

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 September 2007

Winchester City  
Council  
Planning Department  
Development Control

## Committee Decision

TEAM MANAGER  
SIGN OFF SHEET

<b>Case No:</b>	07/01190/FUL	<b>Valid Date</b>	10 May 2007
<b>W No:</b>	20474/02	<b>Recommendation Date</b>	24 August 2007
<b>Case Officer:</b>	Mrs Julie Pinnock	<b>8 Week Date</b>	<b>5 July 2007</b>
		<b>Committee date</b>	<b>13 September 2007</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

<b>Proposal:</b>	Change of use to a dwelling including a rear extension and associated off site parking at Hunton Lane (RESUBMISSION)
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<b>Site:</b>	4 Hunton Down Lane Hunton Winchester Hampshire SO21 3PT
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
YES	YES	NO	YES	NO		

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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**AMENDED PLANS DATE:-**

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**Item No:** 7  
**Case No:** 07/01190/FUL / W20474/02  
**Proposal Description:** Change of use to a dwelling including a rear extension and associated off site parking at Hunton Lane(RESUBMISSION)  
**Address:** 4 Hunton Down Lane Hunton Winchester Hampshire SO21 3PT  
**Parish/Ward:** Wonston  
**Applicants Name:** Mr R Mackinnon  
**Case Officer:** Mrs Julie Pinnock  
**Date Valid:** 10 May 2007  
**Site Factors:** Hunton Conservation Area  
**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee at the request of Councillor Lipscomb whose request is appended in full to this report

The application is a re-submission following the refusal of planning permission and listed building consent on 27<sup>th</sup> April 2007. The reasons for refusal related solely to the impact of the extension on the architectural and historic interest of the existing building and would make it difficult to maintain the thatch of the existing structure.

Also under consideration elsewhere on the Agenda is an application for listed building consent. (07/01191/LIS).

### Site Description

The site is situated in the countryside within Hunton Conservation Area. The existing building on the site is known locally as 'The Old School Rooms'. It is a Grade II Listed Building.

Historically the building was used as school rooms, however this ceased in 1903. The building has subsequently been used informally for storage purposes and more recently as an artist studio, although currently empty.

The existing building on site is a single room building with a thatched roof, which sits back from the road. The floor area of the existing building is 35.5 sq.m. The total site area is 736 sq.m. which includes an attractive manicured grass lawn frontage, along the southern front boundary is a brick wall which provides clear separation from the garden of the neighbouring property No. 3 Hunton Down Lane. The rear part of this boundary is panelled fencing.

To the south of the site are a terrace of three cottages known as 1, 2 and 3 Hunton Down Lane, which are also listed buildings.

To the north of the site is vehicular access which serves Hunton Manor.

### Proposal

The proposal is to seek the change of use of the building and add an extension to provide a detached one bedroom dwelling. One car parking space is proposed to the south west of the site along Hunton Lane, which in a direct line is approximately 30m from the front boundary of the site.

The extension is linked to the main building by a glazed link. The existing building will comprise an open plan lounge, kitchen dinner, and then access to a double bedroom with a shower room will be via the glazed link. The extension and glazed link are modest in size with a floor area of

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20 sq.m. The total floor area of the proposed dwelling will be 55.5 sq.m.  
It is proposed to clad the extension in stained horizontal timber boarding with a plain clay tile roof.  
The glazed link proposes a leaded flat roof, and oak framed glazed panels.

The density of one dwelling on the site equates to 13.5 dwellings per hectare.

### Relevant Planning History

**W20474** - Change of use to a dwelling including a rear extension and associated off site parking at Hunton Lane - Application Refused -27/04/2007

**W20474/01** - Change of use to a dwelling including a rear extension and off site associated parking at Hunton Lane - Application Refused -27/04/2007

### Consultations

#### Conservation:

No objection – “unless this building was to continue in use as an ancillary one, then any new use is likely to require additional facilities as it would be unfortunate to sub-divide the internal space”.

#### Engineers: Highways:

No provision for secure parking of cycles, also concerned about proximity of car parking space from proposed dwelling.

#### Landscape:

Require clarification regarding the retention of existing hedge and trees, particularly northern boundary adjacent to septic tank and soakaway.

### Representations:

Wonston Parish Council

No comments received

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

- Loss of privacy
- Alternative uses not explored
- Could provide a local amenity
- Parking - existing parking area full
- Grass front should not be used for parking
- Inaccurate survey plan - there is no tree to side of building adjacent to southern boundary, but shown on site survey

### Relevant Planning Policy:

#### Hampshire County Structure Plan Review:

UB1, UB3, T2, H10, R2, C2, E6, E16

#### Winchester District Local Plan Review

DP.1, DP.3, DP.4, DP.5, CE.5, CE.17, CE.24, HE.4, HE.5, HE.8, HE.13, HE.14, HE.17, RT.4, T.4

#### 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

PPG 17 Planning for Open Space, Sport and Recreation

#### Supplementary Planning Guidance

None

#### Other Planning Guidance

Guide to the Open Space Funding System

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Movement, Access, Streets and Spaces  
Parking Standards 2002  
Technical Paper: Open Space Provision and Funding

## Planning Considerations

### Principle of development

The site is situated in the countryside. Policy CE.24 of the local plan resists the re-use of non-residential buildings for residential uses unless the building is of a design and construction that is suitable for conversion without substantial works, and that it can be demonstrated that all reasonable efforts to secure a re-use for economic development purpose have been unsuccessful; or the building or its location are unsuitable for employment uses.

Heritage policies of the local plan follow this principle. Policy HE.13 allows for change of use of existing listing buildings to secure the retention of their essential features, provided the proposal deals comprehensively with the whole building, and would not be harmful to the building or its character, and that the building is capable of conversion. Policy HE.17 builds on this and allows the change of use of redundant rural buildings. In addition it requires the building to be capable of being used in a more suitable way e.g. ancillary to an adjoining use. The text of the policy qualifies this explaining that *“where these buildings have become redundant, and cannot be used for suitable ancillary purposes, uses such as storage, employment, or community uses generally require less alteration to the fabric of these buildings than residential conversion and are, therefore, preferred.”*

The agents have explored other uses to secure the building's long term retention. These are detailed in the agents' design and access statement. In exploring alternative uses the agents factored in the cost to provide a water supply and drainage which is currently not provided at the site. Employment uses were ruled out given the sites remote rural location and single carriageway road network. In addition change of use to an employment use would necessitate the provision of appropriate car parking which could cause noise and disturbance to the adjoining residential uses.

There has been a suggestion that the site is considered a facility and service, and that Policy SF.7 should apply. However the use of the building as a facility and service (as the school room) was abandoned in 1903, and its recent use for private purposes means that it is not possible to apply this policy.

The occupiers of the adjoining dwelling, No. 3 Hunton Down Lane, have advised that they would like to secure ownership of the building, and use it ancillary to their dwelling as an office/workshop combined with storage/recreational/living space. Whilst this may achieve the aims of the heritage policies of the local plan, the ownership of the building is not itself a material planning consideration. The application as submitted must be assessed on its own merits.

Policy RT.4 of the local plan seeks to provide and improve public recreation space within the district. All new residential developments are required to provide sufficient space and facilities to meet the needs of its residents. In this instance an off-site financial contribution is proposed, and the applicant has made a financial contribution to fulfil the aims of this policy.

Officers consider that the re-use of this redundant rural Grade II Listed Building is an appropriate means by which to ensure the long term retention of its essential features and that the principle of the change of use to residential accords with policy CE.24, HE.13 and HE.17 of the local plan.

### Design/layout

The flat roof design of the link to a simple pitched roof building will not compete with the existing thatched cottage.

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The original proposal sought a lean-to extension which would have proved difficult to provide a reasonable looking pitch to any roof under the eaves of the cottage's thatched roof.

Impact on character of area and neighbouring property

The existing building is set back into the plot by 15m. To the south of the site is a terrace of three listed buildings, which are situated immediately adjacent to the road. Therefore the side elevation of 3 Hunton Down Lane is visible in longer views from the north across the front of the application site. There are windows to both the ground and first floor, which will overlook the proposed front garden area. However it is not considered that this will alter the existing on-site situation or be harmful to the residential amenities of the occupiers of the proposed dwelling, or the adjacent dwelling.

To the rear, 3 Hunton Down Lane has first floor windows. The occupiers of this dwelling are concerned about overlooking, particularly from the glazed link extension. Given the location of the glazed link and extension much further to the rear of the plot, and the long garden to 3 Hunton Down Lane, there will be no overlooking to the private amenity space of 3 Hunton Down Lane.

Landscape/Trees

The site is overgrown to the rear, although well maintained to the front. Along the northern boundary a septic tank and soakaway are proposed along with pipe work to provide a water supply and drainage facilities to the site. A landscape plan is required to provide further details of these works, and mitigation measures (condition 2).

Details of any alterations to the existing boundary treatment are also required, a condition is recommended to deal with these matters (condition 2).

Highways/Parking

The highway engineer has raised concern over the distance of the car parking space from the dwelling, commenting that a car parking space could be provided at the front of the site. This conflicts with advice from the Conservation Officer who recommends that the front garden area remain open to respect the setting of the listed building.

The parking space is approx 60m walk away from the dwelling, and whilst not ideal, does provide parking in accordance with current standards. Officers consider that this is an acceptable compromise in this instance.

The retention of the green frontage to respect the character of the listing building is important, and it is suggested that the front garden area is controlled through the imposition of a condition (condition 4) removing permitted development rights. This would require any occupier to apply for planning permission for any alterations including the creation of hard standing to the front of the dwelling.

The highway engineer is also concerned by the lack of secure covered cycle and recommends a reason for refusal on this matter. Officers are satisfied that the provision of an appropriately designed garden shed will meet this need, and can be dealt with by an appropriately worded condition (condition 7).

There is concern by a local resident regarding the proposed parking space. The concern is that the parking area is already used for informal parking, and that the addition of a new dwelling would result in on-street car parking. The applicants own this piece of land, and are therefore able to control who parks there. A condition is recommended that the parking area be retained solely for parking (condition 9).

Other matters

The applicants have offered to put the proceeds from the rental of the proposed dwelling to the repair of a garage at their own property in Hunton, "Hunton Down House". Whilst this is

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welcomed by the Conservation Officer, the provision of such an obligation is not considered to meet the tests laid down in Circular 05/2005, as it is not directly related to the proposed development, reasonable or necessary, although the applicant is encouraged to repair the garage to his existing dwelling, a Grade II Listed Building.

**Recommendation**

**Application Approved subject to the following condition(s) and public open space contributions of £982.00.**

**Conditions/Reasons**

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

1 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 of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- means of enclosure, including any retaining structures:
- other vehicle and pedestrian access and circulation areas:
- hard surfacing materials:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- retained historic landscape features and proposals for restoration.

Soft landscape details shall include the following as relevant:

- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- manner and treatment of watercourses, ditches and banks:
- implementation programme:

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

3 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

3 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

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4 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, F and G of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

5 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 A or B of Parts 2 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

6 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

6 Reason: In the interests of highway safety.

7 Prior to the commencement of development, details of a secure undercover cycle parking shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

7 Reason: To ensure cycle provision is provided at the site in accordance with current standards.

8 There shall be no means of vehicular access to the site from Hunton Down Lane.

8 Reason: In the interests of highway safety.

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

9 Reason: To ensure the provision and retention of the car parking 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: UB1, UB3, T2, H10, R2, C2, E6, E16

Winchester District Local Plan Review: DP.1, DP.3, DP.4, DP.5, CE.5, CE.17, CE.24, HE.4, HE.5, HE.8, HE.13, HE.14, HE.17, RT.4, T.4