

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 09
Address: Cherralee Waterworks Road Otterbourne Winchester Hampshire
SO21 2DP

Parish/Ward Otterbourne

Proposal Description: Single detached garage (RETROSPECTIVE)

Applicants Name Mr. F. Woodward And Mr. A. Todd

Case No: 05/01802/FUL

W No: W03374/03

Case Officer: Mr Jonathan Roach

Date Valid: 19 July 2005

Delegated or Committee: Committee Decision

Reason for Committee:

- 4 or more representations contrary to the Officer's recommendations have been received.
- At the request of a councillor

Site Factors: County Heritage Site

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Site Description

- The subject land is situated on the south eastern corner of Waterworks Lane and Regent Close, generally following the defined pattern of development within the settlement boundaries of Otterbourne.
- On the site is a detached single storey recently renovated cream brick dwelling.
- The land slopes gradually from north to south and is approximately 1 metre higher than the ground level of the street on the south western corner of the plot.
- A 2 metre tall boundary fence is situated above a retaining wall on the secondary street boundary fronting Regent Close.
- The subject garage has been partially completed with the roof remaining to be constructed. The garage replaced a shed of generally the same size and location.

Relevant Planning History

W03374	Erection of conservatory - 20/10/1977
W03374/01	Single storey rear extension - Application Permitted - 09/03/2005
W03374/02	Erection of detached single garage (AMENDED DESCRIPTION) - Application Permitted - 05/05/2005

Proposal

- As per Proposal Description.
- Single garage approved under previous planning approval (ref W03374/02).
- Constructed approximately 0.4m closer to side boundary, 0.5m to rear boundary and 75mm higher than the approved plans.
- Garage located in the south west corner of the plot.

Consultations

Enforcement:

- Council's Enforcement Team has investigated the development and confirmed the development has not been constructed in accordance with the approved plans.

Engineers:Highways:

- No objection.

Representations:

Otterbourne Parish Council

- No comment.

Letters of representations have been received from four Neighbours

- The objections are based on the following concerns:
 - (a) Impact of the development on the streetscene;
 - (b) Impact of development on retaining wall; and
 - (c) Loss of outlook for 1 Regent Close.

Hampshire County Councillor Bailey requested this application be considered at the Planning Committee

- The garage has an overpowering effect on the residents at no.1 Regents Close as it has been built closer to the garden wall than specified, with the possibility of the stability of the wall being undermined.

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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
- Comments on representations

Principle of development

- The land is situated within the settlement boundaries of Otterbourne, where there is a general presumption in favour of residential development that is compatible in design, scale, layout and density of its surroundings and contributes to the quality of the built environment.

Comments on representations

- The condition of the retaining wall is a building issue and not a material planning consideration.
- There is no serious loss of outlook for 1 Regents Close as the garage is generally screened by the 2 m high fence. Furthermore it is well setback from the property.

Impact on character of area

- The proposed variation to the previous approval is relatively minor and is not considered to result in increased intrusion into the street scene.
- The majority of the development will be screened from view by the 2 m high boundary fence and therefore is only partially visible. As a result the development is not considered to detract from the visual amenity of the street scene or the character of the area.
- The design and materials proposed for the garage are in keeping with the existing dwelling.
- The proposal does not unduly impact on the amenities of adjoining neighbours.

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 (as amended).
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.

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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
Winchester District Local Plan Proposals: EN.5
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3