

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 19 April 2007

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

## Committee Decision

<b>Case No:</b>	07/00147/FUL	<b>Valid Date</b>	22 January 2007
<b>W No:</b>	02321/02	<b>Recommendation Date</b>	2 April 2007
<b>Case Officer:</b>	Lisa Booth	<b>8 Week Date</b>	<b>19 March 2007</b>
		<b>Committee date</b>	<b>19 April 2007</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** Demolition of existing pool house construction of extension containing swimming pool

**Site:** Glenwood Titchfield Lane Wickham Fareham Hampshire

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

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

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**Item No:** 5  
**Case No:** 07/00147/FUL W02321/02  
**Proposal Description:** Demolition of existing pool house construction of extension containing swimming pool  
**Address:** Glenwood Titchfield Lane Wickham Fareham Hampshire  
**Parish/Ward:** Wickham  
**Applicants Name:** Mark Wells  
**Case Officer:** Lisa Booth  
**Date Valid:** 22 January 2007  
**Site Factors:**

**Recommendation:** Application Permitted

### General Comments

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

### Site Description

Glenwood is a large two storey house, with a single storey swimming pool building to the side, and has a footprint of approximately 500m<sup>2</sup> floor area.  
The property is set in large grounds of approximately 3 acres/1.25 hectares.  
Glenwood is sited back in the plot, some 55 metres from Titchfield Lane and has some mature trees and landscaping along the side boundaries and within the front garden area.  
There is a garage to the front of the property and large garden area to the rear.  
The site is enclosed along the front boundary with wire fencing.  
The site slopes up from the road, with Glenwood sitting on the brow of the slope.

### Proposal

The proposal is to replace an existing glass single storey swimming pool building with a brick built building, which is 1.9m higher and set back 1.3m further into the plot.  
The building will be 52m from the nearest neighbour, Oakwood, and 60m back from the road.

### Relevant Planning History

**W02321/01** - Two storey side extension to west elevation, first floor extension to east elevation – Permitted 21/12/2004

### Consultations

#### Southern Water:

Applicant needs to contact Southern Water Wastewater Team prior to commencement of development to agree the rate and times of discharge of filter backwash and discharge of the contents of the pool that would need to be discharged to the public foul sewer.

#### Landscape (Arboricultural):

The application is acceptable in terms of impact to trees, because the trees which may be lost are readily replaceable.  
However, it may be appropriate to insert a condition for appropriate landscaping to screen the new extension.

**Representations:**

Wickham Parish Council

Object – proposal represents overdevelopment of the site in a countryside location.

No further letters of representation have been received regarding the application.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

UB3, C1, C2

Winchester District Local Plan Review

DP3, CE23

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

Supplementary Planning Guidance

Wickham Village Design Statement

**Planning Considerations**

Principle of development

The existing dwelling is located within the countryside, and is therefore subject to the countryside policies of the Winchester District Local Plan Review (WDLPR). Policy CE23 allows for extensions to existing dwellings over 120m<sup>2</sup> in the countryside, providing the proposal does not significantly change the character of the existing dwelling, or result in increased visual intrusion by increased size and/or unsympathetic design.

All extended dwellings in the countryside should reflect the form and character of the existing dwelling in terms of size and design, and should maintain or enhance both the immediate and wider setting of the building.

Wickham Village Design Statement states that key characteristics of new development should be; quality design, open space about buildings, use of appropriate materials, fenestration, and the retention of Wickham's identity in the balance between buildings and landscaped open space, and this should be maintained in any new development.

Design/layout

The proposed building seeks to provide a single storey pool building attached to the existing dwelling, which is to be stepped back 7m behind the front building line of the existing dwelling and will have a width of 8.49m and a depth of 11.65m.

The design and materials to be used will reflect the character of the existing dwelling and the extension remains subservient.

It is considered that the proposal provides a more sympathetic design solution than the current 1970s glass pod design that exists at present.

In terms of the quality of the design and fenestration on the front elevation and materials used, the proposal is considered to be in accord with Wickham Village Design Statement. The fenestration, materials and design match the existing dwelling. The large glazed section in the rear elevation will not be visible from the public realm.

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Impact on character of area and neighbouring property

The width of the extension is narrower than the existing pool building, but will be higher. However, it is not considered that the extension will be visually detrimental when viewed from the street scene.

The site of the pool building will be partially hidden from the wider landscape due to existing boundary treatment and tree coverage.

It is considered that there is ample space about the building when the proposal is viewed in conjunction with the existing dwelling. There is a distance of 34m to the south-west boundary with Oakwood and 15m to the north-east boundary with Westholme. These gaps are important in this rural location in order to retain important landscaping and to avoid urbanising the area. The proposal is also considered to be in accord with the one of the relevant aims of the Village Design Statement, whereby new development should retain "the balance between buildings and landscaped open space, and this should be maintained in any new development."

Landscape/Trees

It is not proposed to fell any trees through the implementation of the proposal. However, the extension will be close to some screening trees/hedges around the front and side of the existing pool building. These are not considered to be of any great amenity value and are readily replaceable.

A landscape condition has been added to ensure that some further planting is added to mitigate any visual harm that the proposal may cause through its increased height.

Conclusion

Your officers cannot support the Parish Council's objection that the proposal "represents overdevelopment of the site in a countryside location." The extension is considered to be in scale and character with the existing dwelling and retains the spaciousness around the plot. It cannot be substantiated that the proposal results in overdevelopment of the site, as the proposal is not considered to lead to increased visual intrusion by virtue of its increased size.

**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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

3 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall

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be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

3 Reason: To improve the appearance of the site in the interests of visual amenity.

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

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

3 The applicant is required to contact Southern Water Services, Network Development Team (Wastewater), Otterbourne, prior to the commencement of development to agree the rate and times of discharge of filter backwash and discharge of the contents of the pool that would need to be discharged to the public foul sewer.

Please return this form to the Case Officer Lisa Booth

From: Wickham Parish Council

Case No: 07/00147/FUL

Location Glenwood Titchfield Lane Wickham

Proposal Demolition of existing pool house, construction of extension containing swimming pool

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**Comments:**

*Object: proposal represents overdevelopment of the site in a countryside location*

**Request for application to be considered by Committee**

(NB: Case Officer to forward form to Head of Planning Control if this section completed)

WINCHESTER CITY COUNCIL Development Services	
05 MAR 2007	
ACTION	
PASSED TO	
FILE No	
CHECKED FOR FILING	

Signed: N Oliver, Parish Clerk

Date: 2<sup>nd</sup> March 2007