

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 07
Address: Yew Tree House Hensting Lane Owslebury Winchester Hampshire
SO21 1LE

Parish/Ward Owslebury

Proposal Description: Raise roof on house to create 3 No. additional bedrooms, 2 No. bathrooms, office and storage areas on first floor and replace flat garage roof with pitched roof

Applicants Name Mr And Mrs Cleary

Case No: 05/00401/FUL

W No: W08739/02

Case Officer: Ms Nicola Whitehead

Date Valid: 9 February 2005

Delegated or Committee: Committee Decision

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

Site Factors:
Civil Aviation

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

SITE LOCATION PLAN

Case No: 05/00401/FUL **W No:** W08739/02

Address: Yew Tree House Hensting Lane Owslebury Winchester Hampshire

Proposal Description: Raise roof on house to create 3 No. additional bedrooms, 2 No. bathrooms, office and storage areas on first floor and replace flat garage roof with pitched roof



WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- The site is located to the West of the village of Owslebury set within the countryside and the proposed South Downs National Park. The site is within the Hensting Valley.
- The property is a large detached bungalow of stone and brick build with a 'skirt' roof pitch. There is a separate annexe to the North elevation.
- The site is located on the Eastern flank of the valley side the land rises to the front of the property to the East and there is a short drop to the West before it rises again to the other wall of the valley.
- There are currently no rights of way in the area.
- The property is screened from the road which runs along the Eastern boundary by mature tree and hedge screening. To the Southern boundary there is a substantial high conifer line which screens the property from the neighbouring property. To the North and East of the site the screening is less dense and there are open views to the countryside however there are no rights of way in the area to enable views from the countryside to the site.

Relevant Planning History

- **W08739** Residential annexe - Application Permitted - 09/08/1985
- **W08739/01** Residential annexe - Application Permitted - 31/10/1985

Proposal

- As per Proposal Description

Consultations

Landscape:

- The site is relatively well screened from the lane and in landscape terms is contained within the Hensting Valley. To the west there is countryside which is open in character and rises up the valley side, from where the site is overlooked. Although there are rights of way in the area, there are none which have views of the site, to the best of my knowledge. Thus the building will not be visible from a public viewpoint at the moment but this situation could change if open access is allowed onto this hillside and the additional storey would create a very large building, which would be prominent in the landscape.
- If this is allowed we should require a framework of native tree and shrub planting, which would help to soften the impact of the mass of built form from the open countryside.

AONB

- Site not within AONB but is within proposed national park.
- Property is already large so no loss of small, affordable dwellings
- Bungalow is not traditional dwelling for location within proposed National Park.
- Raising roof will create more visible form especially the roof and a condition should be attached to the type of roof tile to be used.

Representations:

Owslebury Parish Council

- Object
- Raising of roof will make property highly visible
- There is some concern about the proposed office and storage space. Proposed use needs clarification

Letters of representations have been received from no Neighbours

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1, C2

Winchester District Local Plan

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

Winchester District Local Plan Review Deposit and Revised Deposit:

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

National Planning Policy Guidance/Statements:

- PPS1 Delivering Sustainable Development
- 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
- Comments on representations

Principle of development

- The proposals are within the countryside and the proposed South Downs National Park.
- The existing building is not well screened from within the countryside and is not of a character traditionally associated with the proposed national park however it is low level and unintrusive. The development will improve the aesthetics of the property by creating a more traditional roof form and by increasing the screening of the site thereby enhancing the character of the area in line with current policy.
- The property is already of a substantial size that it is not considered to be a small affordable dwelling. Therefore the proposed increase in size will not result in a loss of affordable housing in the countryside in line with current policy.

Impact on character of area

- The area is very rural in character with scattered dwellings set within large plots within open countryside. The property itself is not considered to be of a traditional style associated with the proposed National Park.
- The site is well screened from the road and from neighbouring properties by tree and hedgerow planting. To the rear of the property are very open views across the countryside although this is contained within the Hensting Valley which rises up around the site. Additionally there are no rights of way in the area.
- The proposals will increase the height of the roof line which will make it more visible within the current screening of the site however the proposals are conditioned to provide a landscape scheme which will address this point and ensure the built form does not become intrusive within the countryside.
- The materials to be used on the roof will be submitted to and approved by the Council to ensure any materials are sympathetic to the area and blend well into the surrounds which will further reduce any impact of the development.
- Given the above mitigation measures it is considered that the proposed development will not be visually intrusive in the countryside and that proposals for screening and materials will enhance the aesthetics of the property and therefore the character of the area.

Residential Amenities

- The property is completely screened from the neighbouring property to the South by substantial planting including a very high and thick line of conifers
- There are no other neighbouring properties within close proximity which could be affected by the proposals.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Comments on representations

- The issue of visual intrusion has been covered above.
- The concern over the use of the property is not the subject of this application. In use class terms the property is residential. Should an applicant wish to change the use of the property they would be required to submit a further planning application to the Council.

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/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 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, planting, 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. 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, others 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.

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

03 All construction traffic shall park, load and unload on site.

03 Reason: To prevent construction traffic parking on the highway and in the interest of highway safety.

04 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.

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Informatives

01. 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

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

02. The local planning authority no longer provide stamped approved drawings, the drawings and supporting information detailed below are the approved drawings for the development listed in the description above:

Location Plan Drawing no. 472/05/H

Proposed garage elevation Drawing no. 472/05/G

Existing Elevations Drawing no. 472/05/B

Proposed Elevations Drawing no. 472/05/E

Existing Ground Floor Plan Drawing no. 472/05/A

Proposed Ground Floor Plan Drawing no. 472/05/C

Proposed First Floor Plan Drawing no. 472/05/D

Existing Plan and Elevations Drawing no. 472/05/F