

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 10
Address: 17 Creech View Denmead Waterlooville Hampshire PO7 6SU

Parish/Ward Denmead

Proposal Description: Conversion of existing garage into utility room/study and new front porch

Applicants Name Mr And Mrs Bennett

Case No: 05/01006/FUL

W No: W19565

Case Officer: Ms Nicola Whitehead

Date Valid: 9 May 2005

Delegated or Committee: Committee Decision

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

Site Factors:

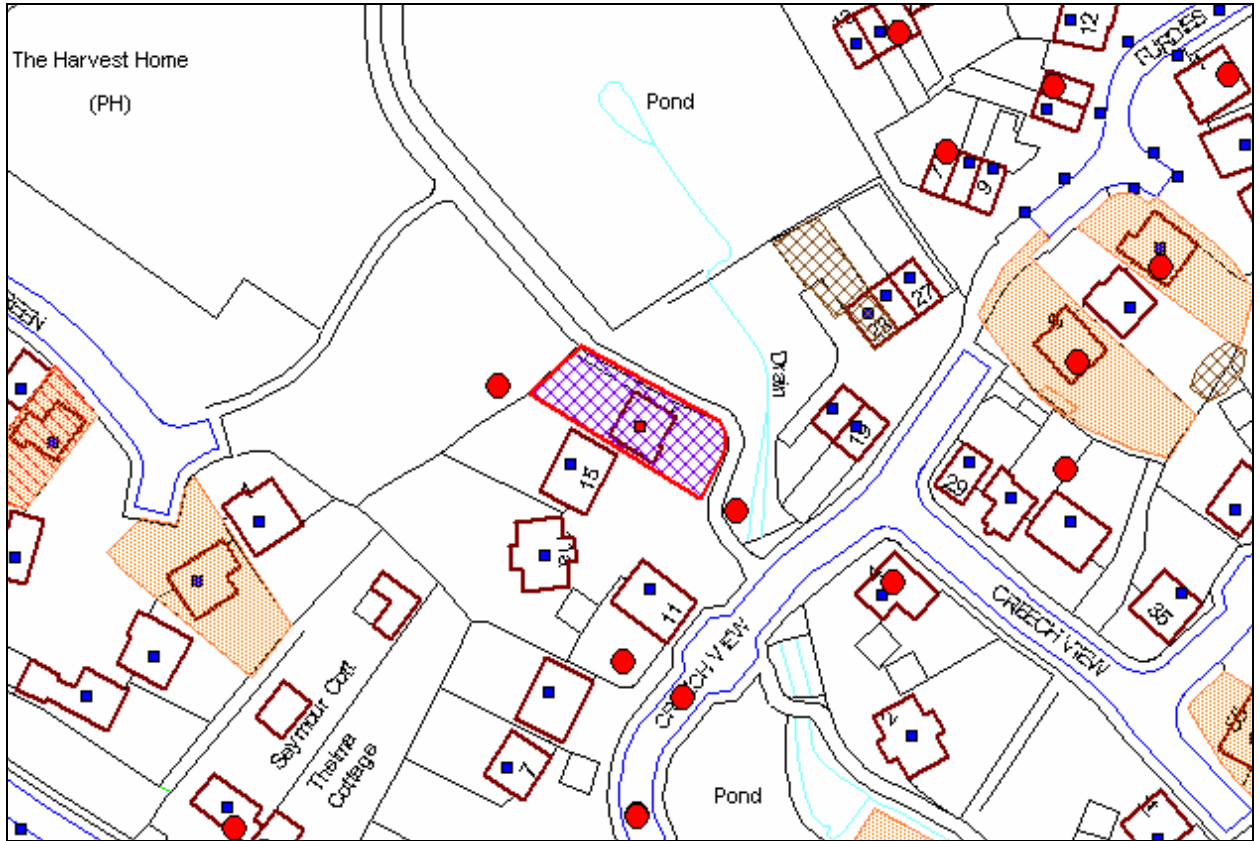
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SITE LOCATION PLAN

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Site Description

- The site is located within the settlement boundary to the North of the centre of Denmead.
- The property is set within a residential area and is set back from the road and accessed by a private driveway which services 3 other properties.
- There is a private parking area/ drive to the front of the property which can accommodate 3+ vehicles.
- The property is a four bed, two storeys, detached dwelling with integral garage.
- The property does not benefit from permitted development rights.
- The property is visible from the road within the estate.
- Properties within the vicinity are a mixture of detached, semi detached and terraced dwellings in a variety of differing sizes and designs.

Relevant Planning History

- W01777/05 – 39 no. dwellings with associated garages, new access and open space. – Application permitted 26/05/99

Proposal

- As per Proposal Description

Consultations

Environment Agency

- The site is partially within a 'flood risk Zone 2' area. The Environment Agency have been contacted but do not wish to make any comments given the scale of the proposals.

Representations:

Denmead Parish Council

- Object
- The Conversion of integral garage to living accommodation removes off street parking spaces and is therefore detrimental to the street scene and causes further congestion.

Letters of representations have been received from no Neighbours

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:

- PPS 1 Delivering Sustainable Development

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
- Highways
- Comments on representations

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Principle of development

- The principle of development is established within the settlement boundary of Denmead.
- The scale and design of the proposals is in line with current policy.
- There are no restrictive conditions on the use of the garage on the original consent for the dwelling.

Impact on character of area

- The property is set back from the main road through the estate although there is no screening to the front of the site and it is visible from the road.
- The property is set within a residential estate and is surrounded by dwellings of varying design and size.
- The alterations to the façade of the property are small in scale, the materials used in construction will match those on the existing building.
- Given the above it is not considered that the proposals will have an adverse impact on the street scene or character of the area

Residential Amenities

- The access to the property is via a private drive which also services 3 other properties. The removal of the garage will not impact on the free movement of traffic along this access as the property is situated to the end of the drive and has a large private drive to the front which is capable of accommodating 3+ cars.
- The proposals will not alter the shape of the building significantly and will therefore cause no overshadowing.
- The additional of a window to the front at ground floor which overlooks the street will not result in the overlooking of any private amenity spaces of the neighbouring properties.

Highways

- The officer is satisfied that the parking provision at the property is adequate and that the removal of the garage will still leave enough spaces under normal conditions, for residents and visitors to park on site without the need for on street parking.

Comments on representations

- The issues raised regarding parking and impact on the street scene have been covered in the sections above.

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.

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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.

Informatives

01. 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