

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 06
Address: 3 Clarendon Close Denmead Waterlooville Hampshire PO7 6NY
Parish/Ward Denmead
Proposal Description: Garden shed (RETROSPECTIVE)
Applicants Name Mr J Reed
Case No: 04/02624/FUL
W No: W19232
Case Officer: Ms Nicola Whitehead
Date Valid: 5 October 2004
Delegated or Committee: Committee Decision
Reason for Committee: Parish Council submitted representations contrary to officer recommendation
Site Factors:

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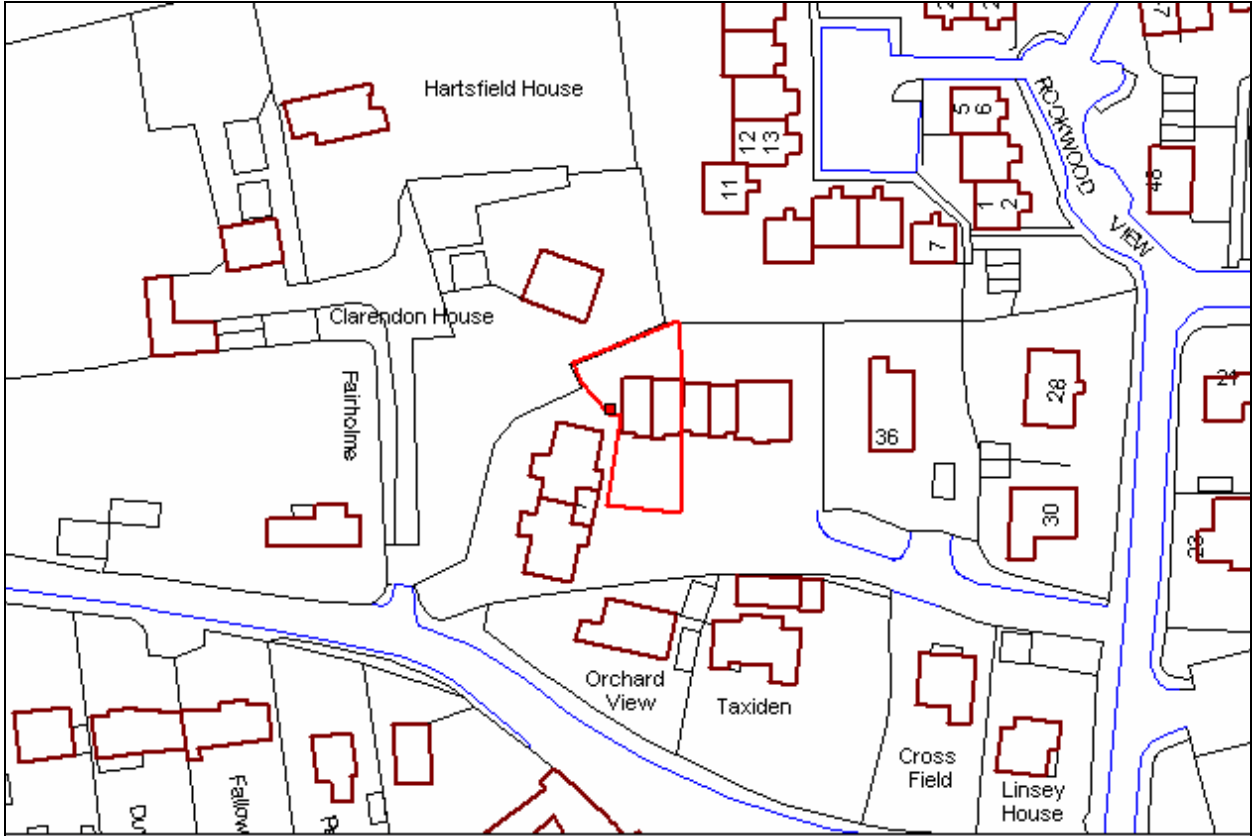
SITE LOCATION PLAN

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Site Description

- The site is set within a new cul-de-sac development off of the main road through Denmead. The property is two storey end terrace with loft conversion and dormers at the first floor. Access to the rear of the property is via a side entrance which leads into a fully enclosed gravel and paved garden area. To the rear Western and Eastern boundaries are 1.8m timber fencing and to the Northern boundary is an approximately 2m brick wall.
- There is a large shed in the North West corner of the garden which is the reason for this application.
- To the rear of the property is a large 2 storey property and to the sides are properties matching in design to the site.

Relevant Planning History

- n/a

Proposal

- As per Proposal Description

Representations:

Denmead Parish Council

- Object – Not a shed, too big, should be classed as a workshop. Intrusive and out of proportion with the development and neighbouring properties and detrimental to the visual amenity of those properties.

Letters of representations have been received from 1 Neighbour

- Shed too big and will be used as a workshop – issues of noise and disturbance
- Shed can be seen over adjoining wall

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

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 street scene
- Residential amenities
- Comments on representations

Principle of development

- The PD rights have been removed on this property however the principle of development is established within the settlement boundary of Denmead and the scale and design of the proposals is in line with current policy

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Impact on the street scene

- The shed cannot be seen from the street scene

Residential Amenities

- The shed does not cause any material overshadowing and there are no windows.
- In terms of size and potential for overbearing the shed is located within a fully enclosed garden only approximately the top 20cm is visible over the wall and fencing This is not considered a material impact which could be upheld as a reason for refusal

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Comments on representations

- There is some concern that the shed is too large however the garden is relatively large and the shed is tucked into the corner and consumes around 1/10th of the area of the rear garden.
- The shed will be conditioned to ensure it is not used for purposes other than those ancillary to the main building and not for any commercial use.

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 shed hereby permitted shall only be used for the ancillary domestic purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

02 Reason: In the interests of 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: UB3
Winchester District Local Plan Proposals: EN.5
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3