

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:	03
Address:	Old Mill Cottage Winchester Road Bishops Waltham Southampton Hampshire SO32 1AH
Parish/Ward	Bishops Waltham
Proposal Description:	Two storey rear extension
Applicants Name	Dr & Mrs N Flynn
Case No:	05/00506/FUL
W No:	W10719/07
Case Officer:	Emma Norgate
Date Valid:	23 February 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

SITE LOCATION PLAN

Case No: 05/00506/FUL

W No: W10719/07

Address: Old Mill Cottage Winchester Road Bishops Waltham Southampton
Hampshire

Proposal Description: Two storey rear extension



WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- Detached dwelling set in very large grounds on the Winchester Road between Bishops Waltham and Waltham Chase.
- The dwelling itself is accessed from Paradise Lane and is set back some distance from that access and is to a certain extent screened from public view.
- Dwelling is a mix of styles, but has been extended previously. The dwelling is now predominantly two storey, with a single storey element to the side, a conservatory to the rear and a detached wooden garage and store.

Relevant Planning History

W10719 - Single storey annexe, dormer windows, garage, and vehicular access - Old Mill Cottage Winchester Road Bishops Waltham Southampton Hampshire SO32 1AH - Application Refused - 16/08/1988

W10719/01 - Single storey annexe, first floor dormer window to east elevation, garage and vehicular access - Old Mill Cottage Winchester Road Bishops Waltham Southampton Hampshire SO32 1AH - Application Permitted - 24/10/1988

W10719/02 - First floor extension. - Old Mill Cottage Winchester Road Bishops Waltham Southampton Hampshire SO321AH - Application Permitted - 05/09/1989

W10719/03 - Dwelling, garage - Old Mill Cottage Winchester Road Bishops Waltham Southampton Hampshire SO32 1AH - Application Refused - 24/08/1990

W10719/04 - First floor side extension and detached double garage - Old Mill Cottage Winchester Road Bishops Waltham Southampton Hants - Application Permitted - 21/04/1997

W10719/05 - (AMENDED DESCRIPTION) Detached oak mainframe garage comprising two parking bays and garden storage - Old Mill Cottage Winchester Road Bishops Waltham Southampton Hants - Application Permitted - 02/03/2000

W10719/06 - Conservatory to rear - Old Mill Cottage Winchester Road Bishops Waltham Southampton Hants - Application Permitted - 30/04/2002

Proposal

- As per Proposal Description

Consultations

- None

Representations:

Bishops Waltham Parish Council

- Object – represents an undesirable intrusion into a strategic gap between Bishops Waltham and Waltham Chase and would represent the undesirable extension of a building which would be detrimental to the environment.

Letters of representations have been received from 0 Neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, UB3

Winchester District Local Plan

- C1, C2, C4, C5, C19, EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C3, C4, C22, DP3

Supplementary Planning Guidance:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- None
- National Planning Policy Guidance/Statements:
- PPS 1 Delivering Sustainable Development
 - 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 area/spatial characteristics/street scene
- Residential amenities
- Comments on representations

Principle of development

- The site falls within designated countryside and the local gap in both the adopted and revised deposit plan.
- Extensions to dwellings within countryside are acceptable subject to a number of criteria.
- There are two strands to policy C19 the first of which refers to dwellings below 120sq.m. This dwelling is above that threshold.
- Secondly, the policy indicates that the resulting dwelling should not result in increased intrusion by virtue of its size, design or siting.
- This is quite a large extension, however, the height of the proposal is lower than the existing dwelling, the roof has been partially hipped and the proposal is located to the rear.
- Officers are therefore of the view that whilst the proposal is large, it is not significantly harmful to justify refusal of the application.
- The thrust of the policy is the same in C22 in the revised deposit, also this also indicates that proposals should not significantly change the character of the existing dwelling. Officers are of the view that as the dwelling has already been substantially altered in the past, that this extension will not significantly change the character of the dwelling.
- Policy C5 in the WDLP, (C4 in revised deposit) indicates that proposals for development which would otherwise be acceptable in the countryside will be permitted where they do not physically or visually diminish the local gap.
- Officers are of the view that this site is contained, is well screened and do not consider that the proposals would physically or visually diminish the gap and therefore do not consider that the application can be refused for this reason.

Residential amenities

- There are no immediate neighbours and therefore the proposal will not have an adverse impact.

Comments on representations

- Issues are addressed within the report.

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.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

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. 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 38(6) of the Planning and Compulsory Purchase Act 2004, 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: C1, C2, UB3

Winchester District Local Plan Proposals: C1, C2, C4, C5, C19, EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C3, C4, C22, DP3