

Pitcot House, Owslebury

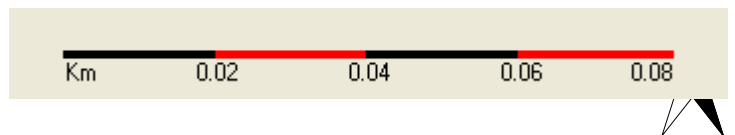
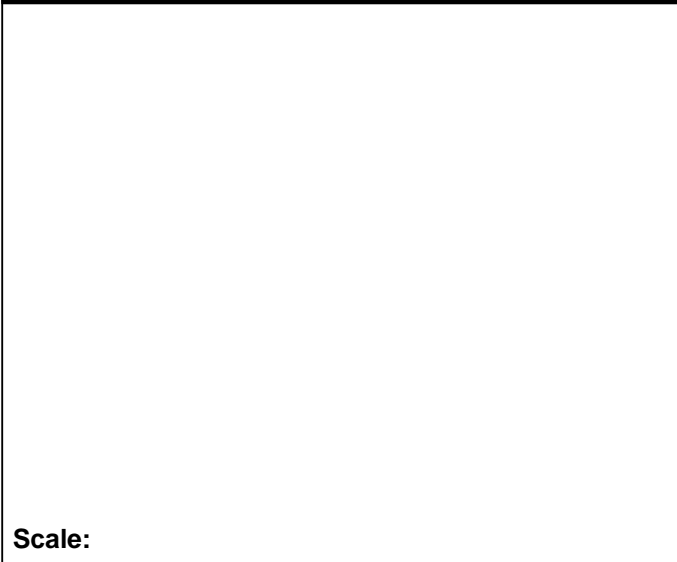
10/00395/FUL



Winchester
City Council



Legend



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	07 April 2010
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 5
Case No: 10/00395/FUL / W05585/06
Proposal Description: Single storey side extension (Householder)
Address: Pitcot House Pitcot Lane Owslebury Winchester Hampshire
Parish, or Ward if within Winchester City: Owslebury
Applicants Name: Mr J Pride
Case Officer: Lorna Hutchings
Date Valid: 17 February 2010
Site Factors: South Downs National Park
Within 50m of Listed Building

Recommendation: Application Permitted

General Comments

This application is reported to the Committee because the applicant is an officer of Winchester City Council.

Site Description

Pitcot House is a two storey red and yellow brick house with concrete roof tiles, located on the east side of Pitcot Lane in Owslebury. Pitcot Lane is a Right of Way sloping down towards the south, leading into the countryside. There is another Right of Way also running west to east, just to the south of the property.

The property has been extended on the south side and a new timber and slate garage has been erected in the front north western corner, near the access.

There are various detached properties along the lane, with Underdown Farm located to the southeast. The area is rural in character, with some mature trees along the lane and views into the countryside beyond.

Proposal

Small side extension, to be used as a porch and boot room.

Relevant Planning History

80/01369/OLD - W05585: Erection of extension to provide utility room WC and addition to living room and erection of garage and workshop - Application Permitted - 25/06/1980.

87/00708/OLD - W05585/01: First floor side extension and garage extension - Application Permitted - 23/03/1987.

06/01846/OUT - W05585/02: Outline for new detached dwelling - Application Permitted - 10/07/2006.

07/02207/REM - W05585/03: Detached four bed dwelling (details in compliance with 06/01846/OUT) - Application Permitted - 11/01/2008.

07/02389/FUL - W05585/04: Detached garage with carport and loft storage - Application Withdrawn - 06/12/2007.

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08/00839/FUL - W05585/05: Detached double garage (Resubmission) - Application Permitted - 18/06/2008.

Consultations

None.

Representations

None received at the time of writing this report, 6th April 2010. The publicity date expires on 15th April 2010. Any representations received will be reported at the Committee meeting.

Relevant Planning Policy

South East Plan 2009:
C2, C4.

Winchester District Local Plan Review
DP.3, CE.5, CE.23.

National Planning Policy Guidance/Statements:
PPS 7 Sustainable Development in Rural Areas

Supplementary Planning Guidance
None

Planning Considerations

Principle of development

The principle of extending a property in the countryside is acceptable under Policy CE.23 of the Winchester District Local Plan Review, subject to consideration of its visual impact. There is no size limit for extending this dwelling, due to the size of the existing property, which has been extended over the years.

Owslebury is now in the South Downs National Park. There are no up to date policies for this designation in the Local Plan and therefore so Policy C2 of the South East Plan and PPS7 must be relied on for policy and guidance.

Design

The proposed extension is to be sited within a 2m. gap to the south side of the property, inside a 2m. high close boarded fence. It will measure 1.8m. wide and 6.4m. in length, with a further 1.3m. oak framed slate roof canopy at each end. It will measure 2.4m. high to the eaves and 3.6m. overall in height, with a lean to roof with three no. rooflights and the canopy wrapping around the corner to the front of the house.

It is proposed to be constructed of timber feather edged board with an oak frame and slate. These materials will contrast to the main house, but will match the detached garage to the front. In the future, the main house is proposed to be retiled with slate. It is not considered that the proposal will be out of keeping with the design of the property.

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Impact on Character of the Area

All elevations of the proposed extension will be visible from the public realm, due to the footpaths in the area.

The site is now located in the recently designated South Downs National Park and therefore the impact on this also needs to be considered. It is considered that, due to the small size of the extension, good quality materials proposed and its design in relation to the main house and property, the proposal will not have a materially harmful visual impact on the countryside or the National Park.

Impact on Neighbour Amenity

The nearest neighbouring property is in close proximity, to the south of Pitcot House and at a lower level. The proposal will not result in any additional overshadowing to some small windows on the ground floor on the neighbouring property's north side.

It is not considered that the proposed extension will have any materially more harmful impact on the amenities of the neighbouring property (Whitebeam Cottage) than the existing dwelling and close boarded fence. The proposed timber clad wall is only marginally higher than the existing fence, and the proposed roof is a lean to sloping away from Whitebeam Cottage.

The proposed extension is therefore considered to be acceptable and in accordance with Development Plan policy and PPS7.

Recommendation

Application Permitted, subject to the following conditions:

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 extension, hereby permitted, shall match those used in the existing garage building, as specified in section 10 of the planning application form.

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

Informatives

This permission is granted for the following reason:

1. 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

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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:

South East Plan 2009:
C2, C4.

Winchester District Local Plan Review 2006:
DP.3, CE.5, CE.23.