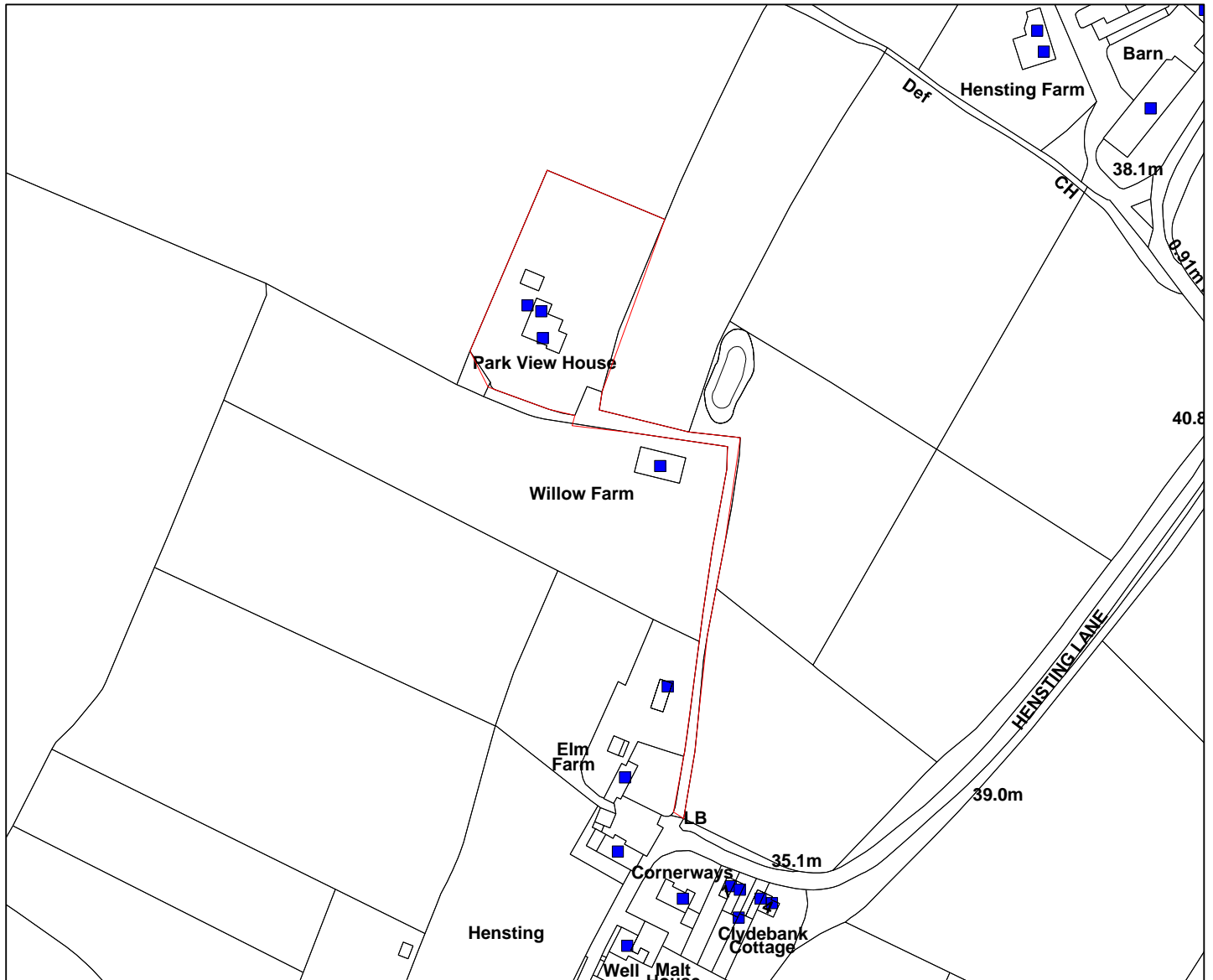


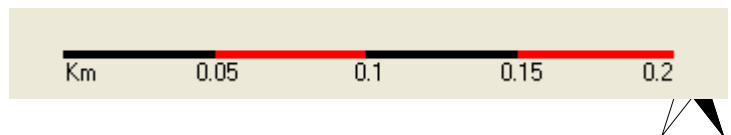
Park View House, Fishers Pond

10/02431/FUL



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	21 December 2010
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 4
Case No: 10/02431/FUL / W03211/10
Proposal Description: (HOUSEHOLDER) Amendments to permitted planning-08/02815/FUL; replacement of the existing detached garage annexe with a single storey extension to the main house to provide guest accommodation and a single storey detached garage
Address: Park View House Hensting Lane Fishers Pond Eastleigh Hampshire
Parish, or Ward if within Winchester City: Colden Common
Applicants Name: Mr And Mrs Woodman
Case Officer: Elaine Walters
Date Valid: 16 September 2010
Site Factors: Countryside
Recommendation: Permission

General Comments

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

Site Description

The site lies in the designated countryside outside of the settlement of Fishers Pond. It lies just outside the South Downs National Park which lies approximately 150m to the north at its nearest point. Vehicle access is via a long unmade single track driveway. The site is elevated and open to long views to the east.

The site currently contains a detached two storey house and a detached garage with annexe over. Nearest neighbours are at Willow Farm to the south and Elm Farm at the junction with the Hensting Lane approximately 150 m to the south.

Proposal

It is proposed to demolish the existing two storey garage which has an annex at upper floor level, and erect a single storey extension which projects from the existing house, with a covered link and a detached double garage beyond.

Relevant Planning History

77/01097/OLD - W03211 Erection of double garage and store. Site address, The Studio Park. Application Permitted - 15/09/1977.

85/00378/OLD - W03211/01 - Erection of conservatory, bay window and verandah. Application Permitted - 10/07/1985

91/00368/OLD - W03211/02 - Conversion of and alterations to existing garage to provide additional living accommodation. Application Permitted - 12/02/1991

00/01567/FUL - W03211/03 - Two storey side and front extensions. Application Permitted - 17/10/2000

00/01758/FUL - W03211/04 - Demolish existing dwelling and erection of replacement five

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bedroom dwelling. Application Permitted - 17/10/2000

02/02064/FUL - W03211/05 - Replacement triple garage/store with two bedroom flat above. Application Withdrawn - 07/10/2002

03/00276/FUL - W03211/06 - Erection of detached triple garage with accommodation over. Application Permitted - 06/05/2003

08/00486/FUL - W03211/07 - Porch and link attached to two storey building with triple garage and store at ground level and a 2 bedroom annexe at first floor. Application Refused - 18/04/2008.

08/02235/FUL - W03211/08 - Erection of detached triple garage with accommodation over (AMENDMENT TO PLANNING PERMISSION W03211/06) (RESUBMISSION) Permitted 18/11/2008.

08/02816/LDP - Replacement and enlargement of a section of the existing hall and stairwell to also incorporate an integral porch with a new bathroom above. Application not yet determined.

08/02815/FUL - W03211/09 - Two storey front extension; balcony to first floor on south elevation. Application Permitted. 02/02/2009.

Consultations

Archaeology: "There is no firm evidence that the application site itself contains any significant archaeological remains". Request **condition 5**.

Environmental Protection: No objection

Request a condition on contaminated land - Unexpected Contamination. **Condition 4**

Representations:

Colden Common Parish Council:
No comments received.

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

- Proposal causes visual intrusion in distant views.
- The size and scale of the extension is too large.
- This is another very large modification to a modest house. Park House was 109 sq. m 8 years ago. It must be 4 times its original size. Levels have built up by re-deposition. This causes harm to the rural character of Winchester district.
- This is similar to Greenhill at Baybridge.
- If approved planting and screening is required to minimise visual intrusion at a distance.
- Future development here is not appropriate.
- The site is just outside the National Park.

Relevant Planning Policy:

South East Plan 2009

- CC6: Character of the environment

Winchester District Local Plan Review

- DP.3, CE23

National Planning Policy Guidance/Statements:

PPS1 Delivering Sustainable Development

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Planning Considerations

Principle of development

The application site is located within the countryside. Policy CE.23 of the local plan allows for extensions to existing dwellings in the countryside provided the proposal (i) does not significantly change the character of the existing dwelling, or result in increased visual intrusion, by increased size and/or unsympathetic design; (ii) would not reduce the stock of smaller (1 or 2 bedroom) or more affordable dwellings in the countryside.

The existing dwelling is a substantial five bedroom detached dwelling; therefore the second part of the policy requirement would not apply in this case.

The proposal seeks to amend planning permission already granted at this site, to now provide a single storey side extension to the existing dwelling, and a covered link to a detached double garage. Originally a large detached two storey building was approved, with a double garage at ground floor, and ancillary living accommodation at first floor. The revised proposals are sympathetic to the existing dwelling and do not change the character of the existing dwelling.

The proposal is therefore considered to accord with policy CE.23 of the local plan and the principle of development is acceptable.

Impact on character of area and neighbouring property

As explained above, the proposal is an amendment to an earlier permission 08/02235/FUL for a two storey detached triple garage with accommodation over on a similar footprint.

The proposed extension with garage has a large footprint, extending from the side of the house 18.1m to the north east. However, at single storey it is considered that the proposed extension will not result in increased visual intrusion.

The previously permitted two storey triple garage 08/02235/FUL caused more visual intrusion in distance views because of its height, which was 6.7m to the highest part of the ridge. The proposed extension measures approximately 5m to the ridge and the double garage measures approximately 4.5m to the ridge, with a proposed barn vent feature, of approximately 70cm in height on top.

The existing dwelling sites on a large plot, with no immediate neighbours, there is therefore no impact to neighbours amenity.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

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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 development hereby permitted shall match those used in the existing building.

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

3 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.

4 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

5 The developer shall afford access at all reasonable times to an archaeological organisation nominated by the Local Planning Authority (LPA), and shall allow them to observe the excavations and record archaeological evidence that may be uncovered as a result of the development hereby approved. Notification of the commencement date and information as to who the archaeologist should contact on site shall be given to the LPA in writing not less than 14 days before any development or site preparation works commence.

Reason: The site is potentially of archaeological interest.

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:-
South East Plan 2009 - CC6: Character of the environment

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Winchester District Local Plan Review - DP.3, CE23