

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 10
Address: Chase Lodge Lower Chase Road Swanmore Southampton
Hampshire SO32 2PB

Parish/Ward Swanmore

Proposal Description: Raising of roof to provide living accommodation and erection of side extension to existing double garage

Applicants Name Mr And Mrs R Munro

Case No: 05/01749/FUL

W No: W04335/09

Case Officer: Mr Jonathan Roach

Date Valid: 14 July 2005

Delegated or Committee: Delegated Decision

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

Site Factors: Countryside
Local Gap

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Site Description

- Chase Lodge is situated on the north eastern side of Lower Chase Road, outside of the settlement boundaries. The land is designated under the relevant plans as Countryside and Local Gap.
- Development in the immediate area is characterised by single detached dwellings on large plots of land.
- The subject property contains a large double storey red brick dwelling with detached double garage.

Relevant Planning History

W04335	Erection of a dwelling - Application Refused - 12/12/1978
W04335/01	Use of land as site for residential caravan - Application Refused - 08/04/1981
W04335/02	Erection of WC building - Application Refused - 14/07/1982
W04335/03	Erection of dwelling and double garage - Application Refused - 04/01/1988
W04335/05	Dwelling and garage - Application Refused - 01/08/1988
W04335/06	House and garage - Application Permitted - 07/10/1988
W04335/07	Variation of condition 4 of 04335/06 (Restriction of floor area) from 100 square metres to 150 square metres - Application Permitted - 05/01/1989
W04335/08	Detached dwelling and garage (OUTLINE) - Application Refused - 31/03/2000

Proposal

- As per Proposal Description.
- Double storey side addition to existing garage and raising of roof to provide additional accommodation area.
- Parking area, store room and stairs on ground floor and bathroom, multi use/games/studio/guestroom with balcony on upper floor.

Consultations

- None.

Representations:

Swanmore Parish Council

- Support, provided the accommodation will not be used as a separate dwelling.
- No letters of representations have been received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1 and C2

Winchester District Local Plan

- C.1, C.2, C.5, C.19 and EN.5

Winchester District Local Plan Review Deposit and Revised Deposit:

- C.1, C.3, C.4, C.22 and DP.3

National Planning Policy Guidance/Statements:

- PPS 1 Delivering Sustainable Development.
- PPS 7 Countryside and the environment.

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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

Principle of development

- Development within the Local Gap may be acceptable provided it does not require substantial buildings and is of small scale and sited unobtrusively. Development that would physically or visually diminish the Local Gap would thus undermine its function and will not be permitted.
- Within the countryside, development will be permitted provided it does not change the character of the land and result in increased visual intrusion by increased size and/or unsympathetic design.
- Development can be permitted provided that in terms of design, scale, layout it responds positively to the character and appearance.
- Proposals for new dwelling(s) within the countryside will not normally be permitted.

Impact on character of area

- The garage is situated close to the highway boundary in highly visible location. The proposed garage height of 6.5m will appear intrusive and highly detrimental to the street scene. By virtue of the increase in size, the garage would physically diminish the function of the Local Gap and Countryside.
- Insufficient justification has been provided for such a large increase in floor area of the garage (i.e. proposed increase of 60m² resulting in a total floor area of 94m²). The addition is considered to be excessive and would result in increased intrusion within the countryside.
- The proposal would result in the garage being extended to such an extent that it could be considered as a separate small dwelling. The proposed elevations including a balcony and windows to the upper floor and a porch to the ground floor would suggest the garage would be used for living accommodation, rather than for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes.
- Planning consent for the dwelling was granted with a condition restricting the gross floor area of the dwelling to 100m² as this site is in a sensitive location within the Local Gap. A variation to this condition was later permitted, allowing the gross floor area to be increased to 150m². It would be unreasonable to allow an extension to the detached garage that would result in its gross floor area being almost as large as the original dwelling that was permitted on the site as the cumulative gross floor area of both garage and dwelling would be approximately 246m².

Recommendation

REFUSE – for the following refusal reason(s):

Reasons for Refusal:

01. The proposed development is contrary to Policies UB3, C1 and C2 of the Hampshire County Structure Plan, Proposals C.1, C.2, C.4, C.5, C.19 and EN.5 of the Winchester District Local Plan and may prejudice the Proposals C.1, C.3, C.22 and DP.3 of the emerging Winchester District Local Plan Review (Revised Deposit 2003) in that it would:
 - (i) represent a development which by virtue of its scale, mass, height and siting will have a detrimental visual impact upon the character of the countryside in which no such development should take place unless it is essential for the rural economy;
 - (ii) due to its scale and mass would be detrimental to the appearance and character of the street scene; and
 - (iii) it would represent an undesirable increased intrusion into an area of countryside which is designated a Local Gap

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

Hampshire County Structure Plan Review: UB3, C1 and C2

Winchester District Local Plan Proposals: C.1, C.2, C.5, C.19 and EN.5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C.1, C.3, C.4, C.22 and DP.3