

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 10 November 2004

Item No: 02
Address: Hawks Nest Pound Lane Meonstoke Southampton Hampshire SO32
3NP

Parish/Ward Corhampton And Meonstoke

Proposal Description: Conversion and extension of existing outbuilding to one bedroom
annex

Applicants Name Mr And Mrs K G Gatrall

Case No: 04/02085/FUL

W No: W04261/05

Case Officer: Mr Peter Eggleton

Date Valid: 10 August 2004

Delegated or Committee: Committee Decision

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

Site Factors:

Area of Outstanding Natural Beauty

SITE LOCATION PLAN

Case No: 04/02085/FUL **W No:** W04261/05

Address: Hawks Nest Pound Lane Meonstoke Southampton Hampshire

Proposal Description: Conversion and extension of existing outbuilding to one bedroom annex



Site Description

- The proposal is within the curtilage of a large dwelling which is the last of a linear row of houses on Pound Lane, to the east of Corhampton and Meonstoke within the countryside and the Area of Outstanding Natural beauty (AONB)

Relevant Planning History

- Permission refused 30/10/02 and dismissed on appeal 30/06/03 for independent dwelling.

Proposal

- As per Proposal Description

Consultations

Environment Agency:

- No objection subject to condition and informative

Highway Engineer

- No objection subject to condition

AONB Officer

- No objection subject to a condition restricting occupancy. Suggest condition resisting any further outbuildings being erected.

Representations:

Corhampton And Meonstoke Parish Council

- Object as proposal contrary to policy C1 as it is development in the countryside and within the AONB and special circumstances in C17 do not apply, contrary to C22 as it is neither an extension or replacement of an existing building, it is in contravention of C23 as it is a change of use of a non residential building. The proposal amounts to a detached dwelling in the countryside which is an unsustainable location where an appeal has already been dismissed. If permission were to be granted a legal agreement should be required.

Letters of representations have been received from 5 Neighbours

- Support the applicants in their desire to support their elderly relative
- Consider the development will improve the local environment

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.3

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
- Detailed design

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 10 November 2004

Principle of development

- The proposal is to extend an existing residential outbuilding into an annexe. The change of use would not need permission as the building is already in residential use. The proposal is therefore the equivalent to an extension to the property as it is proposed for ancillary residential use.
- Although the annexe is physically separate from the house, linked by only a wall, it is in close proximity to the house. As such with a condition the two elements can be tied together and the creation of a new independent dwelling avoided. This being the case only the design and impact of the proposal can be considered.

Impact on character of area

- The proposal retains the existing outbuilding but extends it to the rear. It will have no visual impact outside the site and will not impact on adjacent properties due to the minimal changes. It will improve the quality and appearance of the structure.

Highways

- The engineer has recommended a condition to improve the existing access however as this proposal is not for an additional dwelling it is not considered that this can be justified. In addition the condition would require the removal of significant frontage vegetation.

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 annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling and shall not at any time be let or sold separately from the dwelling.

02 The proposal lies in an area where a new independent dwelling would not be permitted as it lies outwith the settlement policy boundary of the nearest settlement in an unsustainable location in the Area of Outstanding Natural Beauty.

03 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the annexe 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.

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

04 During construction any above ground chemical/oil storage tank/container and associated pipework shall be bunded in a manner so as to retain at least 110% volume of the largest tank within the bund. The bund shall not be impervious and have no associated drainage.

05 Reason: To prevent pollution to the water environment.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 10 November 2004

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: EN.5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3

03 The use of a septic tank for the disposal of foul drainage will require the written consent of the Environment Agency

04 If dewatering of the site and discharge of associated water is necessary during construction operations, the EA should be notified.