

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

<b>Case No:</b>	06/03341/FUL	<b>Valid Date</b>	20 November 2006
<b>W No:</b>	08970/10	<b>Recommendation Date</b>	15 January 2007
<b>Case Officer:</b>	Mary Goodwin	<b>8 Week Date</b>	<b>15 January 2007</b>
		<b>Committee date</b>	<b>1 February 2007</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	

<b>Proposal:</b>	Erection of 1 no. five bedroom detached dwelling (amendment to existing planning permission W08970/07)
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<b>Site:</b>	Sutton Court Bishops Sutton Road Bishops Sutton Hampshire SO24 0AN
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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
<b>CASE OFFICER</b>		
<b>TEAM MANAGER</b>		

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**AMENDED PLANS DATE:-**

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**Item No:** Item 2  
**Case No:** 06/03341/FUL / W08970/10  
**Proposal Description:** Erection of 1 no. five bedroom detached dwelling (amendment to existing planning permission W08970/07)  
**Address:** Sutton Court Bishops Sutton Road Bishops Sutton Hampshire SO24 0AN  
**Parish/Ward:** Bishops Sutton  
**Applicants Name:** Mr And Mrs E Dedman  
**Case Officer:** Mrs Mary Goodwin  
**Date Valid:** 20 November 2006  
**Site Factors:** Tree Preservation Order  
Countryside  
**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee at the request of Bishops Sutton Parish Council, whose request is appended in full to this report, and at the request of Councillor Verney.

This is an amended application, following the grant of planning permission for a replacement 5 bedroom dwelling with detached triple bay car port in August 2005 (W08970/07). This is the third amended application since the 2005 planning permission. The first (W0870/08 allowed on appeal) was for amended fenestration to the front elevation of the house, which increased the glazed window openings. The second was for an additional basement and rear conservatory, granted in September 2006 (W0870/09).

The current application is substantially similar to the previous permission, but includes an internal reorganisation to the kitchen, reception rooms and staircase position, a further 1.5m to the single storey (kitchen) element to the east side of the house, an additional metre to the 2 storey rear wing of the house, and additional first floor windows to either side of the house.

A separate application (W08970/11) has been submitted to the LPA, to amend the layout and design of the detached 3 bay garage to the rear of the house, and this is still at the public consultation stage.

### Site Description

The site comprises 0.27 hectares to the south of Bishops Sutton village. There are existing houses to either side of the site and between the site and road to the north. Between the site and the A31 to the south is open countryside.

There was a studio/annexe on the site which has now been demolished, and there are old brick and flint walls in the rear gardens, along the eastern and western side boundaries. The land rises steadily and gradually to the rear. There is an existing vehicular access onto the road to the south of the site, which is shared with the neighbouring houses.

The vicinity is characterised by a mix of housing styles, ages and sizes, and the land is well vegetated with mature trees, shrubs and hedges to the gardens and frontages. The site is screened in views from the road by the surrounding development and landscaping.

### Proposal

The proposal is for an amended design for a previously approved replacement two storey house on the site. The application proposes a revised internal layout, the stairwell, kitchen and utility/cloak rooms are realigned in the centre of the floorplan, additional windows are proposed to the two side elevations at first floor level, and the floorspace of the house is increased by approximately 15 square metres. The increases are to the single storey kitchen element to

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the east (1.5m longer) and to a two storey rear element (1m longer), to increase the size of the rear bedroom and a reception room. Groundworks have commenced on the construction of the house and works to construct a car port to a different layout and design to that previously approved have commenced to the rear, but have ceased pending determination of the separate amended application W08970/11.

### Relevant Planning History

**W08970** – dwelling and garage, refused 11/02/1986.

**W08970/01** – single storey extension, double garage and erection of dwelling, permitted 14/09/1989.

**W08970/02** – detached garage block, permitted 08/02/1994.

**W08970/03** – single storey side extension, double garage and erection of dwelling, renewal of /01 permitted 19/04/1994.

**W08970/04** – single storey side extension, double garage and erection of dwelling, renewal of /03, permitted 30/11/1998.

**W08970/05** – single storey side extension, double garage and erection of dwelling, renewal of /04, permitted 03/09/2003.

**W08970/06** – erection of a five bedroom detached dwelling and detached triple bay carport, refused 15/04/2005

**W08970/07** - Erection of 1 no. five-bedroom detached dwelling and detached triple bay carport on land adjacent to Sutton Court, permitted 16.08.2005.

**W08970/08** - Amendments to windows approved on permission W08970/07; additional landscaping, allowed at appeal 24.08.2006

**W08970/09** - Addition of basement and conservatory to previously approved design, permitted 07.09.2006

**W08970/11** - Revision to design and siting of approved detached car port/garage – pending consideration

### Consultations

Engineers: Drainage:

no objection - no amendments to drainage provision are proposed or required with this application

Engineers: Highways:

no objection - no significant highway implications.

### Representations:

Bishops Sutton Parish Council - objection

This is the second application for another extension which will considerably increase the size of the proposed dwelling and which may take it outside the guidelines for development in the countryside. Query whether environmental considerations have been addressed, such as energy provision and re- use of rainwater.

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

- Object to successive changes and enlargements since original permission for a house on this site, which will make it larger and grander.
- Overdevelopment of a small site.
- Additional windows to the north and west should not be allowed.

0 letters of support received.

### Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, E16

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Winchester District Local Plan Review:

DP1, DP3, DP4, CE23

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

PPS 7 Sustainable Development in Rural Areas

Supplementary Planning Guidance

None

Other Planning guidance

Winchester District Landscape Assessment

**Planning Considerations**

Principle of development

There is a recent and extant permission for a 5 bedroom house on the site, and works have commenced to implement this consent. The principle of amending the design, size and appearance of the house is acceptable, subject to the proposal meeting criteria relating to visual impact upon the countryside and surrounding land and neighbour amenity considerations. Although the site is within the countryside, the principle of a new dwelling on the site is not at issue. The size of the previously approved dwelling at 440 square metres (including the basement) is well over the small dwellings threshold of 120 square metres and therefore, there is no objection to the principle of this additional floorspace, which results in a floor area of 455 square metres.

Design/layout

The design of this detached house is traditional, with deep Georgian 8 pane sash windows, pitched hipped roofs, classical chimney, door, window and eave details. There is a single storey element to the side of the building, which is to increase in length, and there are two double storey wings to the rear, the largest of which is to increase in length by approximately 1m. The amendments are consistent with the traditional architecture of the previously approved house and the window designs are in keeping with the approved design.

Impact on character of area and neighbouring property

The larger kitchen to the side is closer to the neighbouring house to the east than the approved layout, and will lie within 1 metre of the boundary. However, this is single storey and there will be no material impact on neighbour amenities. The revised fenestration introduces additional side windows, but the level of overlooking is not significant, given the distances involved. The changes will not have a significant impact on public views into the site. The boundaries incorporate mature trees and landscaping and there are generous gardens and distances to boundaries to either side.

Landscape/Trees

A landscape scheme has been submitted and approved with the previous applications, which incorporates additional tree and shrub planting to soften and frame the development.

Highways/Parking

There is no change to the parking and access arrangements with this application, and the proposed provision is satisfactory.

**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.

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

2 Samples of materials and finishes to be used for the external walls and roof(s) of the proposed building(s) shall be submitted to and approved by the Local Planning Authority in writing before the development hereby approved is commenced.

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

3 Space shall be provided within the site for the loading, unloading and parking of vehicles.

Reason: In the interest of highway safety.

4 A turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear.

Reason: In the interest of highway safety.

5 The layout to be submitted shall make adequate provision for a temporary car park within the site to accommodate operatives and construction vehicles during the contract period and shall indicate the eventual use of that area.

Reason: To avoid obstruction of the adjoining highway.

6 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved by the Local Planning Authority in writing before the commencement of development. The agreed details shall be fully implemented before the use hereby approved is commenced and the buildings are occupied.

Reason: To secure satisfactory provision of foul and surface water drainage.

7 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking or re-enacting that Order) no development permitted by Classes A,B and E of Part I of Schedule 2 to the Orders shall be undertaken without the express consent in writing of the Local Planning Authority.

Reason: In the interest of the amenity of the area.

8 Details of the position and type of cesspit including surrounding ground levels, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The agreed works shall be fully implemented before the new dwelling hereby approved is commenced.

Reason: To ensure satisfactory provision of foul drainage.

**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.

2 As this site falls within a APZ, the use of a septic tank is likely to be refused by the Environment Authority. A cesspool could be considered as an alternative, or with Environment Authority consent, a mini treatment works.

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

Hampshire County Structure Plan Review: UB3, C1, C2, E16  
Winchester District Local Plan Review: DP3, CE23