from drainage has identified a potential problem with the disposal of storm water. Southern Water have stated that storm water cannot be discharge into the foul sewer because of the risk of flooding to houses downstream. Soakaways will need to be provided but these do not operated well on clay which is found on the application site. It will be important to make sure that hard surfacing within the site is kept to a minimum to allow water to drain away.

Affordable housing.

- The proposed development provides the correct amount of affordable units in terms of numbers. The requirement is for 8 units in total and 7no two bedroom and 1no one bedroom flatted units have been provided in the three storey block to the front of the site. The dwelling balance analysis for the 2002 housing needs survey shows a shortfall of 1 and 3 bedroom affordable housing units within the local area. It also estimates an oversupply of 2, 3, and 4 bedroom units in the private sector. The housing enablement officer advises that there is a demand for 2 bedroom houses in the locality as there are already a large number of 2 bedroom flats in the affordable rented sector in Colden Common. It would therefore be better if the affordable element of the scheme was provided as 1 and three bedroom houses.
- In addition it is this Council's policy to achieve integration of open market housing and affordable housing. The proposed development provides all of the affordable housing in a block to the front of the site totally separated from the open market housing.
- The proposed development is therefore unsatisfactory in terms of its provision of affordable housing.

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**Recommendation**

**REFUSE – subject to the following refusal reason(s):**

**Reasons**

01 The Council is not satisfied that the development of this land in isolation from other land along Main Road can make the most efficient use of the land, maximising its re - use in accordance with PPG3. The Council is not satisfied that the most appropriate design and layout for the site can be achieved without a comprehensive design brief for the entire development area and the applicant has failed to demonstrate how they have taken account of the need for comprehensive layout and design. The Local Planning Authority has not been satisfied that the linkages proposed offer the most appropriate link with adjoining sites in terms of further development. The proposal is therefore contrary to the aims and provisions of PPG1, PPG3, proposals EN5 and H5 of the Winchester District Local Plan and proposals DP1, DP3, DP6, H5, of the Winchester District Local Plan Review and policies UB3, H5, H6

02 The proposal would result in the loss of a building and site last used for community facilities and the Applicant has failed to show to the satisfaction of the Local Planning Authority that a community building or use on the site is no longer practical or desirable. The proposal is therefore contrary to the provisions of proposal FS2 of the Winchester District Local Plan and proposal SF6 of the Winchester District Local Plan Review.

03 On the basis of the limited highways information submitted with the application the Local Planning Authority does not consider that the proposed development would be undertaken in a satisfactory manner.

04 Insufficient information has been submitted to illustrate the relationship of the proposed buildings to adjacent property or the details of its design.  
(Insufficient Information)

05 The proposal is contrary to the policies of the Hampshire County Structure Plan and the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan and the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.  
(No Open Space)

06 The proposed design and bulk of the buildings is considered to be dominant and out of scale with the existing surrounding development. The layout would not result in a scheme with a satisfactory sense of place. The proposed development would therefore be visually intrusive and detract from the visual amenities and character of the area.

**Informatives**

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

Hampshire County Structure Plan Review UB3, T5, T6, H5, H7, R2.

Winchester District Local Plan Proposals: H.1, EN.5, H5, H7, T11, T12, RT3, FS2.

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: H.2, DP.3, DP1, DP6, H5, H7, T2, RT3.

PPG1

PPG3

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**Item No:** 08  
**Address:** Land Adjacent To Milnthorpe Sleepers Hill Winchester Hampshire  
**Parish/Ward** Winchester Town  
**Proposal Description:** Erection of 1 no. detached four bedroom dwelling and detached two bay covered car port with 1 no. one bedroom studio above  
**Applicant** Mr And Mrs P Dudgeon  
**Case No:** 04/00662/FUL  
**W No:** W02143/07  
**Case Officer:** Sylvia Leonard  
**Date Valid:** 11 March 2004  
**Delegated or Committee:** Committee  
**Reason for Committee:** At the request of a councillor  
**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations have been received  
**Site Factors:**



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### Site Description

- The site is on the northern side of Sleepers Hill within the settlement policy boundary.
- It comprises a 0.64 hectare area of heavily treed land forming part of the garden of Milnthorpe, to the south-east of, and at a lower ground level than, that property
- Milnthorpe and Milnthorpe Corner are semi-detached, Victorian, 2 and a half storey houses, accessed via a shared private drive off Sleepers Hill, and with a large parking area in front of the houses
- Milnthorpe also has a detached single garage directly accessed off the access drive within the application site
- Sleepers Hill is a privately owned, narrow road, which rises from east to west
- This residential area is characterised by large, detached, properties in generally spacious, treed, plots
- There are a mixture of different designs as infilling has taken place over the years
- The application site contains a number of mature, protected trees, particularly along the eastern side and road frontage and dense rhododendron bushes and the site levels drop from north to south by approx. 4 m

### Relevant Planning History

- W02143/06 – 1 no. detached 4-bed dwelling and 1 no. detached 2-bay covered car port with 1 no. 1-bed studio above – Refused – 4.11.2003 – current appeal lodged.

### Proposal

- As per Proposal Description
- New house and separate car-port/flat building to be sited in the area of the site which is clear of trees at present
- Modern design 4-bed detached house
- Split level ground floor plan to relate to existing ground levels
- White smooth rendered walls incorporating a large element of glazing and an external curved staircase
- Low barrel vaulted grey zinc profiled sheeting roof
- Aluminium clad timber windows
- 2 parking spaces in front of house
- Double car-port building with 1-bed studio flat over
- Designed to match the new house
- External staircase and first floor terrace area
- Both properties would be accessed via a new vehicular access off the private drive, which would involve cutting through a bank and the loss of Pine and Yew tree

### Consultations

#### Engineers: Drainage:

- The application must be referred to the EA for comments as it proposes the use of non mains drainage
- However, a public sewer is laid under the adjacent Sleepersdelle Gardens and the applicant should liaise with Southern Water to see if a connection can be made
- Only if it is impossible to connect to the public sewer can a septic tank or cess pool be considered
- No objection subject to any EA recommendation being implemented, building regs approval being granted
- The applicant must supply written evidence that they have consulted SW re a connection to the main sewer

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Engineers:Highways:

- Has previously been consulted on a similar proposal when highway concerns about the inadequacies of Sleepers Hill and its associated highway junctions was raised
- The application was recommended for refusal on highway grounds and the application was refused by the Planning Committee
- Following this decision, an application for an extension to a nursing home in Sleepers Hill was also considered by Members of the Planning Committee, despite the fact that nursing homes generate significantly more traffic movements than a single dwelling with studio flat.
- Members approved the application, contrary to officers' advice
- In view of the above, despite the fact that Sleepers Hill is substandard, and its associated junctions do not meet requirements with regard to geometry and visibility, I feel that I could not sustain a highway objection for this application should it be refused and the applicant appealed to the Secretary of State
- Any planning consent should be subject to condition regarding retention of parking

Environment Agency:

- No objection subject to informatives

Landscape: Arboricultural officer:

- No objection subject to a watching brief and method statement condition
- Tree protection type and position are in line with BS5837 and protects the larger, more prominent, protected trees on the site
- Several smaller trees and shrubs would be felled which is acceptable - as is the loss of the Pine and Yew at the site of the proposed entrance

Landscape Architect:

- No objection subject to long term continuity of similar tree cover and details of a management plan for the site
- A full tree assessment has been carried out which identifies the only developable areas and demonstrates protection for the retained trees, many of which are protected by virtue of their high amenity value and the contribution they make to the setting of Winchester
- Due to shady nature of site, future occupants are likely to manage, and possibly clear, the trees.
- Hence the need for a management plan for the site – a Section 106 agreement to ensure the long-term benefit of the tree cover
- Full landscape details and implementation will also be required
- The house and garage take advantage of the slope and will have no adverse visual impact
- Full details will be needed of the cut into the bank for the access

Southern Water:

- There are no public sewers in Sleepers Hill
- There are public sewers in Milnthorpe Lane, Sleepers Delle Gardens and Sparkford Road
- It would be for the EA and Building Control to decide if a septic tank as proposed is a suitable means of wastewater disposal
- A water supply can be provided for the proposed development as and when required

**Representations:**

City of Winchester Trust:

- Sleepers Hill has lost much of its tree cover in the past 10 years, which is very evident from St Catherines Hill
- The care taken to retain the trees on the site is appreciated
- The innovative buildings make sympathetic use of the awkwardly shaped area that is available for development in a way that a higher density scheme would not be able to do

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Letters of representations have been received from 7 neighbours:

- 6 letters of support:
- Aesthetically pleasing and in keeping with the surrounds
- Does not interfere with anyone else's property
- Is not detrimental to the area
- No justification for refusal as other applications in the area have been approved despite numerous objections
- The other approvals were high density, out of keeping, not aesthetically pleasing and causing major traffic problems
- An application for one house is more in keeping with the character of the area than the approvals for multiple houses on small plots of land on the hill
- Low impact on the local environment – particularly the mature tree cover
- High value architecture – which will be a building of interest in years to come
- Enhancement of character of neighbourhood in terms of design and suitability for the site
  
- One letter of objection:
- Object to felling of trees, many of which are protected, which would detract from the environment and ambience of the area
- Change of neighbouring view to greenery instead of car ports or bin storage
- Noise pollution and traffic during building works- working hours should be restricted

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB1, UB3, H1, H2, H7, R2, E8, E19, T4, T5, T6

Winchester District Local Plan

- H.1, H.7, EN.1, EN.5, EN.7, EN.13, T.8, T.9, RT.3, W.1

Winchester District Local Plan Review Deposit and Revised Deposit:

- H.2, H.7, DP.1, DP.3, DP.5, DP.9, T.2, T.4, RT.3, W.1

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Parking Standards 2002
- Winchester District Urban Capacity Study

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport

**Planning Considerations**

- This application is a resubmission of that previously refused by the Planning Committee in November 2003 (W02143/06) and the scheme is identical.
  
- The proposal has already been deemed acceptable in terms of design, tree and residential amenity issues.

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- The previous reasons for refusal related to highways, density and open space issues.

Highways

- The previous application was refused on the grounds that Sleepers Hill Road is unsuitable in its present condition to take the type and amount of traffic likely to be generated by the proposal. (It has a steep gradient and in places an extreme camber which makes it unsuitable for many pedestrians and cyclists with no continuous pedestrian footway between its junctions with Romsey Road to the west and Airlie Road to the east.)
- It was also considered that the road leading to and from the site has substandard junctions with Romsey Road and Airlie Road, which are inadequate to accommodate safely the additional traffic generated by the proposal
- It was considered that granting the previous application would compromise the position of the highway authority when considering proposals on other sites in Sleepers Hill.
- However, since the previous refusal, the Planning Committee have approved an extension to provide additional accommodation at West Acre Nursing Home in Sleepers Hill (W00173/26)
- In the light of this approval and given that nursing homes generate significantly more traffic movements than a single dwelling with studio flat, it is considered that a highway objection for the current application could not now be sustained.

Density

- The applicant comments that the proposal represents a density of 33 dwellings per hectare, which has been calculated by excluding land on the site within the Tree Protection Zone of important trees with wider amenity value, and that this is appropriate given the site lies within the adopted WDLP EN1 area
- However PPG3 suggests that the only areas to be excluded when calculating densities for developable areas are major distributor roads; primary schools; open space serving a wider area; and significant landscape buffer strips.
- Whilst part of the site could be considered have a significant landscape buffer strip, this would not exclude the wider part of the site being calculated within the density
- Officers therefore consider that the 33 dwellings per hectare quoted is incorrect
- It would be possible to fit more units on the site without detriment to the existing protected trees by providing smaller units of accommodation

Open space

- The applicant has agreed to make the required contribution of £3,505 towards the provision of open space within the District.

**Recommendation**

**REFUSE – subject to the following refusal reasons:**

01 The Local Planning Authority is not satisfied that the site cannot accommodate development at a higher density in accordance with Planning Policy Guidance 3. The proposal is therefore contrary to Government Policy as set out in Planning Policy Guidance 3 and proposal DP3 of the emerging Winchester District Local Plan (Review) deposit 2003 on new residential development in terms of achieving an appropriate density

02 The proposal is contrary to policy R2 of the Hampshire County Structure Plan 1996 - 2011 (Review) and proposals RT.3 of the Winchester District Local Plan and the Review and Revised Deposit Local Plan in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area

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**Informatives**

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

Hampshire County Structure Plan Review: UB1, UB3, H1, H2, H7, R2, E8, E19, T4, T5, T6  
Winchester District Local Plan Proposals: H.1, H.7, EN.1, EN.5, EN.7, EN.13, T.8, T.9, RT.3, W.1  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H.2, H.7, DP.1, DP.3, DP.5, DP.9, T.2, T.4, RT.3, W.1

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**Item No:** 09  
**Address:** The Lodge Whitewool Farm Coombe Lane East Meon Petersfield  
Hampshire GU32 1HW

**Parish/Ward** West Meon

**Proposal Description:** Demolition of existing lean-to and construction of two storey rear extension and detached double garage

**Applicant** H N Butler Farms Ltd

**Case No:** 04/00715/FUL

**W No:** W18853

**Case Officer:** Sylvia Leonard

**Date Valid:** 31 March 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation

**Site Factors:**

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**Site Description**

- Detached, 2-storey house with brick, flint and tile-hung walls and fish-scale tiled pitched roof with cropped gable ends on both sides
- Located in the countryside within the East Hampshire AONB
- Vehicular access off Coombe Lane, which is a private farm road, with a detached pitched roof
- Single garage to west side of the house and hard-surfaced parking area to east side
- Single storey, pitched roof rendered extension to rear
- A tree belt runs along the eastern boundary and further east is Meon Springs Fly Fishery

**Relevant Planning History**

- None

**Proposal**

- As per Proposal Description
- Extension to provide dining room kitchen and utility room on ground floor and 2 bedrooms over
- Extends across width of house with depth of 6.2 m
- Brick and flint walls and plain clay tiled roof to match existing
- Pitched roof with cropped gable ends on both sides to match existing design
- Ridge height to match existing
- Pitched roof double garage with cropped gable ends front and rear
- Eaves height – 2.2 m
- Ridge height – 6.6 m

**Consultations**

Landscape:

- This is in the AONB but there would be no adverse visual impact
- However, the garage would be very close to the adjacent woodland edge, less than 2 m, and this would have an adverse impact on the trees
- For this reason the layout needs to be adjusted or details provided of the mitigation measures, which are to be taken to avoid this damage, which would result in the felling of some of the trees
- Foundation design is the obvious solution and the tree officer would need to be satisfied with these before approval

AONB:

- Objects on design grounds and for being contrary to proposal C19 of the WDLP
- Whitewool Lodge is a quaint dwelling situated against a backdrop of coniferous trees and vegetation bordering a fishing lake
- The floor area of the existing dwelling is approx. 95 sq m (excluding the attached garden shed).
- The proposal is to increase the floor area by 91% to approx. 180 sq m which is contrary to WDLP policy to limit extensions to rural dwellings measuring 120 sq m or under to a maximum of 25%
- The JAC support this policy to enable a mix of dwelling sizes in the countryside to be retained
- In design terms, the AONB panel have no objection in principle to a 2-storey extension on the rear elevation but the balcony and disproportionately high pitched roof on the double garage are considered to be detracting features

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**Representations:**

West Meon Parish Council

- Support

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- C1, C2, UB3

Winchester District Local Plan

- C.1, C.2, C.7, C.19, EN.5, EN.7

Winchester District Local Plan Review Deposit and Revised Deposit:

- C.1, C.7, C.22, DP.3, DP.5

Supplementary Planning Guidance:

- Winchester Housing Needs Survey

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Detailed design/impact on the countryside and AONB
- Residential amenities
- Trees
- Highways

Principle of development

- Local plan policy allows for modest extensions of houses in the countryside which would not reduce the stock of small or more affordable houses
- The existing dwelling has a floor area of approximately 105 sq metres, excluding the shed extension
- The original dwelling minus the single storey bathroom and kitchen extension was 90 sq m
- It is therefore deemed to contribute to the supply of smaller affordable houses and policy allows for a maximum increase of floor area of 25%
- The proposed extension has a floor area of approximately 96 sq m which means an increase of 91% on the existing dwelling and 107% on the original dwelling
- This would be contrary policy due to the loss of affordable housing

Detailed Design/Impact on the countryside and AONB

- The detailed design of the extension is acceptable and the site can easily accommodate the extension without affecting the spatial characteristics of the area
- The gable ended roof form, fenestration and materials are in keeping with the existing
- The resulting house would be larger but of an acceptable scale with respect to the size of the site
- The design, size and siting of the extension would not result in unacceptable visual intrusion to the local environment
- However, the garage is considered to be an unacceptably large building, due to the high, bulky roof.
- This, together with its close proximity to the side boundary with the adjacent woodland, would



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result in an unacceptably intrusive impact on the character of the countryside

Residential Amenities

- No impact – no immediate neighbours

Trees

- The garage would be less than 2 m from the edge of the adjacent woodland to the east side of the site and could adversely affect the trees
- No details have been submitted of proposed mitigation measures to avoid any tree damage and in the absence of this information, the proposal is unacceptable in arboricultural terms

Highways

- No significant impact
- The existing vehicular access off Coombe Lane would serve the new garage and the existing single garage and access would be retained on the west side of the site

**Recommendation**

**REFUSE – subject to the following refusal reasons:**

**Reasons**

**Conditions/Reasons**

01 The proposal, due to the resulting increase in floorspace, would result in an unacceptable loss to the stock of small, affordable, dwellings in the countryside.

02 The proposal, by virtue of the height, bulk, design and siting of the new garage, would result in unacceptable visual intrusion into the countryside which would be out of keeping with the surroundings and detrimental to the character of the area

03 Insufficient arboricultural information has been submitted with the application to demonstrate that there would be no unacceptable impact on the woodland trees adjacent to the eastern boundary of the site to the detriment of the visual amenities of the locality

**Informatives**

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

Hampshire County Structure Plan Review: C1, C2, UB3

Winchester District Local Plan Proposals: C.1, C.2, C.7, C.19, EN.5, EN.7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C.1, C.7, C.22, DP.3, DP.5

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**Item No:** 10  
**Address:** Brambridge House Kiln Lane Brambridge Eastleigh Hampshire SO50 6HL

**Parish/Ward** Colden Common

**Proposal Description:** Creation of 3 no. two bedroom flats on part of the ground floor

**Applicant** M25 Group

**Case No:** 04/00649/FUL

**W No:** W05912/06

**Case Officer:** Elaine Patterson

**Date Valid:** 11 March 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** At the request of a councillor

**Site Factors:** Grade II\* listed building.

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**Site Description**

- Brambridge House is a Grade II\* Listed building. This large H-shape 3-storey country house, is constructed of stuccoed brick with a slate roof.
- The house may date from 1762-1763, it was extended in the early 1800's. In 1860 a drawing room and conservatory or orangery was added. In 1872 the interior of the house was largely destroyed by fire but these new rooms survived and the fine Adams style plastered ceilings in the drawing room and dining room are assumed to date from this period.
- The house was then rebuilt by Sir Digby Wyatt, a Victorian Architect, responsible for Addenbrooke's Hospital Cambridge and Paddington Station.
- The house has historical associations with Mrs Fitzherbert.
- The main house was sold to a property company, in the early 1950's, and converted into 14 flats, the outbuildings were converted and sold at this time.
- The building was listed in December 1955. The original listing description cannot be found. During the English Heritage listing survey in 1984 the building was regraded as GdII\*. The specific justification for this re-grading is not clear from documentary sources. There are no significant changes to the listing description following the latest English Heritage survey in 2000.
- One of the first tenants were Mr & Mrs Miller-Smith. They were very unhappy with the maintenance arrangements with the freeholder and purchased the freehold themselves in the 1966. They carried out considerable repairs to the house, river, and gardens. They were given Grant assistance in 1983 from HCC and WCC. Following the death of Mr Miller Smith and the eminent service of three enforcement notices Mrs Miller-Smith sold the freehold to the applicant in December 2001.
- On 31 March 2004 Cabinet agreed to grant aid repairs at 4% of the estimated £648,831, for Scaffolding and works to the roof and parapets, including the: Portico roof, Orangery roof, Balustrade Parapet Walls, Parapet Walls, Chimneys, Firewalls, Tank rooms, Slate roofs and Asphalt repairs. The works required are extensive and report on timber rot and infestation may be grant aided separately.

**Relevant Planning History**

- Consent was granted in 1952 for conversion to 14 flats. A Ground floor plan marked "Floor plans based on original drawings dated December 1950" has been submitted, showing these 3 out of a total number of 14 flats., Prior to the listing of the house in 1955 this consent was implemented and the building converted into 14 flats.
- There is clear evidence of the creation of bathrooms and kitchens in each unit; new openings; new partitions and; blocking up existing openings. There is a separate fuse box in each of the flats and three separate entrance doors as shown on the plans.
- At a later date the Miller Smiths choose to , live in the 3No. flats as one residence, the applicant proposes to re-use the flats as three individual units.
- This application was accepted on the basis that no actual works are required to the listed building.
- Listed building consent in 2000 for extensive works and repairs not yet implemented.
- W/05912/07LB Listed Building Consent to infill an existing door to meet current party wall requirements between flats 4&5 is yet to be determined

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**Proposal**

- The description of development is 'creation' of 3No. flats, this is rather misleading and recreation or reinstatement would have been a better choice of words.
- A Ground floor plan marked "Floor plans based on original drawings dated December 1950" has been submitted, showing these 3 out of a total number of 14 flats
- Although the former residents, lived in the 3No. flats as one residence, the applicant proposes to reinstate the 3No. flats,.
- The proposal is therefore to use this area of the ground floor as three flats as it had been in the 1950,s and 1960's and provide parking in the garage court that dates from this time.

**Consultations**

Conservation:

- Conservation were consulted on the application and subject to no works being required and the parking arrangements not affecting the buildings setting, raise no objection.
- They suggest a condition or informative for the avoidance of doubt to state that the planning permission does not allow for any work to the building works .

**Representations:**

Colden Common Parish Council

- No comments received.

Letters of objection have been received from 3 parties including the Residents Association:

- Listed building
- Flats 4,5&6 have been a single flat since about 1962.
- It is our understanding permission to convert to three flats was originally granted in 1952.
- Since then previous owners, the Miller-Smiths, restored a beautiful original Adam ceiling of the 18thC which had been covered by distemper and hardboard and would not have been apparent when planning permission was granted.
- Flats 4,5&6 should remain a single flat overlooking the beautiful double avenue of limes.
- By allowing retrospective listed building consent you are condoning and allowing a criminal act, changing the insides of a II star building is illegal.
- Illegal changes have been carried out by the M25 group between 16 October 2003 and 19 March 2004. Recent internal work has been done, including:
- Blocking up the double doorway
- Subdivision of the master bedroom of flats 4,5,and 6 by a partition.
- Change of use of a 1955 kitchen in flat 5 which had been converted into a dressing room by 1984.
- Parking
- Currently with most of the flats empty but with building work in progress the car park is full and often cars park on the grass, additionally the landlord sell fishing rights and May-September cars are parked in non-designated areas. Soon there will be an accident.
- The flats and builders vans will exacerbate this problem.
- The planning department have mentioned having cars in front of the garages, this will not solve the problem but will cause new problems.
- A number of garages form part of the leaseholders individual leases.
- One letter of 'no objection' has been received from a resident, stating:
- I trust the alteration will not be unduly noisy or throw up too much dust.

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**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- H5, H7, H8, R2, E16, T4, T5, T12, UB3, E16

Winchester District Local Plan

- H.1, H.5, H.7, EN.1, EN.5, HG.20, HG.23, T.9, T.11, W.1, RT.3,

Winchester District Local Plan Review Deposit and Revised Deposit:

- H.2, H.5, H.7, DP.4, DP.5, DP.6, RT.3, HE.13, HE.14, HE.16, DP.1, DP3, T.2, T.3, T.4

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments

National Planning Policy Guidance/Statements:

- PPG 3 Housing
- PPG 15 Planning and the Historic Environment

**Planning Considerations**

The main considerations in respect of this application are:

Principle of development

- Historic listed building
- Public open space
- Principle of development
- Although the description of development is 'creation' of 3No. flats, it actually appears to be a reinstatement of 3no. flats created in the 1950's.
- This accords with Local Plan policy to create smaller dwelling units.

Historic listed building

- The only listed building works required, have unfortunately already been carried out, to infill the door opening between Flats 5 and 4.
- These works are now subject to a retrospective listed building consent application W/05912/07LB still to be determined.
- No other works are required to the listed building and English Heritage have raised no objection.

Public open space

- Because these three flats are being reinstated contributions for public open space is not required in this instance.

**Recommendation**

**Conditions/Reasons**

01 The development hereby permitted shall be begun before the expiration of five 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.

02 Before the dwelling units hereby approved are first occupied, a minimum of 2 car parking spaces per dwelling unit, shall be provided within the curtilage of the site, marked out and thereafter maintained and kept available.

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02 Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

03 The parking area including the garages shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

03 Reason: To ensure the permanent availability of parking for the property.

**Informatives**

01. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review:  
H5, H7, H8, R2, E16, T4, T5, T12, UB3, E16

Winchester District Local Plan  
H.1, H.5, H.7, EN.1, EN.5, HG.20, HG.23, T.9, T.11, W.1, RT.3,

Winchester District Local Plan Review Deposit and Revised Deposit:  
H.2, H.5, H.7, DP.4, DP.5, DP.6, RT.3, HE.13, HE.14, HE.16, DP.1, DP3, T.2, T.3, T.4

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DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 11  
**Address:** Brambridge House Kiln Lane Brambridge Eastleigh Hampshire  
SO50 6HL

**Parish/Ward** Colden Common

**Proposal Description:** Internal alterations to infill an existing door opening to meet current party wall construction requirements. (AMENDED W/ No.)

**Applicant** M25 Group

**Case No:** 04/01000/LIS

**W No:** W5912/07LB

**Case Officer:** Elaine Patterson

**Date Valid:** 16 April 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** At the request of a councillor

**Site Factors:** Grade II\* listed building





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**Site Description**

- Brambridge House is a Grade II\* Listed building. This large H-shape 3-storey country house, is constructed of stuccoed brick with a slate roof.
- The present house is believed to date from 1762-1763, it was extended in the early 1800's. In 1860 a drawing room and conservatory or orangery was added. In 1872 the interior of the house was largely destroyed by fire but these new rooms survived and the fine Adams style plastered ceilings in the drawing room and dining room are assumed to date from this period.
- The house was then rebuilt by Sir Digby Wyatt, a Victorian Architect, responsible for Addenbrooke's Hospital Cambridge and Paddington Station.
- The house has historical associations with Mrs Fitzherbert.
- The main house was sold to a property company, in the early 1950's, and converted into flats, the outbuildings were converted and sold at this time.
- The building was listed in December 1955. The original listing description cannot be found. During the English Heritage listing survey in 1984-7 the building was regraded as Grade II\*. The specific justification for this re-grading is not clear from documentary sources. There are no significant changes to the listing description following the latest English Heritage survey in 2000.
- One the first tenants were Mr & Mrs Miller-Smith. They were very unhappy with the maintenance arrangements with the freeholder and purchased the freehold themselves in the 1966. They carried out considerable repairs to the house, river, and gardens. They sought Grant assistance in 1983 and the Council offered 12.5%. Mrs Miller-Smith sold the freehold to the applicant in December 2001.
- On 31 March 2004 Cabinet agreed to grant aid repairs at 4% of the estimated £648,831, for Scaffolding and works to the roof and parapets, including the: Portico roof, Orangery roof, Balustrade Parapet Walls, Parapet Walls, Chimneys, Firewalls, Tank rooms, Slate roofs and Asphalt repairs. The works required are extensive and report on timber rot and infestation may be grant aided separately.

**Relevant Planning History**

- W05912/06 'Creation' of 3No. flats. Planning application to be determined.
- Listed building consent for major repairs in 2000 (not yet implemented)
- Three enforcement notices took effect in July 2002.

**Proposal**

- Retrospective listed building consent is sought for Internal alterations to infill an existing door between Flats 4 & 5. a plasterboard partition which infills the doors opening now is to be removed. This partition does not meet current party wall requirements for separation between dwelling units and was inserted without consent..
- Planning permission has been sought (W05912/06) for the creation of 3No. flats, however from the evidence provided, it appears these 3No. flats are part of the scheme of 14 created here in the 1950's. Two of the three flats were originally separated by a solid wall . The doors subject of the LBA were inserted in this wall around 1967 to 1970 with out consent. Their removal is the only building work required to reinstate the 3No. flats.

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**Consultations**

Conservation:

- Conservation were consulted on the listed building consent and subject to an amended plan/ elevation now received, raise no objection, because these doors were erected in the 1960's without consent and there should be a wall there.
- Suggest two conditions for the avoidance of doubt to state that listed building consent is not granted for any works proposed on the drawing 2076-PL-010 Rev A dated Feb 04 other than those shown on CD- 2076-01 and drawing no 2076/CD/02 dated may 2004. Check which drawings are which and keep the two applications separate
- No works shall be carried out on site until a schedule of works including material details for making good areas have been supplied to and approved in writing by the local planning authority, and the works shall then be carried out in accordance with those details.

English Heritage:

- Consulted on the listed building consent:
- "We have considered the application and although we do not intend to comment in detail on these proposals we offer the following observations to assist with determining the application.
- Brambridge is a remarkable house which deserves to be treated with care and its evolution protected from permanent damage. The prime area which should be safeguarded is the suite of rooms on the garden front, where there are two ceilings which, if not by Adam, are in his manner. Adjacent is a third ceiling in a room already sub-divided, which looks like a mid-19th century version of the same style. This presumably was a Fairbairn addition.
- Whatever the timing of the making or blocking of the double doorway which is the subject of the current application, this opening is not part of the original layout and blocking it would be acceptable. It should be clearly understood that there ought to be no further subdivision of any of the main rooms and the number of flats may need to be adjusted to take this into account."
- It should be noted that there is no proposal to subdivide the rooms and it is expected that some of the subdivisions inserted without consent will soon be removed.

**Representations:**

Colden Common Parish Council

- No comments received.

Letters of objection have been received from 3 parties including the Residents Association:

- Flats 4,5&6 have been a single flat since about 1962.
- It is our understanding permission to convert to three flats was originally granted in 1952.
- Since then previous owners, the Miller-Smiths, restored a beautiful original Adam ceiling of the 18thC which had been covered by distemper and hardboard and would not have been apparent when planning permission was granted.
- Flats 4,5&6 should remain a single flat overlooking the beautiful double avenue of limes.
- By allowing retrospective listed building consent you are condoning and allowing a criminal act, changing the insides of a II star building is illegal.
- Illegal changes have been carried out by the M25 group between 16 October 2003 and 19 March 2004. Recent internal work has been done, including:
- Blocking up the double doorway
- Subdivision of the master bedroom of flats 4,5,and 6 by a partition.
- Change of use of a 1955 kitchen in flat 5 which had been converted into a dressing room by 1984.

One letter of 'no objection' has been received from a resident, stating:

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- I trust the alteration will not be unduly noisy or throw up too much dust.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- H5, H7, H8, R2, E16, T4, T5, T12, UB3, E16

Winchester District Local Plan

- H.1, H.5, H.7, EN.1, EN.5, HG.20, HG.23, T.9, T.11, W.1, RT.3,

Winchester District Local Plan Review Deposit and Revised Deposit:

- H.2, H.5, H.7, DP.4, DP.5, DP.6, RT.3, HE.13, HE.14, HE.16, DP.1, DP3, T.2, T.3, T.4

National Planning Policy Guidance/Statements:

- PPG 15 Planning and the Historic Environment

**Planning Considerations**

The main considerations in respect of this application are:

- Historic heritage/listed building (duplication)
- Historic heritage/listed building
- It is unfortunate that the works to infill the doorway have been carried out without listed building consent. The materials used (plasterboard and MDF) detract from the special architectural and historic interest of this listed building.
- It is of benefit that these materials are to be removed.
- It is unfortunate that double doors have been inserted in either end of this room (possibly around 1967 to 1970) without any consent.
- It is of benefit that at least one of these pair will be removed and the wall reinstated using the correct materials and finishes appropriate to the building.

**Recommendation**

**APPROVE**

**Conditions/Reasons**

01 The works hereby consented to shall be begun before the expiration of five years from the date of this consent.

01 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02 No works shall be carried out on site until a schedule of works including material details for making good areas have been supplied to and approved in writing by the local planning authority, and the works shall then be carried out in accordance with those details.

02 Reason: To ensure the materials and details are satisfactory and respect the character of the listed building.

03 This Listed Building Consent does not give consent for any works proposed on the drawing 2076-PL-010 Rev A dated Feb 04 other than those shown on CD- 2076-01 and drawing no 2076/CD/02 dated May 2004 and subsequent plans and amendments that may be agreed in writing with the Local Planning Authority.

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03 Reason: For the avoidance of doubt.

**Informatives**

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

Hampshire County Structure Plan Review

H5, H7, H8, R2, E16, T4, T5, T12, UB3, E16

Winchester District Local Plan

H.1, H.5, H.7, EN.1, EN.5, HG.20, HG.23, T.9, T.11, W.1, RT.3,

Emerging Development Plan - WDLP Review Deposit and Revised Deposit

H.2, H.5, H.7, DP.4, DP.5, DP.6, RT.3, HE.13, HE.14, HE.16, DP.1, DP3, T.2, T.3, T.4,

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**Item No:** 12  
**Address:** Bow Lake Farm Portsmouth Road Fishers Pond Winchester  
Hampshire SO50 7HF

**Parish/Ward** Colden Common

**Proposal Description:** Part change of use of first floor stable building to form residential flat  
(RETROSPECTIVE)

**Applicant** Bowlake Farm And Equestrian Centre

**Case No:** 04/00901/FUL

**W No:** W05760/18

**Case Officer:** Mr Charlie Robson

**Date Valid:** 6 April 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** At the request of a councillor  
**Reason for Committee:** The Officers consider the application to be controversial or potentially  
controversial

**Site Factors:**



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**Site Description**

- Site lies on the west side of the B3177 between the southern edge of Fishers Pond and a complex of farm buildings known as Rookery Farm
- Vehicular access to the site is obtained directly from the B3177
- The site is designated as Open Countryside in the Development Plan

**Relevant Planning History**

- W05760 – Erection of 3 dwellings – Refused 10/10/80
- W05760/1 - Erection of dwelling - Refused 2/12/80
- W05760/3 – Formation of Access - Permission 1/10/91
- W05760/4 - Repair Agricultural machinery and form driveway – Permission 4/03/93
- ENF 4516 Enf Notice issued re Unauthorised roadway, formation of earth bund and building Operations
- W05760/5 - Development as Stud Farm – Refused 1/02/94 Appeal dismissed 12/07/94
- W05760/6 - Erection/Retention of Agricultural Buildings [ENF 4526] - Refused 30/01/95
- W05760/7 - Erection of 2 Cattle Barns, Store for agricultural machinery Stables [for 6 horses] and Hay Barn - Permission with S106 Agreement [no dwellings to associated with the development & restrictions to alternative uses for the land]
- W05760/8 - Erection of Building for Office Toilets Tack Room Changing Room and Rest Room Refused 20/06/97 Appeal Dismissed 16/03/98
- W05760/9 - Formation of outdoor ménage – Permission
- W05760/10- Erection of Indoor Riding School – Refused 24/10/00
- ENF 00/454 – Enforcement Notice issued re unauthorised Indoor Riding School – Appeal dismissed
- W05760/11 Construction of Manege [inc. landscape revisions to W05760/7] No decision made
- W05760/12 Part use of roofspace of Stables for residential Flat Refused 28/06/01
- W05760/13 Installation of dormer windows in roof-space above stables and 2 internal Staircases Permission 18/07/01
- W05760/14 Part change of use of roof-space over stables to residential flat Refused 29/10/02
- W05760/15 Use of upper floor of Hay store for Tack Storage Permission 27/08/02
- W05760/16 Change of use equipment/machinery store to storage of hay and wood shavings Refused 29/10/02
- W05760/17 Alterations to building to machinery and equipment store. Refused 8/08/03

**Proposal**

- The proposal relates to the stables closes to the access gate to the premises and incorporates approximately 33% of the roof-space over the west facing block.
- Access is obtained via an external timber stair at the south gable of the building
- A justification of the case for accommodation for a full time worker at the premises has been provided in support of the application

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**Consultations**

Enforcement:

- The site has a long and complicated enforcement history
- The conversion to form a flatted dwelling has taken place without permission and follows previous enforcement intervention in 2002 when similar work began in contravention of a S106 Agreement that living accommodation would not be required to operate the premises
- Consider that the site should be operated within existing planning constraints
- Residential accommodation in the countryside is contrary to policy and if allowed here would make it difficult to resist similar development proposals elsewhere

Engineers: Highways

- No objection

Environment Agency:

- No objection but advises that drainage connection should be to the mains drainage system

Southern Water:

- Drainage connection requires Consultee approval. No public surface water sewers in the vicinity. Surface water should not be discharged to public sewer due to flooding risk to downstream properties

**Representations:**

Colden Common Parish Council

- Objects on grounds proposal is over-development of site and the building incongruous in the rural landscape
- Also say there is insufficient parking provision for the site
- Comment that while the proposal is for erection of a new building permission is being sought for a building that already exists
- Comment that original permission was for stables hay barn and 2 cattle sheds
- Ask that a firm stance is taken to ensure no further development takes place and that owners are made to comply with decisions on previous applications

Letters of representations have been received from 1 Neighbour

- Area is saturated with horse-related activity and resulting increase in traffic on the B2177 would be intolerable
- Development is further intrusion into the countryside and overlooks open farmland and sporting woodland

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- C1 and C2

Winchester District Local Plan

- C1 C18 RT8 and RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1 C17 RT10 and RT3

Supplementary Planning Guidance:

- Equestrian Development
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System



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National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 18 Enforcing Planning Control

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Comments on representations
- Drainage/flooding
- Public open space provision

Principle of development

- The applicants point to the thriving business that operates at the site and say that the accommodation could not be sold separately because the entrance is part of the stable complex
- The case for retaining the Manager's flat is calculated on Standard Man Days for the type of horses being kept and is said to be fully justified.
- Providing the accommodation has involved no external alterations of the premises
- Planting has been carried out to reinforce existing landscaping
- Client's expect their animals to be well cared for hence need for residential supervision.
- Notwithstanding the applicants arguments there is an extant Legal Agreement that no dwellings will be provided at Bowlake Farm
- It is thereafter a matter for the site owner/occupier to ensure that whatever equestrian business is carried on at the site the business is capable of operating within the constraints imposed by the Agreement
- Development Plan policies [see relevant planning policies section] presume strongly against both new dwellings, and residential use of existing buildings in the countryside
- Taking account particularly of the provisions of the S106 Agreement the circumstances presented by the applicant in support of the proposal do not outweigh planning policy considerations

Comments on representations

- Comments about issues of highway safety and adequacy of parking arrangements cannot be sustained, taking account of the expert consultation views of the Highways Authority
- Remaining representations appear to relate to other proposals for the site that are presented for concurrent consideration and are dealt with in the separate reports

Drainage Flooding

- There proposal would be unlikely to cause any significant change in surface water discharge from the premises as the alterations would involve only internal works.

Public open space provision

- He development falls within the scope of Policy RT3 of the adopted Local Plan, so that an appropriate commutes sum for provision of public open space is due. No such payment has been offered, or arranged

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**REFUSE – subject to the following refusal reason(s):**

01. It circumstances where there is a S106 Agreement that no dwellings will be provided on the land it is considered that the dwelling constitutes an undesirable and unacceptable re-use of a building that is not redundant from its authorised use and for which there is no over-riding justification in the open countryside. The proposal does not therefore accord with Policies C1 and C2 of the Hampshire County Structure Plan {Review} Policies C1 C18 and RT8 of the adopted Winchester District Local Plan and Policies C1 C17 RT10 and RT4 of the emerging Winchester District Local Plan Review
02. Insofar as no provision has been made for Open Space to meet the needs of the development the proposal does not accord with Policy RT3 of the Winchester District Local Plan, as endorsed by Policy RT4 of the emerging Winchester District Local Plan Review

**Informatives:-**

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

Hampshire County Structure Plan Review: C1 and C2

Winchester District Local Plan Proposals: C1 C18 RT8 and RT3 Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1 C17 RT10 and RT3

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**Item No:** 13  
**Address:** Bow Lake Farm Portsmouth Road Fishers Pond Winchester  
Hampshire SO50 7HF

**Parish/Ward** Colden Common

**Proposal Description:** Change of use of first floor stable building to stable hand accommodation

**Applicant** Bowlake Farm And Equestrian Centre

**Case No:** 04/00902/FUL

**W No:** W05760/19

**Case Officer:** Mr Charlie Robson

**Date Valid:** 6 April 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** At the request of a councillor  
**Reason for Committee:** The Officers consider the application to be controversial or potentially controversial

**Site Factors:** None



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**Site Description**

- Site lies on the west side of the B3177 between the southern edge of Fishers Pond and a complex of farm buildings known as Rookery Farm
- Vehicular access to the site is obtained directly from the B3177
- The site is designated as Open Countryside in the Development Plan,

**Relevant Planning History**

- W05760 – Erection of 3 dwellings – Refused 10/10/80
- W05760/1 - Erection of dwelling - Refused 2/12/80
- W05760/3 – Formation of Access - Permission 1/10/91
- W05760/4 - Repair Agricultural machinery and form driveway – Permission 4/03/93
- ENF 4516 Enf Notice issued re Unauthorised roadway, formation of earth bund and building Operations
- W05760/5 - Development as Stud Farm – Refused 1/02/94 Appeal dismissed 12/07/94
- W05760/6 - Erection/Retention of Agricultural Buildings [ENF 4526] - Refused 30/01/95
- W05760/7 - Erection of 2 Cattle Barns, Store for agricultural machinery Stables [for 6 horses] and Hay Barn - Permission with S106 Agreement [no dwellings to associated with the development & restrictions to alternative uses for the land]
- W05760/8 - Erection of Building for Office Toilets Tack Room Changing Room and Rest Room Refused 20/06/97 Appeal Dismissed 16/03/98
- W05760/9 - Formation of outdoor ménage – Permission
- W05760/10- Erection of Indoor Riding School – Refused 24/10/00
- ENF 00/454 – Enforcement Notice issued re unauthorised Indoor Riding School – Appeal dismissed
- W05760/11 Construction of Manege [inc. landscape revisions to W05760/7] No decision made
- W05760/12 Part use of roofspace of Stables for residential Flat Refused 28/06/01
- W05760/13 Installation of dormer windows in roof-space above stables and 2 internal Staircases Permission 18/07/01
- W05760/14 Part change of use of roof-space over stables to residential flat Refused 29/10/02
- W05760/15 Use of upper floor of Hay store for Tack Storage Permission 27/08/02
- W05760/16 Change of use equipment/machinery store to storage of hay and wood shavings Refused 29/10/02
- W05760/17 Alterations to building to machinery and equipment store. Refused 8/08/03

**Proposal**

- The proposal relates to the roof space above the 4 south facing stables at the north end of the complex of buildings which is currently used as a rest room and store.
- Access would be obtained via an external timber stair at the west gable of the stable block
- A justification of the case for accommodation for a full time worker at the premises has been provided in support of the application

**Consultations**

Enforcement:

- No enforcement history on this issue
- S106 Agreement exists that no living accommodation will be provided at the premises and would seem to over-ride arguments seeking to justify such provision

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Engineers: Highways:

- No objection

Environment Agency:

- No objection but advises that drainage connection should be to the mains drainage system

Southern Water:

- Drainage connection requires Consultee approval. No public surface water sewers in the vicinity. Surface water should not be discharged to public sewer due to flooding risk to downstream properties

**Representations:**

Colden Common Parish Council

- Objects on grounds proposal is over-development of site and the building incongruous in the rural landscape
- Also say there is insufficient parking provision for the site
- Comment that while the proposal is for erection of a new building permission is being sought for a building that already exists
- Comment that original permission was for stables hay barn and 2 cattle sheds
- Ask that a firm stance is taken to ensure no further development takes place and that owners are made to comply with decisions on previous applications

Letters of representations have been received from 1 Neighbour

- Area is saturated with horse-related activity and resulting increase in traffic on the B2177 would be intolerable
- Development is further intrusion into the countryside and overlooks open farmland and sporting woodland

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- C1 and C2

Winchester District Local Plan

- C1 C18 RT8 and RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1 C17 RT10 and RT4

Supplementary Planning Guidance:

- Equestrian Development
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- 

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 18 Enforcing Planning Control

## **Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Comments on representations
- Drainage/flooding

### Principle of Development

- The applicants point to the thriving business that operates at the site and say that the accommodation could not be sold separately because the entrance is part of the stable complex
- The proposed accommodation is smaller than the Manager's [unauthorised] accommodation and would involve no external alterations of the premises
- Planting has been carried out to reinforce existing landscaping
- The supporting justification for the new unit relies heavily on the nature and value of the equestrian business carried on, and client expectations about the care and well-being of their animals.
- A second unit of accommodation would cover absence of the Manager during holidays and show-jumping events
- Notwithstanding the applicants arguments there is an extant Legal Agreement that no dwellings will be provided at Bowlake Farm and it is thereafter a matter for the site owner/occupier to ensure that whatever equestrian business may be carried on at the site it is capable of operating within the constraints imposed by the Agreement
- Development Plan policies [see relevant planning policies section] presume strongly against both new dwellings, and residential use of existing buildings in the countryside
- Taking account particularly of the provisions of the S106 Agreement the circumstances presented by the applicant in support of the proposal do not outweigh planning policy considerations.

### Comments on representations

- Comments about issues of highway safety and adequacy of parking arrangements cannot be sustained, taking account of the expert consultation views of the Highways Authority
- Remaining representations appear to relate to other proposals for the site that are presented for concurrent consideration and are dealt with in the separate reports

### Drainage Flooding

- The proposal would be unlikely to cause any significant change in surface water discharge from the premises as the alterations would involve only internal works.

## **Recommendation**

### **REFUSE – subject to the following refusal reason(s):**

- 01 It circumstances where there is a S106 Agreement made under the Town and Country Planning Act 1990 that no dwellings will be provided on the land, it is considered that there is no justification for residential accommodation and that the dwelling constitutes an undesirable and unacceptable re-use of a building that is not redundant from its authorised use and for which there is no over-riding justification in the open countryside. The proposal does not therefore accord with Policies C1 and C2 of the Hampshire County Structure Plan [Review], Policies C1 C18 and RT8 of the adopted Winchester District Local Plan and Policies C1 C17 RT10 and RT4 of the emerging Winchester District Local Plan Review
- 02 Insofar as no provision has been made for Open Space to meet the needs of the development the proposal does not accord with Policy RT3 of the Winchester District Local Plan, as endorsed by Policy RT4 of the emerging Winchester District Local Plan Review

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**Informatives:-**

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

Hampshire County Structure Plan Review: C1 and C2

Winchester District Local Plan Proposals: C1 C18 RT8 and RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1 C17 RT10 and RT4



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**Item No:** 14  
**Address:** Bowlake Farm Portsmouth Road Fishers Pond Winchester  
Hampshire SO50 7HF

**Parish/Ward** Colden Common

**Proposal Description:** Erection of a stable block comprising of 4 no. stables

**Applicant** Bowlake Farm And Equestrian Centre

**Case No:** 04/00903/FUL

**W No:** W05760/20

**Case Officer:** Mr Charlie Robson

**Date Valid:** 6 April 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** At the request of a councillor  
**Reason for Committee:** The Officers consider the application to be controversial or potentially controversial

**Site Factors:** None



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### Site Description

- Site lies on the west side of the B3177 between the southern edge of Fishers Pond and a complex of farm buildings known as Rookery Farm
- The additional stables would be located at the west edge of the existing complex of buildings and to the south of and in line with adjacent stabling within the development
- Vehicular access to the site is obtained directly from the B3177
- The site is designated as Open Countryside in the Development Plan,

### Relevant Planning History

- W05760 – Erection of 3 dwellings – Refused 10/10/80
- W05760/1 - Erection of dwelling - Refused 2/12/80
- W05760/3 – Formation of Access - Permission 1/10/91
- W05760/4 - Repair Agricultural machinery and form driveway – Permission 4/03/93
- ENF 4516 Enf Notice issued re Unauthorised roadway, formation of earth bund and building Operations
- W05760/5 - Development as Stud Farm – Refused 1/02/94 Appeal dismissed 12/07/94
- W05760/6 - Erection/Retention of Agricultural Buildings [ENF 4526] - Refused 30/01/95
- W05760/7 - Erection of 2 Cattle Barns, Store for agricultural machinery Stables [for 6 horses] and Hay Barn - Permission with S106 Agreement [no dwellings to associated with the development & restrictions to alternative uses for the land]
- W05760/8 - Erection of Building for Office Toilets Tack Room Changing Room and Rest Room Refused 20/06/97 Appeal Dismissed 16/03/98
- W05760/9 - Formation of outdoor ménage – Permission
- W05760/10- Erection of Indoor Riding School – Refused 24/10/00
- ENF 00/454 – Enforcement Notice issued re unauthorised Indoor Riding School – Appeal Dismissed
- W05760/11 Construction of Manege [inc. landscape revisions to W05760/7] No decision made
- W05760/12 Part use of roof-space of Stables for residential Flat Refused 28/06/01
- W05760/13 Installation of dormer windows in roof-space above stables and 2 internal Staircases Permission 18/07/01
- W05760/14 Part change of use of roof-space over stables to residential flat Refused 29/10/02
- W05760/15 Use of upper floor of Hay store for Tack Storage Permission 27/08/02
- W05760/16 Change of use equipment/machinery store to storage of hay and wood shavings Refused 29/10/02
- W05760/17 Alterations to building to machinery and equipment store. Refused 8/08/03

### Proposal

- As per Proposal Description

### Consultations

#### Enforcement:

- There is an S106 Agreement [1996] requiring that no houses will be built on the land
- Normally would consider stables appropriate to rural location
- There are concurrent applications proposing 2 units of residential accommodation based on justification of the number of horses kept at the site and activities carried on
- Taking account of the S106 and current levels of activity, there is no justification for residential development which would not normally be permitted in open countryside
- Consider there is merit in refusing permission on grounds of intensification of use of the land

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that would be likely to lead to pressure for residential development in the countryside

Environmental Health:

- No objection to principle but conditions / informatives relating to site operations recommended

Landscape:

- No objection in principle
- Draw attention to inaccuracies in the site layout plan in relation to features at the site and to inconsistencies between proposed elevation and floor-plan drawings that need to be resolved in the event that permission is granted

**Representations:**

Colden Common Parish Council

- Objects on grounds proposal is over-development of site and the building incongruous in the rural landscape
- Also say there is insufficient parking provision for the site
- Comment that while the proposal is for erection of a new building permission is being sought for a building that already exists
- Comment that original permission was for stables hay barn and 2 cattle sheds
- Say that a firm stance should be taken to ensure no further development takes place and that owners are made to comply with decisions on previous applications

Letters of representations have been received from 1 Neighbour

- Area is saturated with horse-related activity and resulting increase in traffic on the B2177 would be intolerable
- Development is further intrusion into the countryside and overlooks open farmland and sporting woodland

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- C1 and C2

Winchester District Local Plan

- RT8 C1 and C18

Winchester District Local Plan Review Deposit and Revised Deposit:

- RT10 C1 and C17

Supplementary Planning Guidance:

- Equestrian Development

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Comments on representations

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Principle of development

- The 4 additional stables are well located within the complex of buildings and designed in keeping with existing adjacent buildings, albeit with some inaccurate plan details
- The business appears from information provided in support of the application to be already viable
- The concurrent applications for the site argue that the existing range of facilities being provided [including an unauthorised indoor riding school] at the site justify additional residential development.
- Further intensification of use of the land, unless it can be shown that it can be undertaken within existing planning constraints placed on the land is considered to be inappropriate and would add justification for residential development of the land

Comments on representations

- The main substance of the representations relate primarily to the Indoor Riding School building and to living accommodation
- The concern about saturation by equestrian uses in the area is understandable but such activity is of necessity a rural pursuit

**RECOMMENDATION)**

**REFUSE – for the following refusal reason(s):**

01 It is considered that the development of additional stables within the site constitutes an undesirable intensification of the use of the land for equestrian purposes, that would lead to further pressure and justification for residential accommodation to support the businesses carried on contrary to Legal Agreement that no residential accommodation would be provided at the premises. As such the development would not accord with Policies C1 and C2 of the Hampshire County Structure Plan Review and Policy RT8 C1 and C18 of the Winchester district Local Plan and Policies C1 C17 and RT10 of the emerging Winchester District Local Plan Review

**Informative:-**

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

Hampshire County Structure Plan Review: C1 and C2

Winchester District Local Plan Proposals: RT8 C1 and C18

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: RT10 C1 and C17

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**Item No:** 15  
**Address:** Bowlake Farm Portsmouth Road Fishers Pond Winchester  
Hampshire SO50 7HF

**Parish/Ward** Colden Common

**Proposal Description:** Retention of Unauthorised Building [Overall Height reduced to 10.4m]  
for use as an Indoor Riding School

**Applicant** Bowlake Farm And Equestrian Centre

**Case No:** 04/00904/FUL

**W No:** W05760/21

**Case Officer:** Mr Charlie Robson

**Date Valid:** 26 April 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** At the request of a councillor  
**Reason for Committee:** The Officers consider the application to be controversial or potentially  
controversial

**Site Factors:**

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### Site Description

- Site lies on the west side of the B3177 between the southern edge of Fishers Pond and a complex of farm buildings known as Rookery Farm
- Vehicular access to the site is obtained directly from the B3177
- The site is designated as Open Countryside in the Development Plan,

### Relevant Planning History

- W05760 – Erection of 3 dwellings – Refused 10/10/80
- W05760/1 - Erection of dwelling - Refused 2/12/80
- W05760/3 – Formation of Access - Permission 1/10/91
- W05760/4 - Repair Agricultural machinery and form driveway – Permission 4/03/93
- ENF 4516 Enf Notice issued re Unauthorised roadway, formation of earth bund and building Operations
- W05760/5 - Development as Stud Farm – Refused 1/02/94 Appeal dismissed 12/07/94
- W05760/6 - Erection/Retention of Agricultural Buildings [ENF 4526] - Refused 30/01/95
- W05760/7 - Erection of 2 Cattle Barns, Store for agricultural machinery Stables [for 6 horses] and Hay Barn - Permission with S106 Agreement [no dwellings to associated with the development & restrictions to alternative uses for the land]
- W05760/8 - Erection of Building for Office Toilets Tack Room Changing Room and Rest Room Refused 20/06/97 Appeal Dismissed 16/03/98
- W05760/9 - Formation of outdoor ménage – Permission
- W05760/10- Erection of Indoor Riding School – Refused 24/10/00
- ENF 00/454 – Enforcement Notice issued re unauthorised Indoor Riding School – Appeal dismissed
- W05760/11 Construction of Manege [inc. landscape revisions to W05760/7] No decision made
- W05760/12 Part use of roofspace of Stables for residential Flat Refused 28/06/01
- W05760/13 Installation of dormer windows in roof-space above stables and 2 internal Staircases Permission 18/07/01
- W05760/14 Part change of use of roof-space over stables to residential flat Refused 29/10/02
- W05760/15 Use of upper floor of Hay store for Tack Storage Permission 27/08/02
- W05760/16 Change of use equipment/machinery store to storage of hay and wood shavings Refused 29/10/02
- W05760/17 Alterations to building to machinery and equipment store. Refused 8/08/03

### Proposal

- The proposal is to retain the Indoor Riding School Building that requires to be demolished to comply with Enforcement Notice 00.00454
- The building would be reduced from its present height of 13.0m to 10.4m by lowering the roof height and providing a section of flat roof
- The application is supported by a landscape assessment and landscape scheme

### Consultations

#### Enforcement:

- The building was erected without planning permission and has been the subject of enforcement action, including an appeal that was dismissed following Public Inquiry
- The Notice alleged among other things that by virtue of scale mass design materials layout and siting, both in itself and in relation to adjoining buildings spaces and views the building

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- was to the detriment of landscape quality and rural character in the countryside
- In his decision dismissing the appeal the Inspector
    - [a] said it had not been shown that the covered manege was needed as part of a viable business
    - [b] expressed doubt about the size and shape of the building and its suitability for such use
    - [c] the impact of the building was unacceptable in the local rural landscape
  - Progress with enforcing compliance with the extant Notice was put into abeyance following the unexpected death of the owner of the site
  - The current application has been stimulated by recent efforts to secure demolition of the building in compliance with the Enforcement Notice
  - The issues raised by this application should be examined with the 3 other applications for the site submitted concurrently, and a separate report relating to outstanding enforcement issues [all contained within this Agenda]
  - There has been no material change in planning circumstances since the enforcement appeal was dismissed and the application merits refusal for policy reasons

Engineers:Highways:

- No highways objections

Environmental Health:

- No objection to principle but conditions / informatives relating to site operations recommended

Landscape:

- No objection and observe that considerable additional planting has been carried out recently

**Representations:**

Colden Common Parish Council

- Objects on grounds proposal is over-development of site and the building incongruous in the rural landscape
- Also say there is insufficient parking provision for the site
- Comment that while the proposal is for erection of a new building permission is being sought for a building that already exists
- Comment that original permission was for stables hay barn and 2 cattle sheds
- Ask that a firm stance is taken to ensure no further development takes place and that owners are made to comply with decisions on previous applications

Letters of representations have been received from 1 Neighbour

- Area is saturated with horse-related activity and resulting increase in traffic on the B2177 would be intolerable
- Development is further intrusion into the countryside and overlooks open farmland and sporting woodland

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3 R3 C1 and C2

Winchester District Local Plan

- C1 C2 C24 EN5 RT4 RT8

Winchester District Local Plan Review Deposit and Revised Deposit:

- None



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Supplementary Planning Guidance:

- Equestrian Development

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 18 Enforcing Planning Control

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Comments on representations

Principle of development

- While a case is made for the Indoor School, there is no evidence that the premises is an essential element of business viability of the premises.
- The Indoor School is substandard in surface area that limits its usefulness for equestrian purposes.
- Does not accord with the provisions of Policy RT8 by virtue of its disproportionate scale and juxtaposition with existing nearby buildings
- Amounts to a significant intensification of use of the premises that would add justification for residential accommodation that is already claimed to be needed, irrespective of S106 Agreement that no living accommodation will be provided
- Additional landscape planting has minimal effect on the visual impact of the building

Impact on the character of the area

- Reducing the overall height of the building by some 2.6m would provide some reduction in the visual impact of the building but even taking account of reduction in overall height, the scale design and layout of the building is unacceptably intrusive and harmful to local landscape quality and rural character in the countryside

Comments on representations

- It is agreed that the building is incongruous with land intrusive to its location
- It is difficult to support views about unacceptable access and inadequate parking arrangements, which are not supported by the Highways Authority as experts in such matters
- The inaccurate description of the initial proposal has been corrected

**Recommendation**

**REFUSE – for the following reasons**

01 The site is located in open countryside and by virtue of its scale siting massing design layout and materials both by itself and adjacent buildings spaces and views is not in sympathy with the appearance of the local environment and is harmful and to the detriment of landscape quality at a prominent site in open countryside and does not accord with Policies UB3 and R3. of the Hampshire County Structure Plan Review and Policy RT4 and RT8 of the Winchester District Local Plan and Policies RT6 and RT10 of the emerging Winchester District Local Plan Review

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02 It is considered that the Indoor School has a substandard footprint and is in any event not demonstrated to be necessary to the viability of the equestrian use of the land within the site constitutes an undesirable intensification of the use of the land for equestrian purposes. Its retention would lead to further pressure and justification for residential accommodation to support the businesses carried on contrary to Legal Agreement that no residential accommodation would be provided at the premises.

As such the development would not accord with Policies C1 and C2 of the Hampshire County Structure Plan Review and Policy RT8 C1 and C18 of the Winchester district Local Plan and Policies C1 C17 and RT10 of the emerging Winchester District Local Plan Review

**Informative**

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

Hampshire County Structure Plan Review: UB3 R3 C1 and C2

Winchester District Local Plan Proposals: C1 C2 C24 EN5 RT4 RT8

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1 C2 C27 RT6 RT10

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**Item No:** 16  
**Address:** 94 Priors Dean Road Harestock Winchester Hampshire SO22 6JY  
**Parish/Ward** Littleton And Harestock  
**Proposal Description:** Single storey front extension and replacement conservatory to rear  
**Applicant** Mr K Gosling  
**Case No:** 04/00699/FUL  
**W No:** W18889  
**Case Officer:** Ms Nicola Whitehead  
**Date Valid:** 6 April 2004  
**Reason for Committee:** The application has been submitted by/or on behalf of a Member/Officer of the Council which they have notified to the Director of Development Services

### Site Description

- The property is semi detached of brick and hanging tile with an integral garage to the front elevation, mirroring the neighbouring property attached. There is a drive sloping down to the highway and lawned area to the front. Access at the side to the rear of the property. To the rear of the property is an existing lean-to conservatory made of glass with metal frame, terrace up to a paved/ lawned enclosed garden

### Relevant Planning History

- N/A

### Proposal

- As per Proposal Description

### Representations:

No letters of representations have been received from Neighbours

### Relevant Planning Policy:

#### Hampshire County Structure Plan Review:

- UB3

#### Winchester District Local Plan

- EN.5

#### Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.1, DP.3

#### National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

### Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene

#### Principle of development

- The proposals are not contrary to policy in terms of scale and design
- No neighbouring properties will be affected
- The replacement of the existing conservatory will enhance the appearance of the property

#### Impact on the character of the area/spatial characteristics/street scene

- The front of the extension will not extend beyond the existing building line
- The scale of the proposals will not result in visually intrusive development
- Properties in the locality have differing frontages so the character of the area will not be affected
- In retaining the garage frontage the look of the property will not significantly alter

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**Planning Obligations/Agreements**

In seeking the planning obligation(s) the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

**Recommendation**

**APPROVE (– subject to the following condition(s):**

**Conditions**

01 The development hereby permitted shall be begun before the expiration of five 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.

02 The materials to be used in the construction of the external surfaces of the single storey front extension hereby permitted shall match those used in the existing building.

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

**Informatives**

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

Hampshire County Structure Plan Review: UB3  
Winchester District Local Plan Proposals: EN.5  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.1, DP.3

02. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.