

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>	06/03082/FUL	<b>Valid Date</b>	9 October 2006
<b>W No:</b>	07958/02	<b>Recommendation Date</b>	15 November 2006
<b>Case Officer:</b>	Ms Elizabeth Stewart	<b>8 Week Date</b>	<b>4 December 2006</b>
		<b>Committee date</b>	
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** Erection of a detached garage and workshop (RE-SUBMISSION)

**Site:** Horns Hill House Webbs Green Soberton Southampton 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

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

**AMENDED PLANS DATE:-**

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**Item No:** 01  
**Case No:** 06/03082/FUL / W07958/02  
**Proposal Description:** Erection of a detached garage and workshop (RE-SUBMISSION)  
**Address:** Horns Hill House, Webbs Green, Soberton, Southampton, Hampshire  
**Parish/Ward:** Soberton  
**Applicants Name:** Mr Peter Rogers  
**Case Officer:** Ms Elizabeth Stewart  
**Date Valid:** 9 October 2006  
**Site Factors:**

Area of Outstanding Natural Beauty  
Tree Preservation Order

**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee at the request of Soberton Parish Council, whose request is appended in full to this report.

This application is a resubmission of a previous scheme (06/02114/FUL), which was withdrawn on 9<sup>th</sup> August 2006, on the Planning Officers advice. By virtue of the siting and overall mass of the development proposed the planning officer at the time concluded that the aforementioned scheme would adversely impact upon the character of the area and the health and vitality of a large Cypress tree located to the north east of the site.

The current scheme differs from the original scheme in that the garage/workshop has now been set back approximately 3.2 from the large Cypress tree and has been redesigned to significantly reduce the height and bulk of the development in order to respect the character of the area in general.

### Site Description

The application site lies within the East Hampshire Area of Outstanding Natural Beauty. The site comprises an existing two storied detached dwelling with a detached single bay garage to the northwest. Access to the site is served by an existing drop kerb.

An existing 2m high close boarded fence and a 1.8m high brick fence extends across the eastern and northern site boundaries respectively. The site is well landscaped along each of these boundaries with mature tree/shrub planting. Of notable importance is a large Cypress tree along the north-eastern site boundary.

The land gradually declines away to the north of the site. Land to the north of the site comprises two storied terraced dwellings, while land to the south and east of the site is predominantly characterised by large two storied detached dwellings constructed in a linear pattern.

Development sites typically have large open frontages, with some scattered ancillary buildings fronting onto Webbs Green.

### Proposal

Full planning permission is sought for the erection of a detached garage/workshop. The development would have a gross floor area of 44m<sup>2</sup> and a maximum height of 3.8m. The proposed garage/workshop shall be sited 1.2m and 1.1m from the eastern and northern site boundaries respectively.

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**Relevant Planning History**

**W07958** Erection of single storey side extension- Horns Hill House Webbs Green Soberton Southampton Hampshire SO32 3PY - Application Permitted - 18/04/1984

**W07958/01** Erection of detached garage and workshop - Horns Hill House Webbs Green Soberton Southampton Hampshire SO32 3PY - Application Withdrawn - 09/08/2006

**Consultations**

Engineers: Highways:

No objections

Arboriculture Officer:

No objection subject to imposition of planning conditions (4, 5 and 6).

South Downs Joint Committee:

Object on grounds of the impact on the character of the area – development excessive.

**Representations:**

Soberton Parish Council

Object to development - size, scale and massing of the proposal is excessive and out of character with surrounding development.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

UB3; E7

Winchester District Local Plan Review:

DP.3; CE.6

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

Supplementary Planning Guidance

Soberton Village Design Statement

**Planning Considerations**

The proposed development is acceptable in principle and therefore the following matters of detail need to be considered:-

Impact upon character of area

Impact upon adjacent highway

Impact upon trees of notable importance

Impact upon residential properties

Impact upon character of area

The application site lies within the East Hampshire Area of Outstanding Natural Beauty. Relevant planning policies essentially seek to protect the natural beauty, amenity, tranquillity and distinctive character of the landscape of the East Hampshire Area of Natural Beauty.

The character of this area is predominantly defined by large scale detached residential dwellings, built in a linear pattern, with spacious frontages. A number of development sites to the south contain ancillary buildings (similar in scale and character to that proposed) fronting onto Webbs Green.

Comments raised by the South Downs Joint Committee and Soberton Parish Council are noted. However, it is considered that the proposed development will not be visually dominating or detract from the character of the area in general in light of the fact the site is well screened by virtue of

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the presence of mature vegetation and fencing along the eastern and northern site boundaries.

Furthermore, it is noted that this application is a resubmission of an earlier scheme which was withdrawn on the advice of Officers. Since that time, the application has been revised to incorporate the officer's suggestions. The garage/workshop has been stepped back from the northern and eastern site boundaries and the overall height of the roof reduced from 5.3m to 3.8m. This in combination with the alteration in the design of the roof (from monopitch to double pitched roof) seeks to reduce the bulk of the development on the street front and soften its impact upon the surrounding landscape.

Accordingly, in light of the modifications it is considered that the proposed development would not have a materially harmful impact upon the visual amenities of the ANOB.

Impact upon trees of notable importance

The Councils Arboricultural Officer advises that the British Standard recommends a root protection area for the tree to extend to 4.3 metres from the trunk. The applicant has provided information which indicates that the foundations for the development shall be sited approximately 3.2 metres from the nearest part of the trunk.

Whilst it is acknowledged that this distance does not strictly accord with British Standards, the Arboricultural Officer maintains that the distance of 3.2 metres will be sufficient in this particular case. It is however requested that planning conditions be appended to any future decision notice which seek to maintain the health and vitality of the tree (conditions 4, 5 & 6).

Impact upon adjacent occupiers

The proposed structure shall (at its nearest point) be set back approximately 1.1m from the northern site boundary. Approximately 2m to the north of this is a two storied terraced dwelling. The proposed development will not however overshadow or adversely impact upon adjacent occupiers amenities, due to the orientation of the adjacent occupier's main habitable windows and site separation.

Impact upon adjacent highway

There are no highway objections to the proposed development. Impacts upon the adjacent highway are considered to be negligible.

**Recommendation**

Application Permitted subject to the following condition(s):

**Conditions**

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 The garage/workshop hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: In the interests of the amenities of the locality.

3 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.

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Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4 No excavation, vehicle movement, demolition or construction, storage of materials, chemicals, fuels, plant or machinery shall occur within the root protection area of the Cypress Tree which has been identified as being located to the northeast of the site as indicated on the Block Plan, stamped dated 9th October 2006. The root protection area shall have a radius of 3.2 metres from the stem, and shall remain as such unless the prior approval of the Local Planning Authority has been agreed in writing.

Reason: To protect the tree which forms an important part of the amenity of the area.

5 No works shall be undertaken to the Cypress Tree in order to allow the erection of the garage hereby permitted, other than those works which have been agreed in writing by the Local Planning Authority, prior to works commencing on site. All tree surgery/works shall then be carried out in accordance with the relevant recommendations of BS 3998 Tree Work.

Reason: To ensure the continuity of amenity afforded by the tree in question.

6 The cypress tree shall be protected during the course of construction in accordance with British Standard 5837:2005. Moreover measures for protection in accordance with that standard shall be implemented prior to the storage of materials or commencement of work on the site and shall be maintained to the Local Planning Authority's satisfaction until the completion of the development.

Reason: To ensure that the tree is adequately protected.

**Informatives:**

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.

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

Hampshire County Structure Plan Review: UB3, E7  
Winchester District Local Plan Review: DP3, CE.6

Should you wish to discuss details contained in conditions 03, 04 and 05, please contact the Council's Arboricultural Officer (Kevin Cloud) on 01962 848 317.