

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 23 June 2005

Item No: 01
Address: Homelands High Street Shirrell Heath Southampton Hampshire SO32 2JN

Parish/Ward Shedfield

Proposal Description: Conversion of double garage into annexe

Applicants Name Mr J Paice

Case No: 05/01127/FUL

W No: W17125/01

Case Officer: Mr Simon Avery

Date Valid: 3 May 2005

Delegated or Committee: Committee Decision

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

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Site Description

- This site is on the High Street in Shirrell Heath
- It is within the development frontage
- The main building, Homelands, is a detached bungalow
- The property adjacent to the southwest is another bungalow
- Adjacent to the northeast is the Prince of Wales Public House
- Homelands is constructed of brick and finished with pebbledash
- There is a single garage to the rear of the bungalow and a larger brick garage at the end of the plot
- This was permitted in 2001 and is substantially complete
- The site level drops downward to the rear
- The rear garden is enclosed by planting
- To the rear of the plot are fields

Relevant Planning History

- W17125: Replacement detached single garage with attached workshop and store. - Permitted - 30/05/2001

Proposal

- As per Proposal Description
- The proposal is to convert a garage, which is substantially completed into an annexe
- It will have a bedroom, living room, bathroom and kitchen
- It will be occupied by a relative of the occupiers of the main house

Consultations

- None

Representations:

Shedfield Parish Council

- Object:
- Concerned that this is being built on backfill land
- The building has never been used as a garage, but was built with the intention of obtaining a residence
- If allowed it would create an undesirable precedent in the area

Letters of representations have been received from two Neighbours

- Applicant always intended to build an annexe
- Would set a precedent for backland development
- Annexe would be out of keeping with the area
- More vehicles coming out of the driveway would be hazardous

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1, C2

Winchester District Local Plan

- C1, C2, C19, EN5, H2

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, C1, C22, H3

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

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Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Residential amenities
- Highways
- Comments on representations

Principle of development

- This site is within the H2 development frontage although, being to the rear of the site, the Countryside policies also have to be considered
- The building already exists and is substantially completed
- Therefore there will be no increase in visual intrusion
- The issue is whether the change of use to an annexe is tantamount to an additional dwelling, which would not be acceptable in this location
- The accommodation is proposed to be used for a relative
- Full facilities will be provided within the annexe
- However, it is not uncommon for ancillary accommodation to be provided in such buildings and in many cases it would not require planning permission
- If the permission were carefully restricted by conditions to limit the use to family members and to ensure that the building was not subdivided from the house or used for any separate purpose, then there would be no demonstrable harm

Residential amenities

- The size of the building will not be altered and the only additional side window will be obscure glazed
- The windows to the rear only overlook a field
- Therefore there will be no impact on the amenities of users of adjoining buildings

Highways

- Homeland is a two bedroom bungalow and even with the loss of the garage, there is sufficient space forward of the dwelling for parking

Comments on representations

- The use of this building is restricted to ancillary accommodation and would not set a precedent for backland properties
- Regarding the intention of the applicant when the garage was first built, the Local Planning Authority is obliged to consider each application on its merits
- An annexe restricted in use would not have an affect on the character of the area
- There would be no additional highway issues arising from family members using the annexe and though the garage space would be lost, there is ample parking space within the plot and the same potential for a turning space to be provided to the rear of the dwelling

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.

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02 The garage hereby permitted to be converted to residential accommodation shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as Homelands, and shall only be occupied by relatives of the occupiers of this original dwelling. It shall not, at any time, be used as a separate unit of accommodation from the main dwelling and shall not be sold off, sub-let or used for any purpose other than such is incidental to the enjoyment of Homelands as a private residence.

02 Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

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: UB3, C1, C2

Winchester District Local Plan Proposals: C1, C2, C19, EN5, H2

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1, C22, H3

03. The parking and turning area indicated on the approved plans for planning permission W17125 shall continue to apply.