

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	07/00525/FUL	Valid Date	28 February 2007
W No:	06862/31	Recommendation Date	8 May 2007
Case Officer:	Mr Ian Cousins	8 Week Date	25 April 2007
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Change of use of land to residential to accommodate private swimming pool and associated works including deposition of excavated soil in field to the south east of the farmhouse
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Site:	Swanmore Park Farmhouse Park Lane Upper Swanmore Southampton 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		
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:- 25.04.07

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Item No: 15
Case No: 07/00525/FUL / W06862/31
Proposal Description: Change of use of land to residential to accommodate private swimming pool and associated works including deposition of excavated soil in field to the south east of the farmhouse
Address: Swanmore Park Farmhouse Park Lane Upper Swanmore
Southampton Hampshire
Parish/Ward: Swanmore
Applicants Name: Mr And Mrs K Bradshaw
Case Officer: Mr Ian Cousins
Date Valid: 28 February 2007
Site Factors: Within 50m of Listed Building
East Hampshire Area of Outstanding Natural Beauty
Countryside
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received.

Amended plans have been submitted to rectify an error on the original submission. The error relates to a minor inaccuracy to the ownership boundary that indicates land in control of the applicant (edged in blue). This land does not relate to the application site (edged in red) and therefore does not affect the merits of this application.

Site Description

The site for the swimming pool is located to the south of Swanmore Park Farmhouse, a grade II listed building, beyond a hedge that defines the existing residential curtilage. The land is currently part of a disused sand school which is enclosed to the south east and south west by a post and rail fence approximately 1 metre in height. A native hedge, of similar height, runs along the north west of the application site. The site is relatively level with views over open land to the west that slopes gently away. The area where the excavated soil is to be deposited is an open area of relatively level grassland, with a hedgerow running along the north eastern boundary with Park Lane.

Proposal

The proposal is to change the use of part of a currently disused sand school located to the south of Swanmore Park Farmhouse to residential land and provide an open air swimming pool and an associated pump house.

Relevant Planning History

W06862/02 Use of land and buildings as Equestrian Centre - Swanmore Park Farm Park Lane Swanmore Southampton Hampshire SO3 2QQ - Application Permitted - 20/03/1986

W06862/30 Change of use of land to residential curtilage; Detached double garage (RETROSPECTIVE) - South Mews Swanmore Park Farm Park Lane Upper Swanmore Southampton Hampshire SO32 2QQ - Application Permitted - 19/07/2006

Consultations

Landscape:

No objection to the proposal. A hedge to the south east boundary of the proposed pool site should be planted and the spreading of the excavated soil should not be spread under hedging and tree roots.

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Conservation:

No objection to the proposal.

Environmental Protection:

No concerns raised over the provision of a domestic pool. A condition should be imposed to control the insulation to the pump house (condition 2).

Environment Agency:

The proposal has been assessed as having a low environmental risk.

South Downs Area of Outstanding Natural Beauty panel

No objection to the proposal. If screening is considered necessary then this should be provided by a native mix hedge.

Natural England:

No comments

Representations:

Swanmore Parish Council – Support the application

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

- Visual impact on the countryside.
- The development would erode the gap between Swanmore Park Farmhouse and Dairy Cottage and Poultry House to the south west.
- The impact on the enjoyment of neighbouring properties through unacceptable noise levels from users of the pool.
- Chlorine odour omitted from the pool and pump house.

1 letter received raising concerns about the noise from the swimming pool.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3; C1; E6; E7

Winchester District Local Plan Review

DP3; DP4; CE5; CE6; HE16

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

PPG 15 Planning and the historic environment

Supplementary Planning Guidance

Winchester District Landscape Character Assessment.

Planning Considerations

Principle of development

Design/layout

Impact on character of area and neighbouring property

Landscape/trees

Impact on listed building

Principle of development

The principle of development is considered acceptable and in accordance with all relevant design, countryside and heritage policies.

Design/layout

The proposal seeks to change the use of a section of land to the south of the Farmhouse, bringing it in line with the southern boundary of the neighbouring property, South Mews, running in from the west. This boundary was permitted retrospectively at the neighbouring property in

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2006 under planning reference W06862/30. It is considered that, given this recent extension to the boundary, its continuation in design terms will be acceptable when viewed in context to its surroundings.

The design of the pump house is considered to be of a suitable scale and design and sited in a suitable location where it will be read against an existing hedge and the neighbouring garage and workshop. The materials to be used in the construction of the external surfaces are to be agreed and is covered by condition. (condition 7).

Impact on character of area and neighbouring property

It is considered that, given the nature of the proposed development in terms of its location to the farmhouse and the complex of properties as a whole, the proposed swimming pool will not receive any public views that will detrimentally affect the visual character of the area. The fact that the boundary to this development will project no further south than that at the neighbouring property, it is considered that the gap that exists between the application site and the neighbouring properties, approximately 90 metres to the south west, will not be eroded and therefore will not be detrimental to the character of the area. The proposed development presents no overlooking issues or overshadowing issues that could be considered detrimental to users of adjoining land or property. Any unacceptable noise level that could arise from users of the pool, or any unpleasant odour that could emanate from the pool can be controlled by environmental legislation by the environmental protection department. The pump house has been conditioned to ensure the noise levels from the pump are of an acceptable level prior to the pool becoming operational. (condition 2)

Landscape/trees

A native hedge is to be planted alongside the south eastern boundary to the pool site. (condition 5). This will aid in the visual integration of the pool site into the existing residential curtilage of the Farmhouse. It is considered that no existing trees or hedging will be adversely affected by the proposed spreading of the excavated soil and that the appearance of the existing field will largely be unaltered as the depth of the spread is to be no more than 6cm and a condition has been imposed to ensure the area is returned to its former state. (condition 4)

Impact on listed building

The proposed swimming pool is to be located approximately 35 metres from Swanmore Park Farmhouse. Given this distance, it is considered that the proposed development is of a suitable distance so as not to materially affect the setting of the listed building.

Recommendation

Application Permitted subject to the following condition(s):

Conditions/Reasons

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 Before development commences, details of sound insulation to the pump house shall be submitted to and approved in writing by the local planning authority. These details shall be fully implemented before the pool is first brought into use and thereafter retained in accordance with these details.

Reason: In the interests of the amenities of adjoining residents.

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3 The excavated soil from the proposed swimming pool shall not be spread under existing hedges or over the roots of any existing trees on the land indicated on the approved plan.

Reason: In the interests of the health of the existing vegetation.

4 Before development commences, details showing how the land to be used for the spreading of the excavated soil from the swimming pool is to be graded, contoured and landscaped (including timing provisions) shall be submitted to and approved in writing by the Local Planning Authority. Deposition of the excavated soil shall not be deposited other than with the approved details and timing provisions.

Reason: In the interests of the visual amenity of the area.

5 A new hedgerow shall be planted and established along the south east boundary to the proposed swimming pool on the approved plans. The plants shall be a staggered row with 600mm between rows and planted at 600mm centres. Species shall be a native mix unless otherwise agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

Reason: In the interests of the visual amenity of the area.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

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

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; E6; E7

Winchester District Local Plan Review: DP3; DP4; CE5; CE6; HE16