

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2004

Item No: 01
Address: Clutha Farmhouse Bighton Lane Gundleton Alresford Hampshire
SO24 9SW

Parish/Ward Bighton

Proposal Description: Erection of cattery comprising of 21 units of accommodation,
reception office, preparation room, WC, parking and turning area and
alterations to existing access

Case No: 04/01386/FUL

W No: W01440/06

Case Officer: Sylvia Leonard

Date Valid: 27 May 2004

Delegated or Committee: Committee Decision

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

Site Factors:

Site Description

- The site is in Gundleton, on the west side of Bighton Lane, within countryside designation
- The site forms part of the grounds of Clutha Farm and there is a 2-storey, detached farmhouse to the north of the application site, accessed from Bighton Lane.
- There is a detached, double, wooden garage to the side of the farmhouse and parking area to the front of the house
- There are gates to Bighton Lane at the southern end of the application site frontage providing access to the stables/paddock at the rear of the site
- There are a number of detached field shelter and stable buildings to the rear of the site
- The stables have black stained timber clad walls and Brown corrugated asbestos sheeting roofs
- The applicant also owns a large area of farmland to the rear of the site
- The front and southern site boundaries are well-screened by mature hedging and trees
- The northern boundary of the overall farm site has lower hedging and the rear boundary is more open
- There are wide views to the west and the site is visible from the countryside to the rear – particularly since it is at a higher level

Relevant Planning History

- W01440 – 2 semi-detached dwellings following demolition of existing - REF –11/08/75
- W01440/01 – Erection of replacement dwelling – PER – 4/9/84
- W01440/02 – Detached double garage, stables, tackroom, haystore and storage building – PER – 3/12/92
- W01440/3 – Agricultural store/animal shelter – PER – 6/11/98
- W01440/04 – Single storey side extension and conservatory to rear – PER – 19/3/2001
- W01440/05 – Erection of cattery comprising 21 units of accommodation, reception office, preparation room and w.c – REF – 16/04/2004

Proposal

- As per Proposal Description
- The application is similar to that refused earlier this year but has addressed the issues of concern regarding visual impact on the countryside and highway safety
- Rectangular shaped arrangement of buildings with central grassed area
- Including a single storey pitched roof office/reception and preparation room building – facing brick walls and plain clay tiled roof to match existing farmhouse building
- The cat accommodation comprises black shiplap boarding walls and brown corrugated sheeting roof in keeping with the existing stable buildings on the site
- To be sited in the field to the south of the farmhouse in its north-west corner
- 46 cats could be accommodated in 2- and 4-cat units
- The existing farmhouse 'curtilage' and access would be unaltered
- The existing access to the rear paddock at the southern end of the site frontage would be resited 15 m further north and 5m further back to provide access to the cattery and a parking/turning area would be provided to the front of the new buildings
- Some of the front boundary hedging would need to be removed and replanted slightly further back, with new hedging of a minimum 0.9 m height, to achieve the required access sight lines (for a 17 m stretch to the south and 20 m stretch to the north of the access point)
- The remainder of the front boundary hedging would be retained
- 1.2 m high post and rail fencing would be provided in front of the hedging within the visibility splay area to maintain the necessary sight lines. This includes a 48 m stretch of the frontage of Bighton Bottom Farm field to the south of the site
- An area of new hedging/trees is proposed to the front of the cattery buildings and parking area

and new hedging around the south and west side of the buildings.

Consultations

Engineers:Highways:

- No objection subject to conditions with respect to the access/gate details, retention of visibility splays and provision of on-site parking and turning space

Environmental Health:

- No adverse comments:
- It was understood the applicant was proposing a separate building to be used as an isolation area to comply with Animal Boarding Establishment Act 1963 but this is not shown on the plans
- Recommends a condition regarding prior submission of details of manure storage and disposal

Landscape:

- A better landscaping scheme for boundary treatment and lane frontage than previously proposed
- Needs minor modification with respect to the paved/parking area and the new hedging/treed area to the front of the buildings and parking/turning area
- Recommends inclusion of a landscape condition with a 5 year maintenance clause

Representations:

Bighton Parish Council

- Comments only:
- 4/5 councillors object on the following grounds:
- This application has a greater impact on the environment than the original plans
- Removing the hedge will completely spoil the appearance of the lane and may well cause more of a traffic hazard
- The character of the area is the thick/tall hedges and the Councillors are against the decimation of any of the hedges
- Planning approval would involve an increase in traffic particularly by non-local drivers who do not know the road
- Concern over possible extra accommodation, caravan, mobile homes and new build to house extra workers
- 1 councillor has no objection:
- They have discussed the hedge height etc in detail with the applicant and are satisfied the appearance of the lane would not be spoilt
- They also feel that traffic would not be an issue

Councillor ED Jeffs:

- Has withdrawn earlier objection (on grounds of visible siting of cattery close to Bighton Lane, limited access on inadequate road, increase in traffic on already restricted area and unsuitability of enterprise for countryside location) due to position as member of WCC Planning Committee

Letters of objection have been received from 8 neighbours:

- Increase in danger on existing dangerous road, where accidents already occur, due to increased volume of traffic along the inadequate Bighton Lane, due to its substandard width (particularly before the annual cutting of the highway verge hedging) and alignment, lack of footpath, kerbing and street lighting and substandard junction with the B3047.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2004

- Already been an increase in larger vehicles (agricultural and delivery) using Bighton Lane
- Relocation of access point nearer to opposite residential property and the speed restriction sign and on a narrower part of the road would result in increased highway danger
- The existing entrance on the southern end of the frontage or the existing gates at the northern end should be upgraded instead of a new entrance
- Increased use of neighbouring access point as lay-by for passing vehicles
- Change of character due to loss of front boundary hedging and replacement with low hedging which would take years to mature
- Loss of birds and wildlife from hedge removal
- Removal of hedge could increase traffic speeds and encourage overtaking due to widening of the road
- No need for a further cattery in the area, given presence of one close-by that is usually only one third occupied
- Adverse impact on the trade of existing local catteries
- Unacceptable visual impact of cattery on east side of lane due to lighting and vehicles turning
- Cattery should be sited beside or behind the existing stables to avoid light invasion into nearby properties and to be out of view of neighbours on the opposite side of the road
- If the business is successful there would be an application to expand it and a likely application for an agricultural dwelling for employment purposes
- Should consent be granted, Bighton Lane should be upgraded from the junction with the B3047 to Clutha Farmhouse
- An established 6ft high hedge, with close-boarded fence behind (due to the deciduous nature of native hedging) should replace the removed hedge
- Objection to any future proposal to put caravans on the site
- Concern that business may change to kennels
- Loss of hedging resulting in loss of wind protection and noise buffer from cattery activity
- Loss of privacy to applicant and neighbours from loss of hedging
- Councillors should visit the site to appreciate neighbour concerns
- Use would be out of keeping with neighbours and change of use has not been included in the application
- Adverse impact on views from residential properties on the opposite side of the road
- Inadequate security for cattery due to proximity to road – high security fencing would be needed after likely break-in due to high theft rate in the area

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1, C2, T2, T6, E8

Winchester District Local Plan

- C.1, C.2, C.12, EN.5, EN.7, T.9, T.11,

Winchester District Local Plan Review Deposit and Revised Deposit:

- C.1, C.6, C.15, DP.3, DP.5, T.2, T.4,

Supplementary Planning Guidance:

- None

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPS 7 Sustainable Development in Rural Areas

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the countryside
- Detailed design
- Residential amenities
- Highways
- Trees
- Pollution

Principle of development

- There is no objection to the principle of the cattery use on this site, since catteries are appropriate use for, and are often found in, the countryside
- Proposal C.12 of the WDLP and C.15 of the WDLPR support appropriate rural enterprises which can help sustain and broaden the economy of rural areas, provided there would be no harm to the character of the countryside
- PPS 7 gives support to countryside-based enterprises and activities which contribute to rural economies

Impact on character of the countryside

- The area is sensitive in landscape terms, being on the edge of Gundleton and with far-reaching open views across the countryside to the west
- A public footpath runs across fields to the west with views back to the site and the site is in an elevated position relative to the countryside to the west
- The new building is in a potentially exposed, visible position adjacent to the western, most open boundary of the site, with open fields to the rear, and away from the existing buildings on the site
- However, the area does not have any special landscape quality designation and it is considered that, with landscaping mitigation, the proposed new buildings could be put on the site without adverse visual intrusion into the countryside
- New hedging would be provided around the southern and western sides of the buildings
- At present the site is well-screened from Bighton Lane and from the southern approach by mature indigenous hedgerows
- The hedging along the southern boundary of the site will be retained and remain unaltered and the existing copse to the north of this on the application site will be retained
- The hedging along the northern boundary and trees to the front of the farmhouse building provide some screening from that side of the site
- In order to provide adequate access visibility to and from the site, the removal of part of the front boundary hedge is required and this would be replanted further back, with new hedging of a minimum 0.9 m height. (For a 17 m stretch to the south and 20 m stretch to the north of the new access point)
- The remainder of the front boundary hedging would be retained and new hedging planted in the position of the existing access gates
- 1.2 m high post and rail fencing would be provided in front of the hedging within the visibility splay area (70 m both sides of the access point) to maintain the necessary sight lines. This includes a 48 m stretch of the frontage of Bighton Bottom Farm field to the south of the site
- In addition a new area of mixed, native landscaping, including trees, would be planted along the front part of the site between the access drive and parking/turning area and the front boundary hedge
- Landscaping will also be provided around the existing stables building to replace that which has not successfully grown

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2004

- The proposed landscaping would be the subject of a condition to agree the precise details and the landscaping adjacent to the Bighton Lane frontage would need to be implemented at least 6 months prior to the commencement of development. The implementation of a 5-year landscape maintenance plan for the whole site would also be required
- Subject to the implementation of the agreed landscaping proposals, the cattery should not have an unduly intrusive impact on the character of the countryside

Detailed Design

- The cattery would have a functional, rectangular-shaped design around a central grassed area
- There is no objection to the design per se, which is in keeping with the other farm buildings on the site, and is a recommended standard design for cattery buildings
- The timber boarding walls and corrugated sheeting roof of the main cattery structure would be similar to the materials of the existing double garage, stables and field shelter buildings on the site and this part of the building would have a lower height and shallower roof than the office/preparation room building
- The preparation room/office building has been designed to match the pitched roof brick and tile building of the main house

Residential amenities

- The site is on the edge of Gundleton and there are residential properties to the north and on the opposite side of the road
- The new building would be sited well away from the neighbours so that there would be no loss of light or privacy issues
- The cattery use should not result in unacceptable noise and disturbance
- The building would be set back some 35 m into the site and screened by landscaping to the front and so would not significantly impact on the residential properties on the opposite side of the road
- No more than an average of 4 car visits per day are expected
- A restriction can be placed on the number of boarding cats at any one time to 46 as a safeguard against future intensification of the use
- The buildings and parking/turning area would be screened from the neighbours by the existing hedging along the northern side boundary and the existing and replacement hedging along the Bighton Lane frontage
- Concern has been expressed that the use may change to a more noisy kennels use but this can be prevented by condition
- Neighbour concern about light disturbance can be alleviated by a condition preventing any floodlights/external lighting without LPA consent and the landscaping to the front of the site would screen the light from the buildings from the neighbours

Highways

- The existing access in front of the house would remain unaltered.
- Bighton Lane is a narrow rural road which has a tortuous alignment, no pedestrian footway and no street lighting and no road side kerbing
- To the south it forms a junction with B3047 which is substandard with regard to junction geometry and visibility
- However, the applicant envisages only a maximum average of 4 car visits per day to the cattery and the previous highway concerns about additional development on this site due to the existing access having substandard visibility which does not meet current standards has been overcome
- The current application shows the required 2.0 m by 70.0 m visibility splays which would be achieved by repositioning the existing access gates 15 m further

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2004

north, removing some of the front boundary hedging and replanting further back and erecting 1.2 m post and rail fencing in front of the hedging within the visibility splay

- The applicant envisages only a maximum average of 4 car visits per day to the cattery and an adequate on-site parking/turning area is proposed
- The proposal is therefore acceptable in highway safety terms subject to suitable conditions regarding the details of the access/visibility splays/parking/turning areas

Trees

- No important trees would be affected

Pollution

- Environmental health recommend a condition to control the method of storage and disposal of manure (large scale storage on site and on-site burning of manure would not be acceptable)
- A condition can be attached to ensure there is no light pollution from external lighting/ floodlights

Recommendation

APPROVE – subject to the following conditions:

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 4.5 m metres from the highway boundary.

03 Reason: In the interests of highway safety.

04 Before the development hereby approved is first brought into use, visibility splays of 2.0 m by 70.0 m shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 1.05 m in height above the level of the adjacent highway shall be permitted within the splays.

04 Reason: In the interests of highway safety.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2004

05 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

05 Reason: In the interests of highway safety.

06 Any gates provided shall be set back a minimum distance of 4.5 m metres from the edge of the carriageway of the adjoining highway.

06 Reason: In the interests of highway safety.

07 The parking area hereby approved shall not be used for any other purpose other than the parking of cars

07 Reason: To ensure the provision and retention of the parking area in the interests of local amenity and highway safety.

08 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. Except for the first stage of advanced planting along the Bighton Lane frontage which shall be carried out in the planting season and at least 6 months prior to the commencement of the approved development. If within a period of 5 years from the date of planting any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, other of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

08 Reason: To improve the appearance of the site in the interests of visual amenity.

09 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

09 Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

10 No floodlighting/external lighting whether freestanding or affixed to an existing structure, shall be provided on the site without the prior written consent of the LPA

10 Reason: In the interests of the amenities of the locality.

11 Details of the facilities for the storage of manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority before the use of the cattery is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2004

- 11 Reason: In the interests of the amenities of the locality.
- 12 The maximum number of cats boarding at any one time shall not exceed 46
- 12 Reason: To maintain control over the intensity of the development in the interests of amenity
- 13 The development hereby permitted shall be used only for the boarding of cats and for no other purpose.
- 13 To restrict the use of the premises in the interests of local amenity

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 materials 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, C1, C2, T2, T6, E8
Winchester District Local Plan Proposals: C.1, C.2, C.12, EN.5, EN.7, T.9, T.11
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C.1, C.6, C.15, DP.3, DP.5, T.2, T.4

03. The applicant is reminded that a licence will be required under The Animal Boarding Establishments Act 1963 to run a cat boarding establishment. For further details contact Caroline Barnes (Dog Control Officer) on 01962 848456

04. The applicant is advised that a licence will be required to carry out highway works. Please contact: The Engineering Services Manager, Engineering Department, Winchester City Council, Winchester, (Telephone: 01962 848326.

05. With respect to condition no.11, the applicant is advised that the preferred method of disposal is the frequent removal of manure from the site. The burning of manure or large scale storage on site will not be an acceptable method

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2004

Item No: 02
Address: Manor Cottage Beauworth Road Beauworth Alresford Hampshire
SO24 0NZ

Parish/Ward Beauworth

Proposal Description: Two storey side extension

Case No: 04/01924/FUL

W No: W09161/13

Case Officer: Mr Peter Eggleton

Date Valid: 26 July 2004

Delegated or Committee: Committee Decision

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

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

Site Factors: Area of Outstanding Natural Beauty
Civil Aviation

Site Description

- Semi-detached house in countryside with no other immediate neighbours.
- House has previous two storey rear extension and large garage to the rear.

Relevant Planning History

- Neighbouring house (Kennets Cottage) had two storey side extension approved in 1996 (prior to adoption of Local Plan).
- Application property had two storey rear extension approved in 1996 and garage approved in 1997.
- Identical application refused under delegated powers for same reasons 8 July 2004

Proposal

- As per Proposal Description

Consultations

Landscape:

- No objections. Will have no detrimental impact on AONB

Representations:

Parish Council – Support application. Proposal would re-balance façade, there is a precedent for the extension next door, the property has always been a three bed property so not a small dwelling and the property is clearly not affordable.

Four letters of support received from neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C2, H7, UB3

Winchester District Local Plan

- C19, EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- C22, DP.3

Supplementary Planning Guidance:

National Planning Policy Guidance/Statements:

PPG1 General Policy and Principles

PPS7 Sustainable Development in Rural Areas

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
- Residential amenities

Principle of development

- The original house had an external floor area of 92 sq.m.
- The previous two storey extension (1996) increased the external floor area to 126 sq.m., an increase of 36%. This was prior to the adopted local plan being approved but retained the small nature of the property.
- The current proposal extends the floor area by a further 46 sq.m. giving a total floor area of 172 sq.m., an increase over the original of 87%.
- The original property fell below the 120 m.sq. threshold set in the adopted Local Plan and the Review, which limits the amount of extension to a 25% increase in order to retain a mix of property sizes within the countryside. The Review policy clarifies the interpretation of the adopted policy in stating that when considering properties that have already been extended regard should be given to the size of the original dwelling. Clearly this is important as otherwise properties could be extended incrementally by 25% each time until they no longer represent a small dwelling. This would be entirely contrary to the intentions of the policy. In this case the property has benefited from an extension already and further extension would take the size significantly over the threshold set by both the adopted and Review Local Plan. The other half of this pair of semi's was extended in a similar fashion to that proposed here and the applicant claims that this sets a precedent for the other dwelling. However, the policies of the Local Plan have changed since that application was approved and as such permissions previously permitted have not established a precedent and the application needs to be considered against the current relevant Development Plan policies.

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

- The proposal is acceptable in visual amenity terms. It balances well with the neighbouring property. There is no objection on these grounds.

Residential amenities

- The proposal is located away from the only neighbouring property and would have no impact on it.

Recommendation

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

Reasons

01 The proposal would result in the loss of a small dwelling in the countryside contrary to Policy H7 of the Hampshire County Structure Plan Review, Policy C19 of the Adopted Winchester District Local Plan and Proposal C22 of the Winchester District Local Plan Review.

Informatives

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

Hampshire County Structure Plan Review: H7, UB3

Winchester District Local Plan Proposals: C19, EN5

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2004

Item No: 03
Address: Mulberry Lodge Bishops Sutton Road Bishops Sutton Alresford
Hampshire SO24 0AL

Parish/Ward Bishops Sutton

Proposal Description: Raise roof including one dormer and three skylights to front and three
dormer windows to rear elevation to create first floor accommodation
with pitched roof to side extension

Case No: 04/01720/FUL

W No: W06353/02

Case Officer: Sylvia Leonard

Date Valid: 5 July 2004

Delegated or Committee: Committee

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

Site Factors:

Site Description

- Located on the north side of Bishops Sutton Road, within the countryside.
- The eastern-most of 3 detached bungalows set back behind the main road and mostly screened from it by mature trees/hedging
- To the west is a detached bungalow, to the east is the village hall and to the rear lie open fields
- The premises comprise a detached, 1960s, pitched roof, bungalow with facing brick walls and concrete tiled roof and an open plan front garden
- Vehicular access is from Bishops Sutton Road via a shared access drive with the adjacent bungalows to the west and there is a detached, double garage to the front of the site on the opposite side of the access road

Relevant Planning History

- W0653 – Erection of garage – PER - 18/08/81
- W0653/01 –Erection of double garage – PER – 2/05/84

Proposal

- As per Proposal Description
- Pitched roof raised to provide 3 bedrooms and 2 shower rooms within the roof space
- Increase in ridge height from 4.6 m to 7.0 m
- Eaves height and building footprint remain unaltered
- Proposed materials: facing brick walls to match existing and plain clay tiled roof
- Small pitched roof added to existing flat-roofed side extension

Consultations

- None

Representations:

Bishops Sutton Parish Council

- Objects:
- Objects to the design of the proposed development.
- The dormer windows on the north side will overlook neighbouring rear gardens and thus deprive neighbours of the privacy and quiet enjoyment that is currently available

One letter of objection has been received from a neighbour:

- Bungalow will be changed into a substantial 5-bedroomed house
- Existing 3 harmonious bungalows built in 1964
- Overlooking to neighbouring garden from rear dormers
- No objection to general principle of the alterations but dormers to the front and skylights to the rear would be more appropriate to overcome loss of privacy

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1, C2

Winchester District Local Plan

- EN.5, C.1, C.2, C.19, H.2(front part of site)

Winchester District Local Plan Review Deposit and Revised Deposit:

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

Supplementary Planning Guidance:

- None

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPS 7 Sustainable Development in Rural Areas

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the countryside/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Trees

Principle of development

- The existing bungalow is over 120 sq m floor area with 3 bedrooms so there would be no loss of small/more affordable dwellings in the countryside
- The principle of extending is therefore acceptable, subject to satisfactory design and no unacceptable visual intrusion into the countryside

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

- The proposal would change the character of the bungalow from low level pitched roof single storey to a chalet bungalow with a steeper pitched roof incorporating dormers and roof lights
- However, this is not considered to be out of character with the street scene nor unacceptably visually intrusive in the countryside
- Although the other 2 bungalows to the west are low level with no roof accommodation, the properties are largely hidden from the main road due to their set back position behind the main Bishops Sutton Road, the mature trees/hedging that screen them from the main road and the mature hedging along the east side boundary of the application site with the village hall
- Part of Mulberry Lodge would be visible from the street scene at the access road entrance but at this point it is seen within the context of the village hall to the east side which has a large, steeply pitched roof with large gabled projection on the front. Therefore the proposal would be acceptable in terms of its visible impact on the street scene
- There is open countryside to the rear of the site and the rear site boundary is relatively open so that the extension would be visible from the fields at the rear
- However it would not be unacceptably intrusive, particularly when seen in the context of the adjacent hall which extends along the eastern boundary of the application site almost to the rear of the site with a large, pitched roof
- The new roof would be higher than existing but not situated any closer to the countryside at the rear and would slope away from it, thereby minimising its perceived bulk
- The 3 pitched roof dormers on the rear elevation would be subservient in scale to the main roof and not unduly visually dominant

Detailed Design

- Acceptable.
- Facing brick walls to match existing and the proposed plain clay tiled roof would be an improvement over the existing concrete tiles – as would the pitched roof to replace the existing flat-roofed extension

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2004

Residential amenities

- The only properties which could be affected are the adjacent bungalows to the west side
- Concern has been expressed from the occupier of Stocksfield, and the Parish Council, regarding loss of privacy to the rear garden of those properties from the rear dormers
- However, this is not considered to be an issue given the staggered footprints of the 3 bungalows so that the application property is sited further north than its neighbours and the dormers would therefore look down onto the rear, least sensitive part of the neighbouring gardens which is a common situation in residential areas
- No first floor windows are proposed on the west side elevation and this can be conditioned to remain the case to prevent direct overlooking onto the garden and fenestration along the eastern elevation of Stocksfield
- No significant loss of light or overbearing impact on Stocksfield due to the 2.4 m distance between the properties and the steeply pitched design of the new roof with the eaves height remaining unaltered

Highways

- No impact on existing garaging and parking which is adequate for the enlarged property

Trees

- No important trees affected

Recommendation

APPROVE – subject to the following conditions:

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows shall, at any time, be constructed at first floor level in the west elevation of the extension hereby permitted.

03 Reason: To protect the amenity and privacy of the adjoining residential properties.

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 materials 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, C1, C2

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

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2004

Item No: 04
Address: Abbotsbury School Lane Itchen Abbas Winchester Hampshire SO21 1BE

Parish/Ward: Itchen Valley

Proposal Description: Demolition of existing bungalows and residential redevelopment comprising 7 No. three bedroom and 7 No. two bedroom dwellings with associated garaging, parking and alterations to access

Case No: 03/03021/FUL

W No: W02980/02

Case Officer: Elaine Patterson

Date Valid: 22 December 2003

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor
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
Reason for Committee: The application is for a major development
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received
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 Factors:

DEFER for consideration by the Planning Viewing Sub Committee.