

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 06  
**Address:** Spring Gate Lee Ground Titchfield Fareham Hampshire PO15 6RP  
**Parish/Ward** Wickham  
**Proposal Description:** Two storey extension with gable to front of building to provide home studio and gallery  
**Applicants Name** Mr And Mrs Wilmott  
**Case No:** 05/00405/FUL  
**W No:** W16268/01  
**Case Officer:** Mr Jonathan Roach  
**Date Valid:** 10 February 2005  
**Delegated or Committee:** Committee Decision  
**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations have been received  
**Site Factors:** Countryside and Meon Strategic Gap under the WDLPRDR  
H.2 under the WDLP  
Civil Aviation



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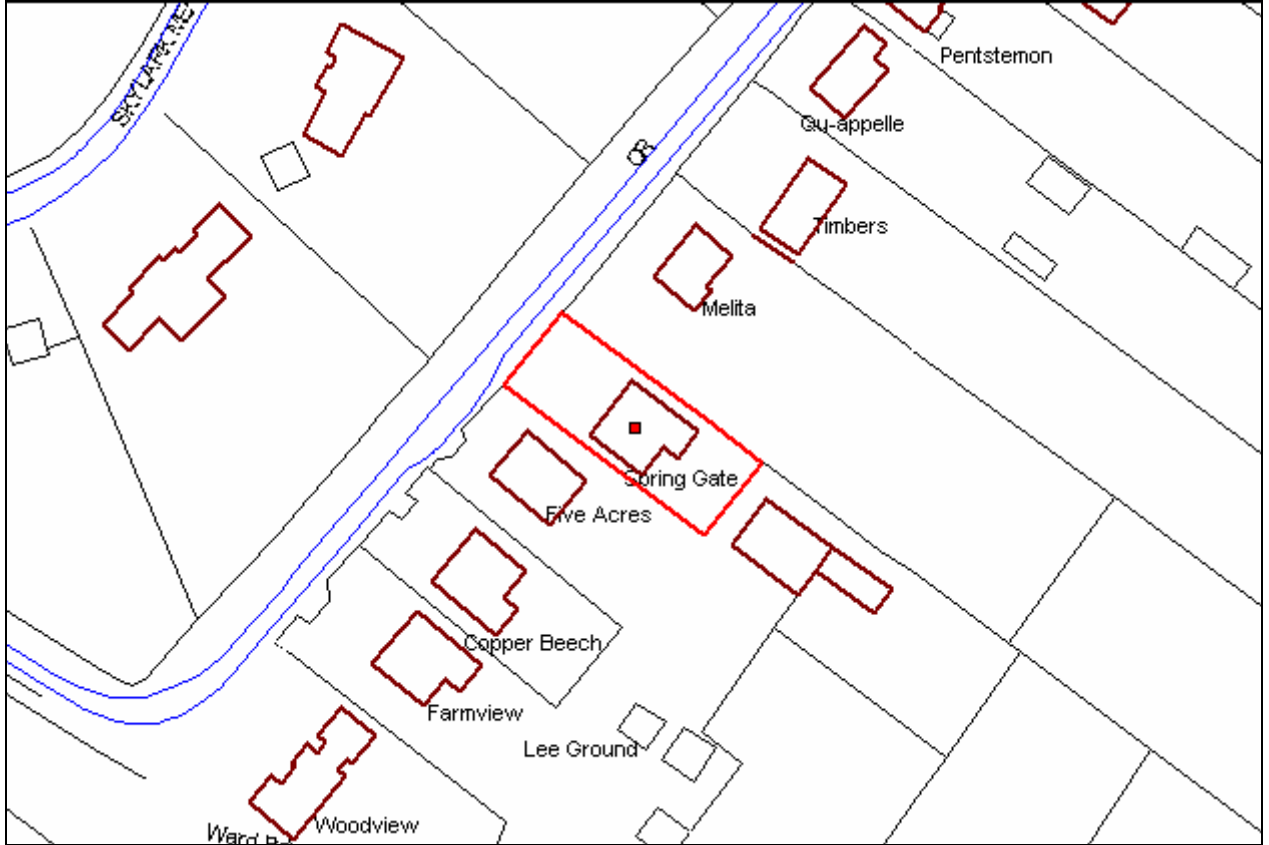
**SITE LOCATION PLAN**

**Case No:** 05/00405/FUL

**W No:** W16268/01

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**Site Description**

- Spring Gate is situated on the southeast edge of Lee Ground, generally following the defined pattern of residential development within Titchfield.
- The site is bound by residential properties Melita to northeast and Five Acres to the southwest.
- The land contains a double storey red brick and tiled bungalow, with a hardstanding parking area to front of the building.
- An established hedgerow is situated on the southeast and northeast boundary.
- A large oak tree situated on the adjoining property Melita, overhangs into the subject land.

**Relevant Planning History**

**W16268** - Detached double garage - Application Refused - 07/02/2000

**Proposal**

- Double storey front addition with a hipped gable to be used as a gallery and processing study on the lower floor and a main studio on the upper floor for the personal use of the applicant only.
- A separate entrance and staircase for the additional area is proposed, in order to reduce conflict between the remaining house and the movement of photographic equipment.
- The applicant has advised that the gallery/processing study/studio is for personal use only.
- The large oak tree at Melita overhangs into the subject land and will required trimming.
- The application proposes an additional lower floor area of 29.5sqm and an upper floor area of 32.75sqm, representing a total increase in area of 62.65sqm (20.5%).

**Consultations**

Engineers:Highways:

- A sufficient area exists to provide acceptable on site parking facilities. No objection as the proposal is unlikely to cause demonstrable harm to users of the adjoining highway.

Landscape Team Trees:

- The oak tree is not considered worthy of a Tree Protection Order. Pruning will be required to facilitate construction of the proposed development.

**Representations:**

Wickham Parish Council

- No comment.

Letters of representations have been received from 5 Neighbours who have objected to the proposed development on the following grounds:

- *Melita has a south facing opening to a lounge room which is orientated towards the proposed development. Therefore the addition will result in a loss of sunlight, privacy and outlook for Melita.*
- *The development will have a negative impact upon the health of the large oak tree situated within the plot boundaries of Melita.*
- *Impact upon existing boundary hedgerow, resulting in a loss of privacy and amenity for Melita.*
- *The gallery will result in an increase in vehicular traffic to the detriment of users of the highway and the amenity of the locality.*

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**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN.5 & H.2

Winchester District Local Plan Review Deposit and Revised Deposit:

- UB.3, C.1, C.2, C.4 & C.5

National Planning Policy Guidance/Statements:

- PPS 1 Delivering Sustainable Development
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

**Planning Considerations**

The main considerations in respect of this application are:

Principle of development

- Principle of development
- Comments on representations
- Impact on the character of the area

Principle of Development

- The site is situated as H.2 development frontage under the WDLP and Countryside/Meon Strategic Gap under the emerging WDLPRD.
- Residential development can be permitted within the defined H.2 development frontage provided the development proposal reflects the curtilage size and character of the locality and provide for suitable vehicle manoeuvrability areas.
- Development policies applicable in areas designated as Countryside allow for the dwelling extensions and additions, subject to design and amenity policies, provided that the dwelling does not alter the existing character of the existing dwelling, increase visual intrusion and reduce the stock of affordable dwellings in the countryside.
- Additions to existing dwellings in the Countryside with a floor area greater than 120m<sup>2</sup> will be assessed primarily on the impact of the resulting dwelling, in terms of its size, design, siting and layout of the development.
- Development which would physically or visually diminish the Meon Strategic Gap and thus undermine its function will not normally be permitted.
- The proposal is for a residential extension, not a commercial use.

Comments on representations

- The amount of sunlight potentially lost from Melita as a result of the development is minimal, given the orientation of the land in relation to the buildings and the distance of approximately 15 metres between the structures.
- The application proposes to double the volume of the existing hedgerow, to reduce the visual impact upon Melita.
- No additional traffic will result from the development, as the gallery/studio is ancillary to the residential use of the land. Notwithstanding this, a condition has been imposed to ensure no commercial activities are undertaken. Therefore the volume of traffic shall not change.
- In respect to privacy, there shall be no overlooking as no additional upper floor windows are proposed fronting Melita.
- All works regarding the oak tree are to be carried out in accordance with the relevant British standards and undertaken entirely within the subject land. A condition has been recommended to this effect.

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Impact on character of area

- Spring Lee is setback further from the highway than the adjoining properties Melita and Spring Gate. In this respect the addition will not project forward of the adjoining buildings and therefore will not appear out of character with the streetscene.
- The development is in scale to in relation to the site and is not considered to visually diminish the Meon Strategic Gap.
- The design and scale of the addition is sympathetic to the existing dwelling and is supported.
- The development is not considered to result in the loss of privacy or sunlight for Melita and will not detract from the appearance of the locality. Approval is recommended accordingly.

**Recommendation**

**APPROVE – subject to the following conditions:**

**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 materials to be used in the construction of the external surfaces of the development 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.
03. Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.
03. Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.
04. The proposed studio and gallery hereby approved shall not at any time be used for commercial purposes and shall remain ancillary to the main residential use of the dwelling.
04. 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 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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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 & H.1  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, C.1, C.2, C.4 & C.5