

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 05
Address: Derry House Kilmeston Road Kilmeston Alresford Hampshire SO24 0NR

Parish/Ward Kilmeston

Proposal Description: New vehicular access (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Applicants Name Mr And Mrs G. Smailes

Case No: 05/01406/FUL

W No: W03933/07

Case Officer: Mr Ian Cousins

Date Valid: 3 June 2005

Delegated or Committee: Committee Decision

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

Site Factors: East Hampshire Area of Outstanding Natural Beauty

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Site Description

- The site is situated in an attractive village location overlooking a greened open space.
- The eastern site boundary adjoining the lane is visually prominent from the public realm.
- The boundary consists of a mature hedgerow which is important to the local character of the area.
- The Wayfarers Walk runs parallel and within the western site boundary, linking in with the lane at the north end.
- The footpath presently passes through a field with open views of the countryside to the south and west.
- This area is visually distinct and separate from the garden area further east which is divided by the existing access drive and an avenue of mature trees.

Relevant Planning History

W03933 Erection of extension to provide cow stalls and store and roofing of existing loose boxes - Derry House Kilmeston Road Kilmeston Alresford Hampshire SO24 0NR - Application Permitted - 13/06/1978

W03933/01 Erection of porch - Derry House Kilmeston Road Kilmeston Alresford Hampshire SO24 0NR - Application Permitted - 20/02/1979

W03933/02 Vehicular access - Derry House Kilmeston Road Kilmeston Alresford Hampshire SO24 0NR - Application Permitted - 10/04/1987

W03933/03 Demolition of existing dwelling and ancillary buildings and erection of a five bedroom dwelling with integral double garage and car port- to include tennis court; erection of a three bedroom cottage/annex with associated parking - Derry House Kilmeston Road Kilmeston Alresford Hampshire SO24 0NR - Application Withdrawn - 04/02/2004

W03933/04 Demolition of existing dwelling and ancillary buildings and erection of a six bedroom dwelling with integral car port and double garage to include tennis court; erection of a two bedroom cottage / annex with associated parking - Derry House Kilmeston Road Kilmeston Alresford Hampshire SO24 0NR - Application Permitted - 09/06/2004

W03933/05 Dormer window to side elevation - Derry House Kilmeston Road Kilmeston Alresford Hampshire SO24 0NR - Application Permitted - 03/12/2004

W03933/06 Swimming pool in walled enclosure with 2 no. integrated single storey outbuildings - Derry House Kilmeston Road Kilmeston Alresford Hampshire SO24 0NR - Application Permitted - 29/03/2005

Proposal

- To provide a new access onto the Kilmeston Road to link in with the existing drive.

Consultations

Engineers:Highways:

- No objection to the proposal subject to the removal of a suitable amount of hedgerow to achieve the required visibility splays.

Landscape:

- Object to the application on the grounds that the removal of the required amount of hedgerow and the provision of a new driveway will be detrimental to the character of the area and the setting of Wayfarers Walk.

Representations:

- Kilmeston Parish Council – Support the application
- Winchester Ramblers Group – The application will have a detrimental affect on the visual aspects of the area and the proposal is unnecessary as the property is already served by a full gravelled driveway.

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Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1; E6

Winchester District Local Plan

- EN5; EN7; C1; C2; C7

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3; DP5; C6; C7

National Planning Policy Guidance/Statements:

- PPS 7

Planning Considerations

The main considerations in respect of this application are:

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

Principle of development

- The principle of providing a new access in this location and providing a new driveway to link up with the existing drive is not acceptable due to the negative impact the proposal will have upon the setting of the Public Right of Way, and the character of the area which is in the East Hampshire Area of Outstanding Natural Beauty.

Impact on character of area

- The hedgerow is approximately 60 continuous metres in length, and 5 metres in height, with the access to the Wayfarers walk being accessed over a stile, through a small gap to the north of hedgerow.
- The loss of approximately 9 metres of this hedgerow that runs alongside the Kilmeston Road is considered to have a negative impact on the character of the area as it is an important visual feature of the surrounding area.
- The proposal would bring the driveway within approximately 6 metres of the Wayfarers walk, where currently the distance is approximately 25 metres and it is considered that this would have a detrimental affect on the setting of this Public Right of Way.

Recommendation

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

00 The proposal is contrary to policies C1 and E6 of the Hampshire County Structure Plan (review), policies EN5, EN7, C1, C2 and C7 of the Winchester District Local Plan and policies DP3, DP5, C6 and C7 of the emerging Winchester District Local Plan in that it will result in the loss of a substantial amount of hedgerow which will have a detrimental affect on the character of the East Hampshire Area of Outstanding Natural Beauty and the setting of the Wayfarers Walk, an important public right of way.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: C1; E6

Winchester District Local Plan Proposals: EN5; EN7; C1; C2; C7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3; DP5; C6; C7