

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 5 October 2006

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	06/02203/FUL	Valid Date	30 June 2006
W No:	19388/05	Recommendation Date	20 September 2006
Case Officer:	Mrs Mary Goodwin	8 Week Date	25 August 2006
		Committee date	5 October 2006
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Demolition of two existing garages and erection of one double garage

Site: Land At Rear Of 63 - 67 Church Street Micheldever Hampshire

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

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

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Item No: ITEM 02
Case No: 06/02203/FUL / W19388/05
Proposal Description: Demolition of two existing garages and erection of one double garage
Address: Land At Rear Of 63 - 67 Church Street Micheldever Hampshire
Parish/Ward: Micheldever
Applicants Name: Bayview Developments
Case Officer: Mrs Mary Goodwin
Date Valid: 30 June 2006
Site Factors: Conservation Area
Within 50m of listed buildings
Public right of way
Tree Preservation Order
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received and at the request of Micheldever Parish Council, whose request is appended in full to this report.

The current application is for a detached double garage and hardstandings to replace two existing garages historically associated with 66 Rook Lane, Micheldever.

The application is submitted alongside a separate application for residential redevelopment on the site (see application W19388/06 at item 1) and a full description of that proposal and the planning issues therein is detailed in the report attached at that item. The garage application does not include any details of the proposed redevelopment scheme and the two applications are independent of each other.

Site Description

The site is located in the rear gardens of 62 to 67 Church Street in the northern part of Micheldever village and is separated from the rear garden of 63 to 67 by an existing hedgerow. Although some sections are in poor condition this provides a natural divide to the curtilage and gardens of the listed buildings.

The site is accessed via a semi rural lane (Rook Lane) within the Micheldever Conservation Area. In the south eastern corner is a pre fabricated concrete single garage with a flat roof which is accessed via Rook Lane. Permission was granted in 2005 for the demolition of this garage. To the south of the site is Micheldever Primary School where an extension has recently been approved by Hampshire County Council.

The site is generally level and has a number of trees of different species within it.

Proposal

The proposal is for a detached double garage with timber elevations above a brick plinth and a clay tile roof, to be sited to the south east of the site. The garage would replace two existing detached single garages within the site.

Relevant Planning History

W19388 residential development – 2 no. three bed and 1 no. two bed dwellings with garages and parking and alterations to access, refused 24.03.2005.

W19388/01LBCA – demolition of garage block – permitted 24.03.2005

W19388/03 Residential development - Residential development comprising 3 no. two-bed and 1 no. three-bed dwellings with associated garages, parking and access, refused 24.02.2006.

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W19388/04 Residential development (resubmission) 2 no. two-bedroom and 1 no. three-bedroom terraced dwellings and one no. three-bedroom detached dwelling with associated landscaping, garages, parking and access, refused 08.06.2006

Consultations

Conservation: no objection subject to conditions. The existing garages are of poor quality and no aesthetic value. Replacement with a more appropriate structure is acceptable in accordance with PPG15, HE4 and HE5. Materials should be covered by conditions.

Engineers: Highways: no objection

The application does not have any significant highway implications

Representations:

Micheldever Parish Council - objection

The new double garage is outside the village envelope; the existing garages are derelict and unused and are outside the garden boundaries, contrary to village design statement.

2 letters received objecting to the application for the following reasons:

- Rook Lane is a bridleway and narrow lane with blind junction, increase in traffic will be harmful to highway safety, the visibility at the junction is restricted by listed buildings.
- Loss of important trees important to character
- Harm to appearance of Conservation Area, poor layout, conflict with VDS, policies SP3, SP4, SP5, FD3, FD6, FD8.
- The increased splay is not within applicant's ownership or control

0 letters of support received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, E16, E8

Winchester District Local Plan Review:

DP1, DP3, CE5, HE4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

PPS 7 Sustainable Development in Rural Areas

PPG 13 Transport

PPG 15 Planning and the historic environment

PPG 16 Archaeology and planning

Supplementary Planning Guidance

Micheldever Village Design Statement

Other Planning guidance

Parking Standards 2002

Winchester District Landscape Assessment

Planning Considerations

Principle of development, design and impact on character of area, landscape/trees, highways

Principle of development

The principle of a replacement garage within the curtilage of an existing residential property is acceptable, subject to design, landscape and amenity considerations.

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Design and impact on character of area and visual amenity

The design of the garage is traditional, with brick plinth and dark stained timber elevations and a clay tiled roof. The height of the garage is 4.4m to ridge and the building footprint is 6.0m by 6.0m, and this is acceptable at this location. The garage will have limited impacts in views and replaces two existing buildings which do not make a positive contribution to the areas character.

Landscape/Trees

There are existing mature trees within and outside the site boundaries. However, the proposed garage and hardstanding will not result in the loss of significant trees or harm to retained trees, provided construction is undertaken in accordance with the detailed tree management and protection measures submitted by the applicant (condition 3 of the recommendation).

Highways/Parking

The proposal has no highway implications as there is an existing access at this location and existing garages serving an existing property. This application does not result in an increase in traffic using the access.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

01 The development hereby permitted shall be begun before the expiration of three 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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the 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 The existing Willow tree shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. This tree and the other trees to be retained on and off the site shall be protected during building operations by the erection of fencing in accordance with details specified within Barrell Treecare's Arboriculture Impact Appraisal, Report Reference 4603-AIA-DC Date tbc and in accordance with BS 5837 2005. The construction works shall be implemented in accordance with the recommendations in the report.

03 Reason: To retain and protect the trees which form an important part of the visual amenity of the area.

Informatives:

1 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.

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

Hampshire County Structure Plan Review: UB3, E8, E16

Winchester District Local Plan Proposals: DP1, DP3, HE4