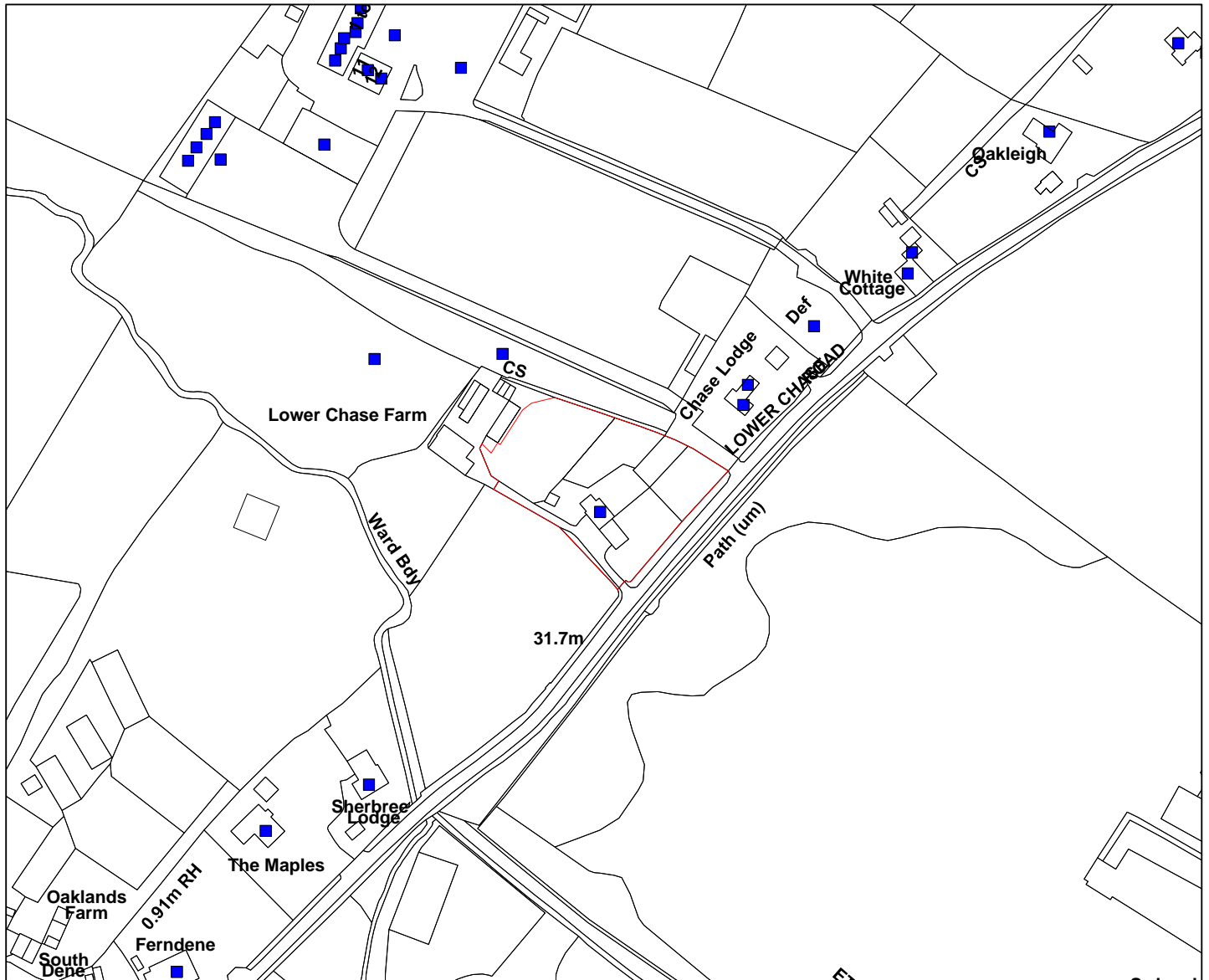


Lower Chase Farm, Swanmore

10/01739/FUL

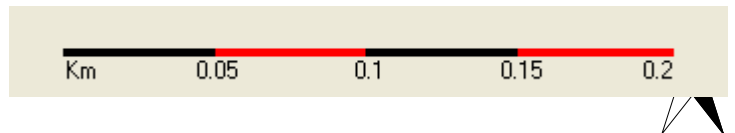


Winchester
City Council



Legend

Scale:



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Winchester City Council © 2007.

Organisation	Winchester City Council
Department	Development Services
Comments	
Date	03 November 2010
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 5
Case No: 10/01739/FUL / W01898/19
Proposal Description: Replacement of existing dwelling with detached four bedroom dwelling
Address: Lower Chase Farm Lower Chase Road Swanmore
Southampton Hampshire
Parish, or Ward if within Winchester City: Swanmore
Applicants Name: Mr Joe Jenkins
Case Officer: Mr Ian Cousins
Date Valid: 9 August 2010
Site Factors: Local Gap
Recommendation: Application Refused

General Comments

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

This application is a resubmission following three previously refused similar applications, one of which was appealed and dismissed, to replace the existing dwelling. All three applications have progressively reduced in scale.

This application has been reduced in height compared to previous applications with the ridge now measuring approximately 0.8m higher than the existing dwelling and is reduced in its width with two storey accommodation now being proposed to the rear.

The floor area of the proposed dwelling that was subject to the dismissed appeal was approximately 393m². The floor area of the most recent refusal measured approximately 422m² compared with the floor area of the current proposal measuring approximately 381m². The existing dwelling has a floor area of approximately 287m².

Site Description

The site is located on the western side of Lower Chase Road within the countryside which is designated as Local Gap. It contains a two storey farmhouse of white painted bricks with red clay roof tiles. It has a wide two storey extension on its eastern side which is subservient in height to the main building. It has a catslide roof to the rear with a large dormer window. There is a lean-to conservatory attached to the north west side elevation. In form and proportions it has the character of a simple traditional rural Hampshire house. The site is enclosed by tall hedges to the front and northern side. To the south east is a field in the same ownership which is enclosed by post and rail fencing with a low hedgerow that has recently been added to with indigenous planting. The farmhouse is visible from the road to the south. To the north west are farm buildings and to the north east is Chase Lodge. These buildings are some distance from the farmhouse and in general development along this part of Lower Chase Farm is isolated. There is a public right of way which runs parallel with Lower Chase Road on the eastern side at this point.

Proposal

The proposal seeks to replace the existing dwelling with a larger 4 bedroom detached dwelling constructed of face brickwork with simple symmetrical features under a plain

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

tiled roof.

Relevant Planning History

09/00313/FUL - Replacement detached four bedroom dwelling. REF 9th April 2009.

09/01160/FUL - Replacement detached four bedroom dwelling (RESUBMISSION). REF 24th August 2009. This application was appealed and the appeal was dismissed. The appeal decision is appended to this report.

09/02540/FUL - Replacement dwelling following demolition of existing dwelling. REF 30th March 2010.

Consultations

Engineers: Drainage: No objection subject to Building Regulations being obtained.

Engineers: Highways: No objection

Environmental Protection: No objection

Landscape: Object on the grounds that the increase in size will be detrimental to the local character of the area.

Environment Agency: Assessed the proposal as having a low environment risk and therefore there is no objection.

HCC Ecology: No objection. The ecology survey submitted with the previous application remains relevant.

Representations:

Swanmore Parish Council - Support the application

0 letters received objecting to the application for the following reasons.

22 letters of support received.

Relevant Planning Policy:

Winchester District Local Plan Review

DP.3; CE.2; CE.3; CE.5; CE.23

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

Supplementary Planning Guidance

Swanmore Village Design Statement

Other Planning guidance

Winchester District Landscape Assessment

Planning Considerations

Principle of development

Design/Layout

Impact on character of area and neighbouring properties

Landscape/Trees

Highways/Parking

Principle of development

Policy CE.23 allows in principle for replacement dwellings in the countryside as long as

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

they do not significantly change the character of the existing dwelling or result in increased visual intrusion. Policy CE.2 and CE.4 are also relevant as the site is in a Local Gap where development should not physically or visually diminish the Gap. Three previous proposals for a replacement dwelling have been refused due to the size, design, character and visual impact. One of the refused applications (09/01160/FUL) was considered at appeal and dismissed and the Council's reason for refusal was fully supported by the Planning Inspectorate (See Appendix A). It is considered that this proposal does not accord with policy CE.23 because it would significantly change the character of the existing house resulting in increased visual intrusion in the countryside and would be detrimental to the local gap.

Design/layout

The Planning Inspector, dealing with 09/01160/FUL, considered that the increase in size and scale of the proposed replacement dwelling would both physically and visually diminish the Local Gap. It was further considered that the proposal would alter one's perception of the gap between the settlements of Swanmore and Waltham Chase suggesting that it was being eroded. The decision also concluded that, because of the size and appearance of the proposed dwelling, the character of the landscape, in its widest sense, would be harmed and that therefore the requirements of policy CE5 would not be met. The reduction in scale of the proposed dwelling in comparison to the appealed application is insignificant in planning terms, especially given the projecting two storey element to the rear. It is therefore considered that the proposal has not overcome objections raised in relation to previously refused schemes and the new house will still have a materially harmful impact in the countryside and on the Local Gap.

Impact on character of area and neighbouring properties

The proposal is not considered to have any detrimental impact on the amenity of any neighbouring property given its relatively isolated location. Impact upon the countryside/local gap is covered elsewhere in this report.

Landscape/Trees

The site lies in the countryside to the west of Swanmore, where there are few other residential properties. Although the site is close to a small business park, the site has a very remote character. The site falls within the Durley Claylands Landscape Character Area where one of the key issues is "*suburbanisation and urban fringe encroachment*". One of the built form strategies is "*respect the small-scale nature of existing dwellings.*" The proposal is also close to the boundary with the adjacent Shedfield Heathlands Landscape Character Area and therefore this character area should be taken into consideration as part of the wider contextual setting of the development alongside the Durley Claylands Landscape Character Area. Two of the key issues for the Shedfield Heathlands Landscape Character Area are:

- Visually prominent suburban development, lacking local character.
- Prominent structures/urbanisation.

The existing building is rural in character, modest in terms of its size and it has an A-symmetrical design. The new proposal is very urban in character and is larger than the existing house, although the footprint is very similar, resulting in a much more prominent building with a materially greater visual impact. It is considered therefore that the proposal will be harmful to the landscape character of the area. No tree issues are raised by the proposal.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Highways/Parking

The current parking and access to the existing dwelling is considered to be acceptable. The proposed dwelling will use the existing access and provide the same level of parking and therefore no highway issues are raised.

Recommendation

Application **Refused** for the following condition(s):

1 The proposed development is contrary to Policies DP.3, CE.2, CE.3, CE.5 and CE.23 of the Winchester District Local Plan Review 2006 in that the replacement house, due to its increased height, depth, length of frontage and bulk and its unsympathetic design, would significantly change the character of the existing dwelling and result in increased visual intrusion within the countryside and a Local Gap. As such it would fail to respond positively to the character and appearance of this rural environment.

Informatives:

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

Winchester District Local Plan Review 2006: DP.3; CE.2; CE.3; CE.5; CE.23