

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

## Committee Decision

<b>Case No:</b>	06/01299/FUL	<b>Valid Date</b>	28 March 2006
<b>W No:</b>	08214/1	<b>Recommendation Date</b>	13 June 2006
<b>Case Officer:</b>	Mr Tom Patchell	<b>8 Week Date</b>	<b>23 May 2006</b>
		<b>Committee date</b>	
<b>Recommendation:</b>	<b>Application Refused</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** Use of Garage for fancy dress hire business, Retrospect.

**Site:** Hope Cottage Hambledon Road Denmead Waterlooville Hampshire

Open Space	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	Y=1	N	N	Y

<b>APPROVED TO GO TO COMMITTEE</b>
<b>TEAM MANAGER</b>
<b>Signed &amp; Date</b>

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**AMENDED PLANS DATE:-**

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**Item No:** ITEM 01  
**Case No:** 06/01299/FUL / W08214/1  
**Proposal Description:** Use of Garage for fancy dress hire business, Retrospect.  
**Address:** Hope Cottage Hambledon Road Denmead Waterlooville Hampshire  
**Parish/Ward:** Denmead  
**Applicants Name:** Mrs J A Coulter  
**Case Officer:** Mr Tom Patchell  
**Date Valid:** 28 March 2006  
**Site Factors:**  
Overhead Power Line  
Site for Nature Conservation  
Application Refused

**Recommendation:**

**General Comments**

This application is reported to Committee at the request of Councillor Allgood and Denmead Parish Council, whose requests are appended in full to this report.

This retrospective planning application follows from an initial investigation by the Council's Planning Enforcement team.

**Site Description**

The dwelling is one of a pair of semi detached properties with an attached arched entrance with room over. The driveway under leads to a detached garage that has been converted to accommodate the costume hire business.

The dwelling is immediately adjacent to the B2150, Hambledon Road, with a small gravelled parking area to the front of the house, which is large enough for a single car to park.

The application site is close to the boundary of the defined settlement of Denmead and the countryside beyond.

**Proposal**

The proposal is a retrospective application for the retention of a costume hire business that is currently operating from the detached garage at Hope Cottage, Hambledon Road, Denmead.

**Relevant Planning History**

There is no relevant planning history.

**Consultations**

Engineers: Highways: Recommend refusal  
Inadequate visibility at site access. Reluctant to see any additional development other than the permitted residential use.

**Representations:**

Denmead Parish Council: Support  
Benefit to village for 9½ years and caused no known problems.

1 letter received objecting to the application for the following reasons:

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- Located adjacent to dangerous stretch of Hambledon Road with a 30 mph speed limit.
- Fast flowing traffic at all times.
- Most dangerous during winter evenings, when the costume hire business does most of its business.
- Customers park cars on pavement, resulting in pedestrians having to walk in road.
- Customers have to turn around in the road, due to no off road parking facilities at Hope Cottage.

Objections not material to planning and therefore not addressed in this report

- Inconvenience of costume hire customers going to the wrong address, knocking on the door, walking around garages and gardens.

1 letter of support received.

- No adverse affect to the amenities from noise disturbance or smell.
- No disturbance from vehicles visiting the site.
- No delivery lorries visit the site.
- Good visibility onto B1250, have not experienced any difficulty entering or leaving our property.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

UB3, S1, S2 and S3

Winchester District Local Plan

EN.5, FS.1, T.8, T.9, T.10 and T.11

Winchester District Local Plan Review Deposit and Revised Deposit:

DP.3, SF.1, T.1, T.2 and T.4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 6 Planning for Town Centres

**Planning Considerations**

Principle of development

Within PPS6: Planning for Town Centres; it is stated that local planning authorities should promote and enhance existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all, in order to strengthen and, where appropriate, regenerate them.

Therefore in accordance with PPS6 and policies FS.1 of the Winchester District Local Plan and SF.1 of the Winchester District Local Plan (Review) the Council should only support retail development within the defined village centre.

It has not been demonstrated, within the supporting information, that there are overriding reasons for the location of the retail/hire business outside of the defined village centre.

In addition, any proposed development should only be permitted providing it does not interfere with the safety of the road network.

Highways/Parking

Due to the alignment of the B2150, Hambledon Road, the narrow footpath and adjoining boundaries the visibility at the site access is sub-standard.

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Other Matters

The applicant has stated that on an average week there are approximately 10 appointments for customers per week, which would equate to 20 vehicular movements to and from the site. This would be in addition to the number of vehicular movements generally associated with the occupants of the residential property.

Although there are permitted rights to use a single room within a dwelling or outbuilding for business purposes, this would only generally entail the use of a single room as an office and/or computer based work and the room is then available for purposes incidental to the enjoyment of the dwelling. It would not include the visits to the site by customers and employees.

Hope Cottage has converted the detached garage solely for the storage and hire of costumes together with the sale of ancillary items and a changing room. The garage is no longer available for domestic use and its sole use is for business purposes.

The applicant's agent has stated that the business has not resulted in a marked increase in traffic or people visiting the site. However, the supporting statement says that on average there are 10 appointments per week for the costume hire business, with busier periods at Christmas and New Year. An additional 10 appointments per week, on average, on top of the normal vehicular movements associated with a dwelling would be considered, by the Council, is considered to be material.

Although the business may have operated from the dwelling for approximately 9½ years this is not a legitimate reason for the approval of the application that is contrary to the policies of the adopted Winchester District Local Plan and the Winchester District Local Plan Review.

**Recommendation**

Application Refused subject to the following reasons:

**Reasons**

01 The increased use of the existing access would cause undue interference with the safety and convenience of the users of the adjoining highway and is therefore contrary to policies T.8, T.9, T.10 and T.11 of the adopted Winchester District Local Plan and policies T.1, T.2 and T.4 of the Winchester District Local Plan (Review).

02 It has not been demonstrated that no suitable sites are available for this development within the village centre, which would be a sustainable location and which would avoid the detrimental effect on travel patterns and car use and which would be more readily accessible by public transport, cycle and on foot. The proposed development is therefore contrary to policy FS.1 of the adopted Winchester District Local Plan and policy SF.1 of the Winchester District Local Plan (Review).

03 The proposed development would have an adverse affect on the residential amenity of neighbours by reason of noise and disturbance from customers visiting the site. The development is therefore contrary to policy EN.5 of the adopted Winchester District Local Plan and policy DP.3 of the Winchester District Local Plan (Review).

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**Informatives:**

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

Hampshire County Structure Plan Review: UB3, S1, S2 and S3

Winchester District Local Plan Proposals: EN.5, FS.1, T.8, T.9, T.10 and T.11

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, SF.1, T.1, T.2 and T.4