

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 May 2007

Winchester City
Council
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	07/00601/FUL	Valid Date	14 March 2007
W No:	19388/07	Recommendation Date	10 May 2007
Case Officer:	Mrs Mary Goodwin	8 Week Date	9 May 2007
		Committee date	24 May 2007
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Demolition of two existing garages and erection of replacement double garage (RESUBMISSION)
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Site:	Land At Rear Of 63 - 67 Church Street Micheldever Hampshire
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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
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

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Item No: 2
Case No: 07/00601/FUL / W19388/07
Proposal Description: Demolition of two existing garages and erection of replacement double garage (RESUBMISSION)
Address: Land At Rear Of 63 - 67 Church Street Micheldever Hampshire
Parish/Ward: Micheldever
Applicants Name: Bayview Developments (Bournemouth) Ltd
Case Officer: Mrs Mary Goodwin
Date Valid: 14 March 2007
Site Factors: Micheldever (Large Area 1) Conservation Area
Within 50m of Listed Building
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 associated with 66 Rook Lane, Micheldever.

The current application follows a succession of applications for residential development on this site. The two most recent applications for residential development and garaging were both determined at PDC on 5 October 2006. It was resolved that the application for four dwellings would be approved (W19388/06) subject to a legal agreement and conditions, and the separate concurrent application for a double garage on the site was refused (W19388/05) contrary to the officer recommendation. The reasons for refusal related to visual intrusion in the countryside and landscape and harm to views from the Conservation Area, by virtue of design, scale, siting and external appearance.

The design of the double garage has been amended to show a 'barn' style garage building, with red brick elevations, twin doors and a barn hipped plain clay tiled roof. There is no change to the siting or footprint of the garage but it has increased in ridge height compared to the previous application, as a result in the change in roof pitch, from 4.4m to 4.9m above ground level. In other respects, the proposal is similar to that previously submitted.

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 gardens of 63 to 67 by an existing hedgerow and a timber panel fence. 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 currently overgrown and contains a number of trees of different garden species within and outside the boundaries.

Proposal

The proposal is for a detached double garage with brick elevations and clay tiled barn hipped roof. The previously refused application (W19388/05) had timber elevations above a brick plinth and a shallow clay tile roof. The proposed garage would be sited to the south east of the site, approximately 16m forward of the approved development of 4 houses (not commenced). The

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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.

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. APPEAL PENDING DETERMINATION.

W19388/05 Demolition of two existing garages and erection of one double garage. Refused 30.11.2006. APPEAL PENDING DETERMINATION

W19388/06 Demolition of 2 no existing garages and erection of 1 no three bedroom and 2 no two bedroom terraced dwellings and 1 no detached three bedroom dwelling. Permission 18.01.2007

Consultations

Conservation: no objection

Views of the site are widely seen from Church Street. However, once the approved housing scheme and associated landscape scheme is in place, the proposed development will be discreet. The garages to be demolished are of no interest architecturally or historically.

Engineers: Highways: no objection subject to condition

The proposal has no significant highway implications.

Landscape Arboriculture: no objection subject to conditions

The eastern half of the new garage block is to use the same footprint as the original scheme. A shallow strip foundation could be used and the small trees and shrubs to the south and east are far away enough so as not to be an issue and will provide a decent screen.

English Heritage: no comments on application.

The application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

Representations:

Micheldever Parish Council

- Strong objection to the resubmission of an application which was considered by the planning committee to be contrary to countryside development plan policies in that it is in a prominent location outside the H2 settlement boundary and which because of its height, and mass will adversely effect the character of the area.
- The footprint, height and position of the building on the site has not changed and the previous reasons for refusal must stand

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

- Little change to previously refused application.
- The existing garages are low, discreet, flat roofed and unobtrusive and the proposed garage is large, bulky and sited at a prominent location, particularly in views from Rook Lane.
- The proposal is outside the settlement boundary and within the Conservation Area and is a precursor to further development.
- Against interests of village community

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

- Concerns raised about the extent of neighbour notification.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

C1, C2, H10, E6 and E16

Winchester District Local Plan Review

DP1, DP3, DP4, CE5, HE4, HE6, and H3

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

PPS 7 Sustainable Development in Rural Areas

PPG 15 Planning and the historic environment

Supplementary Planning Guidance

Micheldever Village Design Statement

Other Planning guidance

Parking Standards 2002

Winchester District Landscape Assessment

Planning Considerations

Principle of development

The principle of replacement or new garaging within the curtilage of a property is acceptable under planning policy, subject to design, landscape, conservation and amenity considerations.

Design and impact on character of area and visual amenity

The design of the garage is traditional, with red brick elevations and a plain clay tiled barn hipped roof. The height of the garage is 4.9m 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. The building will be subservient to the approved houses on the site, and will be sited at least 16m forward of the new houses. The proposal complies with the provisions of the Village Design Statement.

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). A further tree is to be planted within the site to the north of the garage (condition 4) and this and the surrounding trees will help to screen and soften the development in views from Rook Lane. The existing vegetation outside the site, to the south and east will soften and partially screen views of the building from outside the site.

Highways/Parking

The proposal has no highway implications as there is an existing access at this location which will become the access to the new development approved by planning permission W19388/06 and the existing garages on the site serving an existing property. This application does not result in an increase in traffic using the access. The proposal does not result in any reduction in the parking provision associated with the extant permission for housing development on the site, as the garage would replace two open parking spaces within the approved development and condition 5 requires that the garage is used for car parking.

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the garage 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.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

3 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and tree plan reference BT1, and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the details in the submitted Arboricultural Impact Appraisal, report reference 4603AIA-DC before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the protection of trees which are to be retained.

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

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

5 The garages hereby approved shall not be used for any other purpose than the parking of cars.

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Reason: To ensure the provision and retention of the garages in the interests of local amenity and highway safety.

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: C1, C2, H10, E6 and E16

Winchester District Local Plan Review: DP1, DP3, DP4, CE5, HE4, HE6, and H3