

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2005

**Item No:** 13  
**Address:** Land Between Lilliput Cottage And Glebe Villas Trampers Lane North  
Boarhunt Hampshire

**Parish/Ward** Boarhunt

**Proposal Description:** Erection of four-bed detached house with conservatory and detached  
garage

**Applicants Name** Boarhunt Homes Ltd

**Case No:** 05/01445/FUL

**W No:** W09335/08

**Case Officer:** Mr Neil Mackintosh

**Date Valid:** 9 June 2005

**Delegated or Committee:** Committee Decision

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

**Site Factors:** Development frontage

### Site Description

- The application site is an area of open land between two existing red brick and tile houses
- It is 10.55m wide by approximately 125m deep
- There is a hedge to the front of the site which also runs along much of the northern boundary
- The site slopes upwards from front to back
- Otherwise there are no significant landscape features of the site

### Relevant Planning History

- W09355-/05 – various applications for a dwelling and garage, refused 1986-2004
- W09355/02 – outline permission for house and garage permitted June 2003
- W09355/03 - a 3 bedroom house was dismissed at appeal August 2003
- W09355/06 – 2 bedroom house with garage permitted by Planning Committee February 2005
- W09355/07 – 3 bedroom house with garage permitted (Delegated Powers) April 2005

### Proposal

- As per Proposal Description
- The erection of a four bedroom house with garage

### Consultations

#### Engineers:Highways:

- No objections – the principle of a new dwelling has previously been accepted here and it is evident that sufficient area exists to provide on-site parking and turning facilities.

#### Environmental Health:

- No adverse comments – request conditions concerning position and type of cess pit, hours of construction and no materials to be burnt on site.
- (These were not applied to previous permissions and they do not necessarily meet the six tests required under Circular 11/95. However, informatives may be added at this stage)

### Representations:

#### Boarhunt Parish Council

- Object – point out that it was a condition of /06 that no additional windows shall be constructed in the North, South and West elevations and this is clearly flouted.
- The PC previously supported a small dwelling but this has become a four bedroom house and there is potential for 4 or 5 cars on site and there is insufficient on-site room for this.

Letters of representations have been received from 1 neighbour

- 2 Glebe Villas – most strongly object
- The Appeal Inspector said that the site would physically permit only a relatively small dwelling
- The proposal is a large house by anybody's standards
- Previous permissions have included conditions preventing alteration or extension
- This proposal must surely be unacceptable both because of the appeal decision and your own conditions.
- Four bedrooms give potential for 8 people moving in and this will cause a definite loss of enjoyment of our existing property

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- H5, UB3, R2

Winchester District Local Plan

- H2, EN5, RT3, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- H3, DP3, RT3, T2

Supplementary Planning Guidance:

- Boarhunt Village Design Statement
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPS 1 General Policy and Principles
- PPS 3 Housing
- PPG 13 Transport

**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
- Highways
- Public open space provision

Principle of development

- This site is within a Development Frontage and the principle of erecting a single dwelling house has been accepted in granting an Outline permission in 2003 and Full permission on two occasions earlier this year

Impact on character of area

- The scale, mass, overall design, layout and siting of this proposal are the same as the previous permission, with three exceptions;
- A pair of rooflights in the front elevation, a high-level rooflight in the rear elevation and a large conservatory to the rear
- The rooflights to the front are in the 'conservation' style and will not detract from the street scene.
- The rooflight to the rear is at high-level and serving a shower room
- The conservatory, although large, will not have an impact on the character of the area.

Residential amenities

- The scale, mass and siting of the main house was an issue with neighbours previously but the Committee has accepted that these are acceptable and granted planning permission.
- The additional rooflights will not lead to any additional overlooking problems
- The ground floor level of the conservatory is to be lower than the adjacent sites and, apart from the roof, it will be obscured from view by a 2m close-boarded fence.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2005

Comments on representations

- The reason given for the previous condition regarding new windows was 'To protect the amenities and privacy of the adjoining residential properties'.
- The three proposed additional rooflights will not affect their amenities or privacy.
- The Parish Council did, in fact, object to the two bedroom version of the house and said ,No comment, with regard to the 3-bed.
- See also below.

Highways

- The Highway Engineer has been asked, specifically, whether the increase to four bedrooms will have any affect on highway safety.
- His reply is that 'it is unlikely that the proposals will cause demonstrable harm to users of the adjoining highway'.

Public Open Space Funding

- The applicant has paid £646, being the difference between a 3-bed and a 4-bed house on the contribution scale.

**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.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the house and garage hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

03 Reason: To improve the appearance of the site in the interests of visual amenity.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2005

04 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no windows, dormer windows, or rooflights, other than those expressly authorised by this permission, shall at any time be constructed in the North, South and West elevations of the house hereby permitted.

04 Reason: To protect the amenity and privacy of the adjoining residential properties.

05 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A,B,C,D and E of Part One of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

05 Reason: To protect the amenities of the locality and to maintain a good quality environment.

06 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 10 metres from the highway boundary.

06 Reason: In the interests of highway safety.

07 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

07 Reason: In the interests of highway safety.

08 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

08 Reason: In the interests of highway safety.

09 Any gates provided shall be set back a minimum distance of 4.8 metres from the edge of the carriageway of the adjoining highway.

09 Reason: In the interests of highway safety.

### **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: H5, UB3, R2  
Winchester District Local Plan Proposals: H2, EN5, RT3, T9  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H3, DP3, RT3, T2

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2005

- 03 The Council's Environmental Protection Team has concerns regarding the position and type of cesspit. These should be agreed, in advance, with the Environment Agency and the Council's Building Surveyor.
- 04 All building works should only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays.