

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

WINCHESTER CITY COUNCIL
PLANNING DEVELOPMENT CONTROL COMMITTEE
Development Control Applications

PDC 383

04.02.2004

THE AVAILABILITY OF BACKGROUND PAPERS

In deciding what recommendation to make on each of the following applications, the Director of Development Services has had regard to all documents contained in the application file. The following list specifies the categories of documents which may be found on such a file although in any particular case there may be no documents in that category.

1. Application form, required certificates, plans and drawings.
2. Correspondence between the Planning Department and the Applicant or the Applicant's agents.
3. Correspondence, including correspondence between the Planning Department and other Departments of the Council or other Authorities.
4. Notes of site visits, meetings and discussions.
5. Representations received from any party.
6. Amended plans and drawings.

Background papers may be inspected prior to the meeting to which this report is made and for 4 years thereafter beginning with the date of the meeting.

THE STATUS OF OFFICER RECOMMENDATIONS

Members of the public are reminded that, as will all reports submitted to Councillors for decision:

- The recommendations contained in a report are those made by the officers at the time the report was prepared. Circumstances may cause a different recommendation to be made at the meeting.
- The officers' recommendations may not be accepted by the Committee.
- A final decision is only made once Councillors have formally considered and determined each application.

THE REASONS FOR COMMITTEE CONSIDERATION

Applications are referred to Committee for any of the following reasons. The letter at the beginning of each recommendation indicates the reason for referrals.

- 'M' A Councillor registers a request that a planning application be referred to Committee.
- 'P' A Parish Council submits representations contrary to the Officer recommendation.
- 'C' The Case Officer or Team Manager considers the application to be controversial or potentially controversial or the application is for a major development..
- 'O' Four or more representations are received which are contrary to the Officer's recommendation.
- 'D' Any planning applications submitted by or on behalf of a Member or Officer of the Council which they have notified to the Director of Development Services.

THE CONDITIONS ATTACHED TO RECOMMENDATIONS

Many of these conditions are shown in code, as this saves on costs. Details of the conditions are circulated to all Parish Councils and are held in the Planning Department

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

Changes to the recommendation in the summary may have occurred you are advised to
check the recommendation in the attached main report

DEVELOPMENT CONTROL COMMITTEE SUMMARY

Item No: 01	Location: St John The Baptist St Johns Street Winchester Hampshire
	Case No: 03/02745/FUL
	Ref No: W18657
	Recommendation REF
<hr/>	
Item No: 02	Location: 50 Wavell Way Winchester Hampshire SO22 4EG
	Case No: 03/02755/FUL
	Ref No: W15017/05
	Recommendation PER
<hr/>	
Item No: 03	Location: Highclere Bighton Lane Gundleton Alresford Hampshire SO24 9SW
	Case No: 03/02473/FUL
	Ref No: W01382/07
	Recommendation PER
<hr/>	
Item No: 04	Location: The Cottage Main Road Colden Common Winchester Hampshire SO21 1TD
	Case No: 03/01536/FUL
	Ref No: W18449
	Recommendation PER
<hr/>	
Item No: 05	Location: 35 Hampton Lane Winchester Hampshire SO22 5LG
	Case No: 03/02948/FUL
	Ref No: W15059/01
	Recommendation PER
<hr/>	
Item No: 06	Location: Land Between Sparkford Road And Airlie Road Winchester Hampshire
	Case No: 03/02247/FUL
	Ref No: W04579/10
	Recommendation PER
<hr/>	
Item No: 07	Location: 1 Meadowland Kings Worthy Hampshire SO23 7LJ
	Case No: 03/02817/OUT
	Ref No: W05501/06
	Recommendation REF
<hr/>	
Item No: 08	Location: 1 Meadowland Kings Worthy Hampshire SO23 7LJ
	Case No: 03/02972/FUL
	Ref No: W05501/07
	Recommendation PER
<hr/>	
Item No: 09	Location: Temple Copse Matterley Farm Alresford Road Winchester Hampshire
	Case No: 03/02907/HCM
	Ref No: W17981/01
	Recommendation OBJ
<hr/>	

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Item No: 10	Location: Barn Farm Bunns Lane Hambledon Waterlooville Hampshire PO7 4QH Case No: 03/02284/FUL Ref No: W16384/03	Recommendation PER
Item No: 11	Location: Dell Croft Hensting Lane Owslebury Winchester Hampshire SO21 1LE Case No: 03/02767/FUL Ref No: W16534/02	Recommendation PER
Item No: 12	Location: 30 Northbrook Lane Micheldever Winchester Hampshire SO21 3AJ Case No: 03/02696/FUL Ref No: W02190/04	Recommendation PER
Item No: 13	Location: 2 Haig Road Alresford Hampshire SO24 9LX Case No: 03/02519/FUL Ref No: W08472/06	Recommendation DMR

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Item **Parish** Winchester Town
01 Conservation Area: Winchester Conservation Area
Case No: 03/02745/FUL
Ref No: W18657
Date Valid: 14 November 2003
Grid Ref: 448709 129446
Team: EAST **Case Officer:** Mr Dave Dimon
Applicant: St Johns Parochial Church Council
Proposal: Extension to vestry, new north entrance porch, path and gate with alteration to vehicle access to create parking space
Location: St John The Baptist St Johns Street Winchester Hampshire

Officer Report

History

None

Policies

Development Plan Policies/Government Planning Policies

HCSP(R) E.16

WDLP HG.7, HG.11, HG.20, HG23, EN.5,

Emerging Development Plan –

Winchester District Local Plan Review and Revised Deposit DP3, HE.5, HE.8, HE.14, HE.16

Other material considerations:-

Supplementary Planning Guidance

Winchester Conservation Study, PPG15

Consultations

Engineers:- I have no highway objections to the extension and provision of a new porch and pedestrian access, however I am concerned about the provision of the vehicular access/lay-by. As shown the lay-by is in the form of a widened footway, with cars having to drive over the footway to park. This is unacceptable from a highway safety point of view. Any lay-by provision should provide for the car to be parked parallel to the highway, with the footway diverted around the back of the lay-by. Any land required for these works would have to be dedicated to the highway authority at no cost and covered by a suitable legal agreement. The lay-by would be able to be used by disabled badge holders and any other motorists between the hours of 6.00pm and 8.00am Monday to Saturday., and all day Sunday.

Conservation:-

St John the Baptist Church is a Grade II* listed building and dates from the 12th century and retains much of its medieval character. The church is one of the best examples of medieval church architecture in the city and was used as the Winchester College Chapel before 1395. The gables of the Nave, North and South Aisles front onto St Johns Street and the Church has a castellated square tower at SW corner and entrance porch to south elevation. The church has a very fine 13C SE window with geometric tracery, which is visible from the road and the other windows are C15. The churchyard has a low stone wall with railings to north and south of the church, thought to be C18 and there are C18 graves in the churchyard to the north. The church is prominently situated on a twisting and inclined section of St John's Street, which is one of two very important medieval streets outside the walled town in this part of the conservation area. The street is of very high townscape value providing a more pedestrian friendly route to Magdalen Green, a pocket park within the conservation area. Good views of the church and city are seen from Magdalen Green and from the street across the churchyard to the north.

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Proposals

Vestry

I have no objections to the extension to the Vestry, which can be achieved in a way that will have minimal impact on the character of the listed building and provide essential facilities. The design of the proposal is considered sympathetic to the listed building and conservation area.

North Porch

While I appreciate the difficulty for disabled people to enter the existing porch, I do not feel the case for a new porch, which would become in effect the principal entrance, is fully justified. The entrance to most medieval parish churches is on the south side of the Nave or South Aisle. The principle of entering a church from the consecrated southern churchyard was well established by the 11th century providing a processional route (Friar, S (1996) 'A Companion to the English Parish Church, p. 355). Where porches do occur on the north side, it is normally for topographical or historical reasons. While there is physical evidence of a blocked doorway in the north chancel, thought to be C13 and blocked up in the C16, there does not seem to be evidence of a porch.

I do not object to the proposal to open-up the blocked North door to provide access for disabled people (an oak-boarded door could be inserted). However, I feel that creating a new porch to provide the principal entrance is unjustified, especially if it will result in the established south entrance becoming redundant. The proposed North porch will become a significant architectural feature on the north elevation and I feel this is not in keeping with the quiet restrained character of this side of the church and adjoining historic churchyard.

Parking Space and Pathway

I feel the removal of the C18 railings and plinth wall to create a parking space would be a retrograde step, which would be harmful to the character of the historic townscape, result in loss of historic fabric and harm the setting of the Grade II* listed building. The building line of this street is long established from medieval times and the C18 railings provide an important boundary defining this. Parked car(s) will be visually intrusive, both in the streetscene and in longer distance views of the church and city from Magdalen Green.

The gates piers and pathway will make the north churchyard much more public, reversing the role of this space. I feel a more discrete path could be provided, using the existing gate in the railings or an alternative location, which would be sufficient to provide disabled access.

I recommend refusal of planning permission unless the applicant is prepared to amend plans in order satisfy the above concerns. Winchester City Council has also committed itself to grant-aiding much needed repairs to this church to a sum of £23,688 (largest single Historic Building Grant), March 2003, and these proposals were not discussed at that stage.

Archaeology. The application is in a archaeological sensitive area and if permitted a condition should be imposed requiring a programme of archaeological work. If refused an archaeological reason should be included.

Representations

City of Winchester Trust: The proposed alterations should be of great benefit to the church, especially for the disabled. Presumably there will be a Listed Building application in due course.

One letter of concern from a neighbour, the proposals would damage the character of the area, involve disturbance of graves. People currently have to park elsewhere and walk the Chesil Street car park is not that far away, the lay by would only benefit hearses and wedding cars and there are now few funerals or weddings at the church. The sale of St Johns hall could lead to it being ruined by a developer.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

Assessment

St Johns church is historically one of Winchesters most important listed buildings, dating as it does from the 12th century and being the focal point of St Johns Street. It is situated on rising land with a prominent tower to its west end and is hard onto the street at its east end such that the narrow street bends around it. To its east and south sides the land falls steeply away and the site is tightly juxtaposed to housing in Chester Road. On its northern side is the historic churchyard with its old memorial stones and its boundary with the road is marked by a dwarf brick and stone wall with iron railings that runs parallel with the slope rather than being stepped. Opposite is brick and slate terraced housing that steps up the hill to the church hall, to which it is linked by two modern houses set back from the frontage so as not to challenge the presence of the hall in the street scene.

The southern boundary of the church adjoins a footpath link onto which modern housing fronts at a lower level. This path runs from St Johns Street to Chester Road and Water Lane. The main entrance to the church lies on its southern side and is defined by a brick and stone porch with four steps.

Due to the expense of keeping the fabric maintained and dwindling congregation, the church has remained in a poor state of internal repair and decoration for many years. There is therefore now a pressing need to address its defects which include the need to repair decayed roof timbers and retille the roof, to upgrade and extend the vestry to serve modern usage and to provide level access for people with impaired mobility. The current application therefore proposes to address the need for internal improvements, structural repairs and improved access and vestry accommodation. The financing of these works is to be provided through the disposal of the existing parish rooms on the opposite side of St Johns Street. The loss of this facility will mean that the church will need to be used during the week for the uses that the hall presently accommodates.

The new porch and ramped access

The existing stepped approach to the south door and the internal steps make the provision of a ramped entrance on the south side of the church very difficult to achieve. It is therefore proposed that a new entrance and porch be provided on the north side where there is evidence of a former opening. It was considered that a porch employing traditional materials and built to a traditional design would be more successful architecturally than a modern structure even if it were to be built of traditional materials.

New entrance and parking space

The proposal includes the setting back of the wall and railings fronting the churchyard to provide a lay-by for one car for church officials or for a disabled visitor or a hearse. This would assist the present situation whereby there is no close provision for any parking to meet the needs of the church. However, it should be remembered that the present situation has existed for hundreds of years without any apparent congestion problems, the occurrences of funerals and weddings is not such as to create a significant difficulty that now warrants the visual change to the church yard and street scene that this proposal involves.

The desirability of providing disabled access is acknowledged but it is considered this could be achieved without the need to provide a porch or remove railings. The applicant contends that the need to create a new primary pedestrian entrance to the church via the proposed north porch suggests that some setting back of the railings to create an emphasis would be appropriate. The wider pavement would provide space for groups of people to safely approach the church. Sunday services weddings and funerals are particular occasions when too tight an entrance can be inconvenient. This may be so in the case of a new building but given the historic environment in this case it would be retrograde.

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Enlarged Vestry

The loss of the parish hall will mean that the church will be used for assembly purposes of various kinds. Better use could be made of the vestry, which has been in need of refurbishment for some time. The current boiler room takes up half the Victorian vestry extension and this space could be better deployed. The intention is to reheat the church with modern boiler plant, located in a smaller boiler room and to do away with the unsightly brick chimney stack. The Vestry is extended 2.3 metres to the north to provide a new Vicar's vestry, which will also be used for small Sunday School classes. WC's have been provided in the existing vestry space to be closest to a new drain run which will be necessary since the site currently has no drainage provision. A timber ramp over the existing steps down into the vestry is proposed as a compromise to the issue of providing disabled access with the least effect on the historic fabric of the building.

Conclusion

Although the proposals for the vestry are considered to be acceptable in so far as they have no materially harmful impact on the character of the church or its setting and in fact represent an improvement. Regrettably the same cannot be said for the new lay-by entrance and porch which will undesirably compromise the historic integrity of the church and its setting in the street scene. The comments of the conservation officer explain that in conservation terms the proposals are not in the view of your officers preserving or enhancing the character of the conservation area or the historic integrity of the listed building as indeed the provisions of PPG15 require them to do, so regrettably it is your officers view that the application should be refused.

Recommendation

O - THAT PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASONS:-

Conditions/Reasons

01 The proposed alterations to boundary wall and railings to the churchyard to form the new entrance and lay-by, together with the proposed new porch to the north elevation, would undesirably compromise the historic integrity and physical context of the grade II* listed church and its setting to the detriment of both the appearance and setting of the listed building and to the important contribution it makes to the character of the conservation area. The development proposed is therefore not in accord with the provisions of proposals E.16, of the Hampshire County Structure Plan Review, HG.6, HG.7, HG.11, HG.20, HG23, EN.5 of the Winchester District Local Plan and DP3, HE.4, HE.5, HE.8, HE.14, HE.16 of the WDLP Review Deposit and Revised Deposit.

02 The proposed development is contrary to policy E14 of the Hampshire County Structure Plan and policy HG.3 of the Winchester District Local Plan in that it fails to make satisfactory provision for a programme of archaeological investigation and recording before or during development, on a site which is considered to be of archaeological interest.

Informatives

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

Hampshire County Structure Plan Review E.16,
Winchester District Local Plan Proposals: HG.7, HG.11, HG.20, HG23, EN.5,
Emerging Development Plan:-
WDLP Review Deposit and Revised Deposit: DP3, HE.5, HE.8, HE.14, HE.16

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Item	Parish	Winchester Town
02	Conservation Area:	
	Case No:	03/02755/FUL
	Ref No:	W15017/05
	Date Valid:	14 November 2003
	Grid Ref:	446453 128182
	Team:	EAST
	Applicant:	Mrs C Tibbits
	Proposal:	Two storey side and single storey rear extension
	Location:	50 Wavell Way Winchester Hampshire SO22 4EG
	Case Officer:	Mr Peter Eggleton

Officer Report

History

W15017 - Detached bungalow (OUTLINE) - PER - 04/12/1997
W15017/01 - Two storey side extension and conservatory - REF - 28/10/2002
W15017/02 - Two storey side and rear extension, conservatory to rear - REF - 13/01/2003
W15017/03 - Two storey side and rear extension, conservatory to rear - REF - 13/01/2003
W15017/04 - Renewal of Outline permission for a detached bungalow - PER - 31/03/2003

Policy

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals: EN.5
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3

Consultations

None

Representations

City of Winchester Trust: Object. Consider the application is unsatisfactory and without plans of the existing can not make an informed judgement on the design without visiting the site. Although an improvement on the previous two applications it would still widen the property and be discordant in the street scene. It would also destroy the symmetry of the properties. It would be detrimental to the rhythm of the houses and set a very undesirable precedent for the future.

Twelve letters have been received raising the following objections. The inspectors decision identified that the main issue was the character and appearance of the area, the spaces between the properties, the pleasing rhythm of the street and the impact on Montgomery Close. The application addresses none of these issues. It will dominate the street scene and give the development a lopsided appearance. It would still dominate the access and destroy the character of the architecture, which is an exemplar of post war architecture. The proposal would obscure the important view to the wild thicket hillside beyond. The increase in residents would exacerbate the current parking problems.

Assessment

This application is the third recent application for extensions to this property. It includes a two storey side extension which brings the end gable to within 1.5 metres of Montgomery Close. There is a single storey rear extension which would also continue along Montgomery Close beyond the existing panel fence.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

The previous application was refused because it was considered that the long 13 metre, two storey, side wall and its proximity to the access track would be over-dominant and detrimental to the appearance of the dwelling. It would be overbearing on the track and reduce the open aspect towards the greenery beyond. The overall impact would be increased if the property on the other side of the track also extended.

This application has reduced the length of the side wall to that of a traditional gable eight metres wide. Beyond the gable the ground floor extension is limited in height to a maximum of 2.5 metres at eaves level above Montgomery Close and set over 1.5 metres from the boundary. The second floor of the side extension is set within the roof space with the eaves being 1.5 metres lower than the main house and its overall ridge height lower than the main house by 90cm. This significantly reduces its impact onto the street scene, making it appear subservient to the existing house.

Account has been taken of the appeal decision in the assessment of this proposal. The inspector objected to the front gable of the proposal, this has now been removed. He was concerned about the closing of the gap between the building and the access road, which he considered would take away part of the pleasant aspect towards the wooded area to the rear. This application reduces the loss of this open aspect by the removal of the two storey rear extension, which extended the property at full height, along the side of the access track. It is considered that this reduction in the loss of this aspect is now acceptable. He raised concern regarding the side and rear two storey element extending 13 metres along Montgomery Close which would be overbearing onto the access and bring a discordant element out of keeping with the side elevation of the adjacent dwelling. This proposal reduces the two storey element to just the end gable, which would be 8 metres wide and slightly lower than the previous. Its form would be similar in form, but smaller, to that of the adjoining and existing gables. In this respect the proposal is considered to overcome the inspectors concerns.

The inspector was clear that, the fact that other properties had not been altered, did not prevent this property being extended. He said any extension would need to be appropriate in scale and sympathetic to the character of the surroundings. The proposal is for a subservient extension which is not a full two storey having reduced eaves height and reduced main ridge height. It is of simple design which will not detract from the character of the original building. It will obviously not match the attached semi as that has had no extensions, but given the simple and subordinate design, it is not considered that it will detract from the appearance of the pair. The existing access road prevents any closing of the gap between properties so as to alter the overall character of spaces between properties. The proximity of the two storey element to the access is reduced in significance as it is now 8 metres wide compared to the previous 13 metres. The new rear extension will be of minimal impact on the street scene due to its height and distance from the side boundary.

It is considered that the current proposal addresses the concerns of the inspector and meets all the normal criteria assessed when considering a side and rear extension of this nature. As such it is considered that the application is acceptable and a refusal of it could not be successfully defended on appeal. It is therefore recommended for approval.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

Recommendation

O - THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

Conditions/Reasons

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

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

Informatives

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN.5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3

02. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should there for be granted.

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Item **Parish** Bighton
03 Conservation Area:
Case No: 03/02473/FUL
Ref No: W01382/07
Date Valid: 13 October 2003
Grid Ref: 461670 133174
Team: EAST **Case Officer:** Abby Fettes
Applicant: Mr And Mrs Jordan
Proposal: Raising of roof to provide loft conversion for additional accommodation with 8 no. velux windows
Location: Highclere Bighton Lane Gundleton Alresford Hampshire SO24 9SW

Officer Report

History

W01382/06 Raising of the roof to provide additional accommodation Withdrawn 23.07.03

Policy

Development plan

HCSP UB3, C1, C2

WDLP EN5, C1, C2, C19

Emerging development plan

WDLP DP3, C1, C22

Other material considerations

Consultations

None carried out for this application

Representations

Parish – object as new roofline would be too high, extension is too large and out of keeping with the surrounding housing which is mainly bungalows.

Three neighbour objections on the grounds that the proposal will overlook neighbouring properties, will be overbearing, changes the character of the bungalow, plot is too small for extensions, design and appearance is poor and out of character with the area, result is a two storey dwelling, high level windows are a fire exit hazard,

Assessment

Site description

Large red brick detached bungalow with interlocking concrete tiles and uPVC frames. Single garage and gravel drive at the front. Situated on small plot amongst other bungalows, which are currently in an area of development frontage in the existing adopted plan, but have been designated as countryside in the Review and Revised Deposit. There is a paddock to the rear and farmland opposite.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

Proposal

The proposal is to raise the roof by 0.7m to create additional living accommodation over the middle section of the bungalow. This will create three further bedrooms and two additional bathrooms. There are high level windows in the side elevations to avoid overlooking of the neighbouring properties. The materials proposed are to match existing with tile hanging on the front and rear elevations.

Residential amenities

The scheme that was withdrawn last July was higher and had more windows facing the neighbouring properties either side of the site. This proposal has reduced the height of the roof and omitted several windows that would have overlooked the neighbouring properties.

Conclusions

While the design of the proposal is not ideal, it is not so bad as to warrant refusal and the principle of extending the property is acceptable. There is still space about the building, the proposal does not increase the footprint of the property. The area is fairly rural and benefits from views across the valley. The site is at the top of a hill but the raising of the roof by 0.7m will not have a visual impact on the wider landscape. Your officers are recommending approval.

Recommendation

O - THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

Conditions/Reasons

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

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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

03 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 windows or dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the north, south, east or west elevation(s) or roof plane of extension hereby permitted.

03 Reason: To protect the amenity and privacy of the adjoining residential properties.

04 The first floor window(s) in the north roof plane of the extension hereby permitted shall be glazed in obscure glass and thereafter retained.

04 Reason: To protect the amenity and privacy of the adjoining residential properties.

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Informatives

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

Hampshire County Structure Plan Review: UB3, C1

Winchester District Local Plan Proposals: EN5, C1, C2, C19

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1, C22

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Item **Parish** Colden Common
04 **Conservation Area:**
Case No: 03/01536/FUL
Ref No: W18449
Date Valid: 26 June 2003
Grid Ref: 448178 122295
Team: EAST **Case Officer:** Abby Fettes
Applicant: Drew Smith Ltd
Proposal: Erection of 2 no. semi-detached two bedroom dwellings with associated car parking and alteration to existing access.
Location: The Cottage Main Road Colden Common Winchester Hampshire SO21 1TD

Officer Report

History

No previous applications on this site

Policy

Development plan

HCSP UB3, T2, T4, H5, R2

WDLP EN5, H1, H7, RT3, T9

Emerging development plan

WDLP Review and Revised Deposit – DP3, H2, RT3, T2, T4

Other material considerations

Achieving a Better Mix in Housing

PPG3 – Housing

Consultations

Highways – initial concerns with the original proposal using access from Spring Lane, as no provision had been made for servicing the site and vehicles would have to stop on Spring Lane causing possible safety issues on the junction of Spring Lane with Main Road. New access is acceptable and the parking is sufficient

Landscape – site has been cleared of trees except for poor shrub specimens along Main Road boundary. Would recommend that appropriate planting along the boundaries would green up the area again, and the large area of hardstanding will need softening and screening.

Representations

Colden Common Parish – Concerned over the potential increase in traffic down the access, concerned that the access is not suitable for the delivery of materials and vehicles during construction, concerned over the loss of a mature tree in the parking area.

Five neighbour objections regarding increase in traffic along the access and in and out of the junction with Spring Lane and Main Road, increase in traffic and general noise, the removal of trees from the orchard, piecemeal development, loss of privacy of rear gardens, excessive and intrusive development

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

Assessment

Site Description

The site is within the settlement boundary and is currently accessed by a track from Spring Lane but has frontage on Main Road. There are a mixture of houses and bungalows fronting Main Road and Spring Lane, and there is a scrap yard and woods opposite the site. The site is relatively clear except for a few mature trees towards the rear of the plot, on land that is within the applicant's ownership but not part of this application.

Proposal

The proposal is to erect 2 no. semi-detached houses, one three bedroom and one two bedroom, with associated car parking and a new access on to Main Road. The proposal meets the 50% smaller dwellings mix and the scheme will result in just under 50 dwellings per hectare. The dwellings will be staggered and four parking spaces and a turning area provided at the front, and small private gardens to the rear. The proposed houses are to be constructed in red brick and slate, they are in a traditional style with fully hipped roofs and porches on the front elevations. There are no windows facing north towards The Cottage and Sonimorr, and one bathroom window facing The Laurel, which will be obscure glazed.

Highway issues

The highway engineer was originally concerned with the use of the access from Spring Lane so the applicant revised the layout and included a new access on to Main Road. The new layout provides four parking spaces and room to manoeuvre. It will be less intrusive in terms of vehicle noise to neighbours on Spring Lane. Amended plans were received to show the new access onto Main Road rather than using the access from Spring Lane. Neighbours have been consulted on these plans and Members will be updated verbally at committee if any new comments are made.

Landscape

There are several mature trees to the rear of the site within the blue line, but these are not affected by the application. A hard and soft landscaping scheme will be conditioned to ensure that the proposal fully integrates into the street scene. It is proposed to have 1.8m high close board fencing along the boundary with The Cottage to the north and a low concrete wall and fencing along the boundary with The Laurel to the south.

Conclusions

The proposal complies with Local Plan policies. It will fill a gap along Main Road but will not dominate the street scene as it steps back from The Cottage (which is back of pavement) to The Laurel.

Recommendation

O - PROVIDED THAT THE APPLICANT IS PREPARED TO MAKE APPROPRIATE PROVISION FOR PUBLIC OPEN SPACE THROUGH THE OPEN SPACE FUNDING SYSTEM, THEN PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

Conditions/Reasons

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

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

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

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 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 windows other than those expressly authorised by this permission shall, at any time, be constructed in the north and south elevation(s) of dwellings hereby permitted.

03 Reason: To protect the amenity and privacy of the adjoining residential properties.

04 The first floor window(s) in the south elevation of dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

04 Reason: To protect the amenity and privacy of the adjoining residential properties.

05 A detailed scheme for hard and soft 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, 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.

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

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

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

07 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.

07 Reason: In the interests of highway safety.

08 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 5 metres from the highway boundary.

08 Reason: In the interests of highway safety.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

09 No dwellings shall be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to be parked, and for vehicles to turn so that they may enter and leave the site in a forward gear.

09 Reason: To make proper provision for off street parking.

10 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

10 Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

Informatives

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

Hampshire County Structure Plan Review: UB3, T2, T4, H5, R2

Winchester District Local Plan Proposals: EN5, H1, H7, RT3, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, H2, RT3, T2, T4

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Item **Parish** Winchester Town
05 Conservation Area:
Case No: 03/02948/FUL
Ref No: W15059/01
Date Valid: 10 December 2003
Grid Ref: 446450 130202
Team: EAST **Case Officer:** Sylvia Leonard
Applicant: Miss J.A. Wade
Proposal: Two storey extension to side and rear and single storey front porch extension.
Location: 35 Hampton Lane Winchester Hampshire SO22 5LG
(As amended by plans received on 13 January 2004)

Officer Report

History

W15059 – Single storey side/rear extension - PER 08.01.98

Policy

Development Plan

HCSP(R) – UB3

WDLP – EN1, EN5, H1

Emerging Development Plan

WDLP Review Deposit and Revised Deposit - DP3, H2

Consultations

None

Representations

City of Winchester Trust: This is not a well-presented application, with too many details given on the plans for the proposed extension and too few about the existing house, which makes it difficult to envisage exactly what is proposed.

3 letters of objection have been received from neighbours

The main concerns are:

- Loss of privacy from first floor window due to angle of extension relative to side boundary and proximity to that boundary
- Overbearing impact due to proximity of extension to side boundary and its additional height and massing
- It would be impossible to grow the boundary hedge high enough to prevent overlooking
- Extension is not appropriate in scale, mass or siting in itself and in relation to adjoining buildings. It is not subservient to the existing building and the proposed roof is the same height as the existing.
- Such an imposing extension, so close to the side boundary is in contrast to the whole character of the neighbourhood

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

Assessment

Site Description

The site is on the eastern side of Hampton Lane, which is a narrow, single width cul-de-sac, within the settlement policy boundary. The premises are a detached, 2-storey, pitched roof house with facing brick walls and plain tiled roof. Vehicular access is off Hampton Lane and there is an attached, single garage with driveway parking in front. This side of Hampton Lane is characterised by large, detached, 2-storey houses, including those to both sides of the application site. The opposite side of the road comprises a mixture of houses and bungalows. The land level rises towards the south, so that no.37 is at a higher level than the application site.

Current Proposal

As per description.

It would create an enlarged living room and kitchen and enclosed porch on the ground floor and an additional bedroom and 2 en-suites on the first floor.

Rear extension depth: 2.5 m. Part would have a full pitched roof with ridge height to match the existing and part would have the first floor within the roofspace served by a dormer window on the rear elevation.

The forward-most part of the side extension would have a lower, subsidiary, pitched roof element.

Proposed materials: brick walls and plain tiled roof to match the existing.

Design/visual amenities/impact on the streetscene

There are a variety of different dwelling designs and sizes in Hampton Lane. No strong theme is evident, apart from the semi-rural character deriving from the narrow lane with no footpaths and the abundance of mature vegetation in the generally generous plot sizes. Gaps between the properties vary, with a number having had large extensions, some of which fill the plot width.

The side extension will be visible from the street scene and will fill in some of the gap to the south side of the house. This would not result in any significant harm to the character of the streetscene, given the existing variety of large house designs in the road. For example, nos 37 and 39 are 2-storey across the width of their plots. The hipped roof design would help to minimise the bulk when viewed from the streetscene and a gap will still remain to the south side of the house.

Residential amenities

There would be no significant adverse impact on neighbouring amenities. No.37 is at an approximately 1.0 m higher level than the application site, so that its ground floor windows can be seen above the level of the top of the fence/wall along the side boundary. Its north side elevation fenestration comprises a door and obscure-glazed windows. The proposal would be positioned to the north side of no.37, it would not extend much beyond the line of the rear wall of that property and its roof would be hipped away from the side boundary so that there would be no significant loss of light to that property. No.35 and the proposed 2-storey extension are positioned at an angle relative to the side boundary with no.37. The originally-submitted plans included a first floor bedroom window on the rear elevation which would have overlooked the rear garden of no.37, due to the angle of the building relative to the side boundary. This has been deleted following an objection from no.37. 3 first floor windows are proposed in the south-west side elevation but these would serve bathrooms and are indicated to be obscure-glazed.

There would be no significant loss of light or privacy to no.33 due to the juxtaposition of the 2 properties, the distance between the extension and no.33 and the fact no first floor windows are proposed on the north-east side elevation.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

Highways

The existing garage and driveway parking would remain and is adequate for the resulting 4 bedroomed house.

Trees

No important trees or landscaping would be affected.

Recommendation

O - THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

Conditions/Reasons

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

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 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.

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

03 The first floor windows in the south-west side elevation of the extension hereby permitted shall be glazed in obscure glass and thereafter retained.

03 Reason: To protect the amenity and privacy of the adjoining residential properties.

04 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and reenacting that order, with or without modification), no first floor windows or dormer windows other than those expressly authorised by this permission shall at any time be constructed in the south-west side and south-east rear elevations of the extensions hereby permitted.

04 Reason: To protect the amenity and privacy of the adjoining residential properties.

Informatives

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN.1, EN.5, H.1

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, H.2

02. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Item **Parish** Winchester Town
06 **Conservation Area:**
Case No: 03/02247/FUL
Ref No: W04579/10
Date Valid: 11 September 2003
Grid Ref: 447324 128865
Team: EAST **Case Officer:** Elaine Patterson
Applicant: Mrs B Shaw
Proposal: [AMENDED PLANS] Residential re-development comprising 2 No. four bedroom, 1 No. three bedroom dwellings, 2 No. two bedroom and 2 No. one bedroom dwellings with associated parking and alteration to existing access.
Location: Land Between Sparkford Road And Airlie Road Winchester Hampshire

(As amended by plans received on 27 November 2003)

Officer Report

History

W4579: Erection of 5 detached houses (7 Sparkford Road formerly Sleepers Acre) – Refused 26.04.79

W4579/01: Erection of 3 detached dwellings & garages, Outline (land adj. 7 Sparkford Road) – Refused 25.07.79. Allowed on appeal.

W4579/03: Erection of a dwelling and garage (adj. 7 Sparkford Road) – Permitted 29.01.80

W4579/04: Erection of 2 dwellings and garages (plots 2 & 3, Sparkford Close) – Refused 12.08.80

W4579/05: Erection of 3 dwellings and garages (land adj. Sleepers Acre) – Approval of details granted consent 23.01.81 (allowed at appeal 1981).

W4579/06: Erection of 3 houses (Sleepers Acre, Sparkford Road) – Permitted 04.12.81

W4579/07: Single storey front extension, demolition of existing porch (7 Sparkford Road) – Permitted 03.11.92

W4579/08: Raising of roof to existing front porch (7 Sparkford Road) – Permitted 14.01.98

W4579/09: Residential development comprising 2 No. five bedroom semi-detached houses; 2 No. four bedroom semi-detached houses; 2 No. three bedroom semi-detached houses; 4 No two bedroom flats; 3 No. one bedroom flats with associated garages, parking and access. (OUTLINE) (Land Between Sparkford Road And Airlie Road) – Refused 28.02.2003

Policy

Development Plan

HCSP(R): UB3, T2, T4, T5, T12, H2, H6, H7, H11, R2, E1, E6, E8, E16, E17, E19

WDLP: EN1, EN4, EN5, EN7, EN9, EN13, H1, H7, RT3, T8, T9, T11, W1, W5

Emerging development plan

WDLP(R) Revised Deposit 2003: DP1, DP3, DP4, DP5, DP6, DP9, DP12, H2, H5, H7, RT3, T1, T2, T3, T4, T5, W1

Other material considerations

SPG “Achieving a Better Mix in New Housing Developments”

PPG 1, 3, 13 and “By Design/Better Places to Live”

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

Consultations

WCC Highway Engineer: On amended drawing 331/P27. Parking is according to standards. No details of secure undercover cycle parking has been provided, though I understand this can be conditioned.

In order to safeguard the service turning head in perpetuity, a condition is necessary.

The existing access will need to be stopped up with full face kerbs, a condition is also necessary.

A highway objection cannot be sustained.

On the latest amended plans 331/27A, which shows the omission of one parking space, raise no objection, parking standards meet Council Standards.

WCC Drainage Engineer: Site lies within an APZ. Minimum hard landscaping would allow storm water to soak into the ground as close to fall as possible (Sustainable Urban Drainage SUDS principle).

Environment Agency: No objection. Conditions to prevent storage of oils, fuels or chemicals and trapped gullies for surface water or soakaways.

Southern Water: New sewers to be offered for adoption should be located on highways or open areas. Sewer layout will have a significant influence on the development layout and should be considered at an early stage. Connection to the public sewer will require Southern Waters formal approval. No surface water should be discharged to public foul sewer. A water supply can be provided when required.

WCC Landscape: On drawing 331/PO1 rev F covers the majority of the concerns raised, with the exception of the proposed parking bay in H1 being too close to the back boundary fence of No 1 Airlie Road, leaving no space for structure planting.

It appears the planting strip opposite the turning head has been reduced. If this is the case, it is highly likely that the reduction of the proposed planting strip will lead to this length of road access being used as additional parking space.

On the latest amended drawing: 331/P01G the planting strip next to No 1 has been strengthened. Condition both hard and soft landscaping, with landscape specification and management plan.

Arboricultural Officer: On original scheme. Site was subject to an area TPO 1785, two trees were selected of importance orders a Deodar Cedar adjacent to the rear boundary of No1 Airlie Road and a large Walnut on the boundary with Wentworth Grange. The rest of small amenity value were not considered worthy of a TPO. A horse chestnut at No.10 Wentworth Grove is also protected.

On the latest amended drawing: 331/P01G raise no objection.

Working spaces around Tree Protection Zones (TPZs) have been extended and are now acceptable.

A construction and protection method statement, an impact assessment and a watching brief will be conditioned.

Archaeology: The proposed development may have archaeological implications as a number of Roman cremations and inhumation burials have been recorded within the vicinity of the application site.

Therefore, request a watching brief should planning consent be granted.

Architects Panel: Responded on the original scheme. No3 [Airlie Road] faces a blank elevation of the flats which is mitigated by the change in level of the site. Layout and consideration for neighbours appear to have been carefully considered apart from some retained trees and building. H3 garden is small, north facing and heavily treed. For a tight compact layout the relationship and linkages between buildings appear weak and do not combine to create harmonious and attractive series of enclosures. Boundary treatments and security to enclosed areas of garden need to be considered.

Representations

City of Winchester Trust: On the latest amendment. Object: The scheme and density proposed will result in a development that would be uncharacteristic of and detrimental to the character of the neighbourhood.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

The removal of the 'landscape features' is welcome. A large area will be hard-surfaced uncharacteristically for the area. The style of architecture is unresolved, especially the fenestration. The glazed staircase bays and windows are ungainly and impractical, being difficult to clean. Glass blocks and oak cladding are irrelevant to the exterior design.

The two bedroom flats leave awkward areas of left-over land. A pair of semi-detached houses would have been more characteristic of the area. The two bedroom and one bedroom flats could have been incorporated into a terrace.

19 letters of objection were received from local residents, on the originally submitted scheme:

- Site: Does not reflect pattern, grain and character of development in the area.
- Access: No traffic assessment has demonstrated that the proposal will not be detrimental to traffic safety, on this road, which is busy with pedestrians and vehicles in peak hours. Traffic calming and the railway bridge on the road cause queues. The access is close to a blind bend. Recently Committee refused permission for two dwellings on Sleepers Hill those reasons for refusal are considered relevant. Parking is not well related to the flats.
- Design: The architecture proposed is weak and fails to acknowledge its context. With a mix of materials and unusually shallow roof pitches. Nos 1&3 were designed as pair of dwellings in the Hampshire style and the Arts and Craft Pyotts Cottage opposite, Gd II listed should form the basis of a contextual design.
- Trees: Construction disturbance and drainage via Wentworth Grange could damaged TPO protected trees. Details of replacement trees are necessary, not as a condition. An attractive large smoke bush on site should be TPO protected.
- Amenity: Noise and disturbance would result to No.1 Airlie Road from the new vehicle access. Overlooking to No.3 Airlie Road would result. Overbearing and overshadowing to No.1 Airlie Road, Nos. 3, 9, 10, 11 &12 Wentworth Grange would result.

- Neighbours were then reconsulted on receipt of amended plans, on 03/12/03. 13 letters of objection were received and are summarised as follows:
 - Site: Number and composition of houses is still inconsistent. Development proposed is too dense and out of character.
 - Access: The site is not wide enough to take a block of flats and a proper access road with pavements.
 - Traffic on Airlie Road: Plans ignore the problems of traffic on the Road. Proposal will lead to parking and standing on the Road. Traffic often queues on the Road at peak times.
 - Design: There have been changes and there is a need for a further rethink on the design and location of the flats.

Assessment

Plans have been amended since the first submission, to take into account the views of your Officers regarding the proposed design of the buildings and the Highway and Landscape Officers' comments.

Site:

The application site measures 0.23Ha. It comprises the site of a bungalow No.2 Airlie Road the rear garden of No.5 Sparkford Road, Sleepers Acre and part of the rear garden of No 7 Sparkford Road. The development of the site for residential development in itself is not considered to be detrimental to the character of the area.

Levels fall from Airlie Road and Sparkford Road into the site. No.3 Airlie Road and Sleepers Acre sit at a higher ground level than the proposed new dwellings. Details of existing and proposed site levels are required by condition.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

7No. dwellings are proposed at a density of approximately 30 dwellings per Ha, which meets PPG3 density requirements. 2No. one bedroom flats are proposed at the entrance to the site, beyond a service vehicle turning head, 2No. two bed flats are proposed. To the rear of No.1 Airlie Road a four bedroom house is proposed. Between Sleepers Acre and No.9 Wentworth Grange, a three bed house is proposed and at the end of the proposed cul-de-sac a four bed house is proposed.

Design:

The area is characterised by mainly two storey houses on Airlie Road with mature trees and hedging to the front.

The two storey buildings proposed here have a narrow footprint which reflects the form of the surrounding dwellings, however a shallow pitch slate roof is proposed unlike the steeper pitched roofs adjacent.

Detailed elevations and material samples are required by conditions. It is considered that the dwellings will not cause harm to the character of the area.

Trees:

There are mature trees along the site boundaries most of which are to be retained and reinforced with new planting. Some of the trees and shrubs, to the rear of the existing bungalow, will be removed.

Following amendments to ensure there is adequate room for construction outside the protected trees Tree Protection Zones, the Arboriculture Officer is now satisfied that the proposed development will not harm trees of amenity value on site.

Details of drainage and services are required by condition before work starts on site and therefore the trees to be retained along the Wentworth Grange boundary will be protected.

Details of replacement trees will be provided under a planning condition.

The Arboriculture Officer has visited the site and considers the smoke bush cannot be protected by a TPO.

A construction and protection method statement, an impact assessment and a watching brief will be conditioned.

Access:

The WCC Highway Engineer is now satisfied that the proposed access visibility, parking and turning is acceptable.

Although this road is busy with pedestrians and vehicles queue in peak hours, the Highways Engineer confirms that a traffic impact assessment is not required for a development of this scale.

The impact that seven additional dwellings will have at peak times is negligible and a highway objection could not be sustained on that basis.

Local residents have referred to the recently refused application for two houses at Milnthorpe, Sleepers Hill W/02143/06. In that instance vehicles had to use the inadequate road, Sleepers Hill, the same cannot be said for this application.

Amenity:

The proposed flats have blank elevations facing No.3 Airlie Road to avoid overlooking. Details of boundary treatment to No.1 Airlie Road and Wentworth Grange will be conditioned to prevent overlooking. The nearest of these existing dwellings is 17metres away from the proposed new dwellings and is not considered to overlook given the orientation of the dwellings.

The latest amended drawing shows the access road moved further from the boundary of No.1 Airlie Road, with acoustic fencing and planting proposed on the boundary to reduce noise and disturbance.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

Recommendation

O - PROVIDED THAT THE APPLICANT IS PREPARED TO MAKE APPROPRIATE PROVISION FOR PUBLIC OPEN SPACE THROUGH THE OPEN SPACE FUNDING SYSTEM, AND ENTERS INTO A SECTION 106 LEGAL AGREEMENT, THEN PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

Conditions/Reasons

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

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings units and bin stores 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.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 Prior to development commencing, fully annotated and detailed elevations and sections, at scale 1:20 for each dwelling unit shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented on each dwelling unit prior to its occupation.

03 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

04 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

04 Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

05 -means of enclosure, including any retaining structures, including plans and elevational drawings of proposed acoustic fencing to No.1 Airlie Road, elevational drawings of the 2m wall to Sleepers Acre, details of the new wall or fencing to Wentworth Grange and details of the new fencing adjacent to the vehicle access:

05 Further landscaping details are required, as follows, prior to the commencement of any development or demolition works on site. Details of both hard and soft landscape works must be 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:

05 - hard surfacing materials:

05 - proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

05 Soft landscape details shall include the following as relevant:

05 - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

05 -planting plans

05 -implementation, management and maintenance programme.

05 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:

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

06 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.

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

07 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

07 Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

08 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

08 Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

09 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building(s) for its permitted use.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

09 Reason: To ensure the protection of trees which are to be retained.

10 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing in accordance with the Method Statement submitted and as shown on drawing number 331/PO1 and with BS 5837.

10 Reason: To retain and protect the trees which form an important part of the amenity of the area.

11 The developer shall afford access at all reasonable times to an arboricultural consultant to be agreed in writing with the Local Planning Authority prior to the commencement of development. The developer shall afford access to the arboricultural consultant and shall allow them to observe the installation and maintenance of protective fencing, the installation of special surfaces and foundations for the building/s.

11 Reason: To ensure the protection of trees which are to be retained.

12 No demolition or alteration to structures on the site shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigation to be submitted to and approved by the Local Planning Authority in writing.

12 Reason: To ensure that the archaeological and historical interest of structures on the site is properly safeguarded and recorded.

13 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.

13 Reason: In the interests of highway safety.

14 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 4.5 metres from the highway boundary.

14 Reason: In the interests of highway safety.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

15 Before the development hereby approved is first brought into use, the access and footway crossing shall be splayed back at an angle of 45 degrees. A fence shall be erected outside the landscaping planting adjacent to the visibility splays, details of which shall first be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development on site. The works hereby permitted shall be carried out in accordance with the approved details.

15 Reason: In the interests of highway safety.

16 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

16 Reason: In the interests of highway safety.

17 The garage/parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

17 Reason: To ensure the provision and retention of the n the interests of local amenity and highway safety.

18 During construction any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. all filling points, vents gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downward into the bund.

18 To prevent pollution of the water environment.

19 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking area and hardstanding shall be passed through trapped gullies to BS5911:1982 with an overall capacity compatible with the site being drained.

19 To prevent pollution of the water environment.

20 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; B; C; D; E; F and G of Part 1 and Class A, of Part 2, of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

Informatives

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

Hampshire County Structure Plan Review: UB3, T2, T4, T5, T12, H2, H6, H7, H11, R2, E1, E6, E8, E16, E17, E19

Winchester District Local Plan Proposals: EN1, EN4, EN5, EN7, EN9, EN13, H1, H7, RT3, T8, T9, T11, W1, W5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP4, DP5, DP6, DP9, DP12, H2, H5, H7, RT3, T1, T2, T3, T4, T5, W1

02. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

Development Plan

HCSP(R): UB3, T2, T4, T5, T12, H2, H6, H7, H11, R2, E1, E6, E8, E16, E17, E19

WDLP: EN1, EN4, EN5, EN7, EN9, EN13, H1, H7, RT3, T8, T9, T11, W1, W5

Emerging development plan

WDLP(R) Revised Deposit 2003: DP1, DP3, DP4, DP5, DP6, DP9, DP12, H2, H5, H7, RT3, T1, T2, T3, T4, T5, W1

03. Under the terms of the Water Resources Act 1991 the prior arrangement of the Environment Agency is required for discharging dewatering water from any excavation or development into a surface watercourse.

04. This development lies in an Aquifer Protection Zone, Southern Water Services Ltd and the Environment Agency must be consulted regarding drainage proposals.

05. The final decision notice for this application will not be issued until the applicant has entered into a legal agreement with Winchester City Council.

06. TREE SURGERY

With regard to Condition 4 any work of tree surgery which is agreed with the Local Planning Authority should be undertaken by a professional Tree Surgeon who is capable of carrying out the instruction of tree work to British Standard 3998.

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Item	Parish	Kings Worthy
07	Conservation Area:	
	Case No:	03/02817/OUT
	Ref No:	W05501/06
	Date Valid:	24 November 2003
	Grid Ref:	448962 133222
	Team:	EAST
	Case Officer:	Elaine Patterson
	Applicant:	Bayview Developments Ltd
	Proposal:	Erection of dwelling (OUTLINE)
	Location:	1 Meadowland Kings Worthy Hampshire SO23 7LJ

Officer Report

History

W/05501/05 Single storey extension to provide utility room and additions to kitchen and lounge
Permission 23/03/93

W/05501/07 Change of use of single dwelling to 2No. one bedroom flats, with single storey rear extension. To be determined.

Policy

Development plan

WDLP- H1, RT3, EN5

HCSPR – UB3, R2

Emerging development plan

WDLPR – DP3, RT3

Other material considerations

PPG 3.

SPG - Better Mix

Consultations

WCC Highway Engineer: No objection. It is proposed to create a new access, Springvale Road is classified and 40mph here, the proposal must provide adequate visibility splays 2m x 120m and provide adequate parking and turning to allow cars to leave in a forward gear.

Illustrative block plan shows inadequate parking and turning.

WCC Drainage Engineer: Proposed access will cross a major watercourse and a public foul sewer passes close to the southern boundary, Southern Water should be consulted to ensure no easement is encroached. Culverting must be approved by EA and WCC.

Southern Water: No comments received.

Representations

Kings Worthy Parish Council: Comment. The proposed house is an unduly tight fit on its plot.

12 letters of objection received, stating:

- Access will increase risk of accidents on Springvale Road
- Parking and turning for only one car on site.
- Out of character. Forward of building line on Springvale Road
- First floor accommodation and a balcony overlooking.
- Overbearing neighbours back gardens.
- Similar proposed dwelling in front of No.5 Meadowland refused.
- The area has had serious flooding in recent years.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

Assessment

The site comprises the rear garden ground of the two storey dwelling at No.1 Meadowland, on the corner with Springvale Road.

The site measures 0.03Ha.

The site is screened from Springvale Road by a conifer hedge at present. The site boundary to No.2 Meadowland is marked with a low wire fence. The neighbour has recently removed a row of leylandii trees on the northern site boundary To No.125 Springvale Road.

Outline planning permission is sought for a new dwelling.

It is only means of access that is to be determined under this outline application. Illustrative plans and elevations have been submitted but these do not form part of this application. Siting, design, external appearance and landscaping are all matters reserved for subsequent determination.

The proposed density of the developable land is 36 dwellings per Ha which meets Government guidance.

Impact on street scene

Although the illustrative drawings do not form part of this application, the impact of a new dwelling here on neighbouring residential amenity and the street scene is a material planning consideration in the determination of this application.

The site is relatively small and prominent in the street scene on a slight bend in Springvale Road. In order to achieve adequate amenity space in the rear garden, and separation from neighbouring gardens, a new dwelling would have to be set further forward of the building line of No.125 Springvale Road adjacent. Although, 1 Meadowland projects further forward toward Springvale Road, this is a single storey flat roofed garage, which is not prominent in the street scene.

It is considered that inadequate information has been provided to demonstrate that a dwelling can be erected without overdevelopment of the site which would cause a material harm to the character of the area, and the visual amenity of the street scene, setting an unwelcome precedent for similar forms of cramped development.

Impact on neighbouring residential amenity

The site is small and it is not considered that a new dwelling can be accommodated on site without detriment to neighbours residential amenity by virtue of overbearing.

Traffic Safety

Adequate visibility splays can be provided and the Highways Engineer recommends conditions to control this. The agent has provided an amendment to the illustrative layout showing parking for two cars and turning on site, by removing the front conifer hedge.

Recommendation

D - THAT PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASONS:-

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

Conditions/Reasons

01 The proposed development is contrary to policies UB3 and R2 of the Hampshire County Structure Plan 1996-2011 (Review), policies EN5 and RT3 of the Winchester District Local Plan and policies DP3 and RT3 of the Winchester District Local Plan Review in that:

(i) It is considered that inadequate information has been provided to demonstrate that a dwelling can be erected without over-development of the site which would cause a material harm to the character of the area, and the visual amenity of the street scene, setting an unwelcome precedent for similar forms of cramped development.

(ii) it has not been demonstrated that a dwelling can be erected without detriment to neighbours residential amenity by virtue of overbearing.

(iii) it fails to make adequate provision for public recreational open space to the required standard and would therefore be detrimental to the amenities of the area;

Informatives

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

Hampshire County Structure Plan Review: UB3, R2

Winchester District Local Plan Proposals: EN5, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, RT3

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Item	Parish	Kings Worthy
08	Conservation Area:	
	Case No:	03/02972/FUL
	Ref No:	W05501/07
	Date Valid:	12 December 2003
	Grid Ref:	448962 133222
	Team:	EAST
	Applicant:	Mr G Hutton
	Proposal:	Conversion of existing single dwelling to two separate dwellings including single storey rear extension
	Location:	1 Meadowland Kings Worthy Hampshire SO23 7LJ
	Case Officer:	Elaine Patterson

Officer Report

History

W/05501/05 Single storey extension to provide utility room and additions to kitchen and lounge
Permission 23/03/93

W/05501/06 Erection of three bedroom dwelling. To be determined.

Policy

Development plan

WDLP- EN5, RT3

HCSPR – UB3, R2

Emerging development plan

WDLPR – DP3, RT3

Other material considerations

PPG 3.

SPG – Better Mix

Consultations

None.

Representations

Kings Worthy Parish Council: No comments.

Six letters of objection received from neighbouring residents, concerned regarding:

- Parking on site will be inadequate, causing traffic problems including during construction.
- Subdivision of the house to two flats is out of keeping with the character of the area.
- Flats together with the outline application for a new house in the back garden is an overdevelopment of the plot.
- This development would set an unwelcome precedent.
- Infrastructure is inadequate.

Assessment

The site comprises a detached two storey house.

It is proposed to split the house into two new one bedroom flats. The existing porch will be split with a new door in one side to form an entrance to the ground floor unit.

A rear extension is proposed to provide a kitchen to the ground floor unit, by extending the existing single storey rear extension.

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Impact on the character and visual amenity of the area

The proposed subdivision will create two 1 bedroom units which accords with Council's Better Housing Mix. The only external alteration is the rear extension, which is not visible from the public realm. The flat roofed rear extension will not cause harm to neighbours residential amenity.

Impact on the traffic safety

There is space for off-road parking in front of the house at present. The agent has been requested to provide a block plan showing parking and turning on site for the two flats.

Recommendation

D - THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

Conditions/Reasons

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

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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

03 The parking area shall be provided in accordance with the approved plans before the dwelling units are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the use of the dwelling units as residences.

03 Reason: In the interests of highway safety.

Informatives

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

Hampshire County Structure Plan Review: UB3, R2

Winchester District Local Plan Proposals: H1, RT3, EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, RT3

02. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

Hampshire County Council Structure Plan (Review) UB3, R2

Winchester District Local Plan Proposals: H1, RT3, EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, RT3

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Item 09 **Parish:** Itchen Valley
Conservation Area:
Case No: 03/02907/HCM
Ref No: W17981/01
Date Valid: 8 December 2003
Grid Ref: 453595 128947
Team: EAST **Case Officer:** Elaine Patterson
Applicant: Hampshire County Council
Proposal: Temporary permission to drill two additional, directional exploratory/appraisal wells including the testing, along with the continued testing of Avington B(2) exploratory well at Avington exploration site, Matterley farm
Location: Temple Copse Matterley Farm Alresford Road Winchester Hampshire

Officer Report

History

W/17981/HCS Oil exploration borehole. Land Off A272, Matterley Farm, Avington. Objection.

Policy

Development plan

Hampshire Country Structure Plan (Review): MW1, MW2, MW3, C1, C2, C3, E7, E8
Winchester District Local Plan: C1, C2, C7, EN4, EN5, EN7, EN14, EN15, T8

Emerging development plan

Winchester District Local Plan Review: C1, C2, C7, DP1, DP3, DP5, DP13, DP14, T2

Other material considerations

PPG7: Countryside

Consultations

Landscape –

First section of the access track between Turnpike Cottages and South Downs Way (SDW) is visible from A31. Introduction of indigenous hedgerow is required to both sides of the access to screen vehicle traffic from both East and West.

Section of access east of Keepers Cottage, which adjoins and runs parallel with the SDW: If use is to continue for a further two years, hedgerow planting needs to be introduced with this renewal to segregate walkers from vehicles.

Existing chalk spoil bunds around the well site were to be topsoiled, to reduce the visual impact when viewed from the SDW to the North East and the East.

Existing planting running North-South of the site, comprising a beech shelter belt with deciduous and evergreen shrub understorey, has been very effective in screening both access road and site from SDW to the west. However, removal and cutting back of this screening has recently taken place, which has opened up views of the access road up to the site. Further work to the understorey in particular needs to be prevented and suitable replacement planting must be carried out as a matter of urgency.

Regarding the supporting statement, the reinstatement of fences and gates: size of plants required with maintenance and replacement of plants included.

Environmental Health – no adverse comments to make.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

East Hampshire AONB Planning Panel [Consultation forwarded from Hampshire County Council] – object:

General concerns regarding the impact on the AONB from a 'major development' of this nature, also adverse impact on the South Downs Way (SDW).

The visual impact on the area/ SDW would be improved by additional planting, to soften the impact of the new road/chalk excavations.

The storage tanks and chalk bunds are nevertheless visible from the SDW, through the thin line of beech trees, along the western boundary of the site. Therefore, additional planting is necessary along the boundary, together with grassing over of the bunds.

Additional conditions are required:

- To remove signs and hard surfacing after the expiry of the temporary permission:
- Working hours for the site as existing as present are strictly adhered to;
- Conditions be imposed to carry out the landscaping as suggested above;
- That the construction and decommissioning of the site would be restricted to week days only, as this is the time of least use of the SDW.

Representations

Itchen Valley Parish Council – Comment only. Our only concern is that those using the Public Right of Way (South Downs Way) past the site may encounter large vehicles unexpectedly.

A copy of an objection letter, sent to the County Council has been received from the Ramblers Assoc: Concerned regarding traffic movements. Query whether Site D has been approved.

Assessment

This is a consultation by Hampshire County Council, on a Minerals and Waste planning application, for which they are the Planning Authority.

Temporary permission was granted to Pentex Oil, by the County Council in 2002, for an oil exploration borehole at this site at Matterley Farm. An oil rig was erected on site, with associated plant and tanks, bunds have been formed on three sides.

Pentex Oil now seek temporary permission, for a further two years, to test the oil for commercial production and drill two additional wells.

Description of the site

The site lies within the AONB and is visible from the South Downs Way to the north and west.

Vehicle access is taken off the A31 Alresford Road, past Keeper's Cottage. As the land rises up from the A31 the vehicle access is visible on the high ground, in distance views.

The existing well head site is dug in to the slope, near the apex of a ridge, which is flanked by a dry valley Temple Valley, to the west. There is a line of mature beech trees to the western side of the access track, which screened the site in distance views across Temple Valley to the west, until recently. The understorey vegetation has recently been cut down, underneath the trees which allows views of the site from the South Downs Way to the west.

Proposed Plant

Two temporary oil rigs are proposed on site, with associated plant including a mud logging cabin and operational staff cabins, a separator and 2 storage tanks.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

If the exploration is unsuccessful the oil wells will be plugged and the site reinstated to agriculture, as conditioned by the County Council on the previous temporary permission.

If the exploration is successful, a separate Minerals Planning Permission would be required to run any of the wells commercially, or to drill additional wells. A new application would have to be submitted to the County.

Proposed construction

The applicants estimate the construction of the two additional wells would take 3 to 4 days, then it would take another 2 or 3 days to get the drilling rig up on site. Approximately 30 truck loads of equipment would be required, as well as a 45 ton crane and a 25 ton crane. Another 16 truck loads of materials, chemicals and plant would be required at this initial stage, with additional tankers and trucks for consumables, waste etc. These traffic movements would be repeated to remove the rig from the site.

Water is required to be tanked on to site for the drilling: Initially c.36,000 gallons per day for 3 days; c.10,000 gallons per day for daily operation thereafter and; Potable water c1,000 gallons per week.

The applicant states that well testing would require 24-Hour drilling over a 4 week period.

The rig would then be removed and a production test, without the oil rig would take place. If those test results were encouraging, then the applicant states they would leave a wellhead valve assembly installed, leaving the oil well in suspended status prior to further evaluation and possibly a planning application.

The applicants propose that oil well construction would be restricted to 0700 to 1900 hours Monday to Friday 0700 to 1300 Saturdays and no construction work would be undertaken on Sundays or Public Holidays. These were the hours approved by the County on the previous temporary permission.

Proposed traffic movements

As well as construction traffic and water deliveries, the applicant estimates that 20-30 tankers of oil will be removed from site per week. Other fluids such as waste water or light oil would also be removed by tanker but no estimates of movements have been made.

It is of concern that the proposed two additional exploratory wells will result in an increase in traffic from the site, which will conflict with the tranquillity of the South Downs Way, to the detriment of amenity of walkers.

The access road is also visible from the A31 and land to the north, the increase in traffic will detract from the rural undeveloped character and visual amenity of the AONB.

Visual impact

Insufficient information had been provided by the applicant with regards the dimensions of the proposed new drilling rigs and the compound plant and equipment.

Although the applicant gives some description of the rig illumination, stating it will be of a low-level facing inward and downward into the site, which lighting should not be intrusive to local residents. No plans of the proposed lighting for the new rigs, plant and equipment have been submitted.

The applicant has provided insufficient information to demonstrate the proposed rigs, plant and equipment and lighting can be carried out without detriment to the visual amenity of the AONB.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

This is particularly important since following the removal of understorey vegetation, under the beech trees, along the western boundary of the access road, adjacent to the site. The existing plant, equipment and chalk bunds are now visible from the South Downs Way to the west. It is considered that the proposed additional exploratory wells, plant and equipment will further detract from the rural, undeveloped character of the area, to the detriment of the visual amenity of the AONB.

The visual impact of the access track is also of concern. The access track rises up-hill from the A31 up to Keepers Cottage and vehicular movement associated with this activity will be visible along the skyline, to the detriment of the open undeveloped rural character of the countryside in the AONB. If the County Council are minded to grant permission then a condition requiring additional planting of a hedgerow, to screen the access road in longer views in the AONB, is recommended.

Impact on the South Downs Way

The Pentex Oil vehicle access runs parallel with the South Downs Way for approximately 350m and is separated by a post and wire fence. The proposed two additional exploratory wells will result in an increase in traffic from the site, which will conflict with the tranquillity of the South Downs Way, to the detriment of amenity of walkers.

At present there is no screening between this access road and the South Downs Way immediately adjacent. If the County Council are minded to grant permission then a condition requiring advance planting of a native species is required, between the access road and the footpath, to protect the rural character of the area.

Noise

During the 4 day well construction and the 4 week long continuous drilling period, noise from the site is likely to be audible but is not likely to cause a noise nuisance to local dwellings, the site is well isolated.

Drainage and pollution control

There is an impermeable membrane in the sealed site design and spill kits will be held on site to deal with in emergencies.

Conclusion

It is recommended that Winchester City Council object to this application, however if the County Council is minded to grant permission then landscape conditions are recommended.

Recommendation

WINCHESTER CITY COUNCIL OBJECT TO THE ABOVE PROPOSAL FOR THE FOLLOWING REASONS:-

(i) THE INCREASED TRAFFIC GENERATED FROM THE PROPOSED TWO ADDITIONAL EXPLORATORY WELLS ON SITE WILL CONFLICT WITH THE TRANQUILLITY OF THE SOUTH DOWNS WAY, TO THE DETRIMENT OF AMENITY OF WALKERS;

(ii) INSUFFICIENT INFORMATION HAS BEEN PROVIDED BY THE APPLICANT WITH REGARDS TO THE DIMENSION OF THE PROPOSED NEW DRILLING RIGS AND THE COMPOUND PLANT AND EQUIPMENT, NOR WITH REGARDS LIGHTING OF THE PROPOSED NEW RIGS, PLANT AND EQUIPMENT, TO DEMONSTRATE THE DEVELOPMENT CAN BE CARRIED OUT WITHOUT DETRIMENT TO THE VISUAL AMENITY OF THE AREA OF NATURAL BEAUTY;

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

(iii) FOLLOWING THE REMOVAL OF UNDERSTOREY VEGETATION, UNDER THE BEECH TREES, ALONG THE WESTERN BOUNDARY OF THE ACCESS ROAD ADJACENT TO THE SITE, THE EXISTING PLANT, EQUIPMENT AND CHALK BUNDS ARE NOW VISIBLE FROM THE SOUTH DOWNS WAY TO THE WEST. THE PROPOSED ADDITIONAL EXPLORATORY WELLS, PLANT AND EQUIPMENT WILL FURTHER DETRACT FROM THE RURAL, UNDEVELOPED CHARACTER OF THE AREA, TO THE DETRIMENT OF THE VISUAL AMENITY OF THE AREA OF NATURAL BEAUTY;

(iv) THE ACCESS ROAD IS ALSO VISIBLE FROM THE A31 AND LAND TO THE NORTH, THE INCREASE TRAFFIC WILL DETRACT FROM THE RURAL UNDEVELOPED CHARACTER AND VISUAL AMENITY OF THE AREA OF OUTSTANDING NATURAL BEAUTY.

HOWEVER, IF YOUR COUNCIL IS MINDED TO APPROVE THE APPLICATION, THE FOLLOWING CONDITIONS ARE RECOMMENDED:-

Conditions/Reasons

01 The permission hereby granted shall be for a limited period expiring on 01/02/06 on or before which date the use of the site shall cease and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

01 Reason: To enable the Local Planning Authority to assess the impact of the proposed development.

02 A new hedgerow shall be planted and established on either side of the access track on the section between Turnpike Cottages and Keeper's Cottage. 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.

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

03 Advance planting of a new hedgerow shall be carried out between the South Downs Way and the application site access track, on the section east of Keepers Cottage. 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.

03 Reason: In order to ensure the good establishment of planting, to screen the vehicle access track from the South Downs Way and protect the amenity of walkers and the visual amenity of the area.

04 The existing chalk spoil bunds on the application site shall be covered with topsoil in accordance with a landscaping scheme which shall be first agreed in writing with the Local Planning Authority.

04 Reason: In order to screen the site from the South Downs Way to the North East and East. In the interests of the visual amenity of the area.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

05 A detailed scheme for replacement landscape planting, along the western side of the access track, between the points marked X-X on the submitted location plan, 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.

05 Reason: In order to screen the site, in the interests of the visual amenity of the area.

06 No construction work shall be carried out and no deliveries taken at or despatched from the site other than between the hours of 0700 to 1900 hours Monday to Friday 0700 to 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

06 Reason: To protect the amenities of the occupiers of nearby properties.

Informatives

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

Hampshire Country Structure Plan (Review): MW1, MW2, MW3, C1, C2, C3, E7, E8

Winchester District Local Plan: C1, C2, C7, EN4, EN5, EN7, EN14, EN15, T8

Emerging development plan:

Winchester District Local Plan Review: C1, C2, C7, DP1, DP3, DP5, DP13, DP14, T2

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Item	Parish	Denmead
10	Conservation Area:	
	Case No:	03/02284/FUL
	Ref No:	W16384/03
	Date Valid:	15 September 2003
	Grid Ref:	462462 112344
	Team:	EAST
	Case Officer:	Mr Charlie Robson
	Applicant:	Sir Christopher And Lady Musgrave
	Proposal:	Relocation of existing mobile home for residential use in connection with agricultural use of the land
	Location:	Barn Farm Bunns Lane Hambledon Waterlooville Hampshire PO7 4QH

Officer Report

History

W16834/01 Siting of Residential Caravan for Agricultural Occupancy - REF - 14/06/2002
W16834/02 Siting of Residential Caravan for Agricultural Occupancy - REF - 21/10/2002

Policy

Development Plan

HCSP(R) C1; C2; H10; R2; T6

WDLP C1; C2 EN.5; T9;

Emerging Development Plan

WDLP Review Deposit and Revised Deposit – C1; C15; C18; T2;

Other material considerations

PPG7

Consultations

County Land Agent: Identifies livestock at the site as laying fowl, [producing eggs] some 200 chicks along with 26 sheep 18 goats and 9 horses and ponies. Compared to previous applications there is an additional proposal to incubate eggs. The objective is to provide quality produce linking the venture to providing therapy through opportunities for people with disability to work with the animals. The applicants already receive disability and severe disability allowances respectively. Various charities have offered financial support for the venture. The existing agricultural building is divided into pens for husbandry. Other buildings/structures on the land include a "mobile home", 4 open fronted shelters and several moveable poultry coups. Considers that the enterprises are relatively labour intensive and to succeed will require a worker to be readily available for husbandry and supervision of animals and equipment. The County Land Agent says that the proposal merits support on agricultural grounds when set against the provisions of PPG7

Env. Agency: - Recommend attachment of Conditions to protect Agency interests

Highways - Inadequate forward visibility from access onto highway. Substandard local road network. However safety issues from additional traffic generation onto road would be balanced by reduced traffic movements to and from site, therefore no objection be raised.

Representations

Denmead Parish Council raises no objection to the proposal.

16 letters have been received from third parties, making representations against the proposal, principally on the following grounds:

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

- Mobile homes have been sited illegally and could become a house by the back door. Disregard for planning rules to date could signal bigger problems in future
- PPG7 strictly controls buildings that are away from existing settlements to buildings necessary for agriculture or forestry, and Development Plan policies support the same approach
- The applicants live some distance from the site – there is no evidence that they have made efforts to obtain accommodation in the locality of the application site. They suffer from disability and they may not be able to cope with the rigours of the proposed enterprise. Without expert agricultural advice the venture is more of a hobby than agricultural venture
- There is no existing farm use and two mobile homes are already on site, neither of which has planning permission
- Incubating chickens is not strictly agricultural. The land area is only 2.25 hectares, making any viable agricultural project unlikely. The application is frivolous. There is no Business Plan to demonstrate viability of the development and to justify residential accommodation, so the development is contrary to Policy C18 of the Local Plan. Policies C20 and C21 discourage new dwellings not required for agriculture.
- Local lanes are narrow there are blind corners additional traffic will erode verges and have a big impact on everyone.
- Employing disadvantaged people will necessitate hard surfaces and additional facilities for their needs, as well as generating increased traffic movements onto local country roads.
- Empathises with circumstances but points out that personal factors should not be a material consideration
- Planning permission would set a precedent for farmers wishing to sell part of their holding with an existing shed to sell to the general public to have a go at a project in order to live in the country for three years
- Area of land was small green field that has been spoiled through over-development by fencing and by the caravans and structures that have been erected.
- The area is part of the AONB and the development has an adverse impact on views across the countryside
- There are no services or main drainage locally. Effluent from dung heaps could also discharge into local watercourses
- Existing rural surroundings and quality of open countryside should be preserved

Site and Surrounds

The application site comprises approximately 2.25 hectares of land, known as “Barn Farm” that lies some 2 miles to the north west of the village of Denmead. The land is situated on the west side of Bunns Lane a winding, single width surfaced road that forms part of a wider sub-standard network of local roads. The Lane, including the frontage of the application site, is enclosed along much of its length by high hedges. The holding, together with 0.5 hectares of land that is rented by the applicants nearby is laid out as pasture.

Within the 2.25hectare site there is an existing agricultural building of approximately 265sq metres [3000sq ft] sited adjacent to the southern site boundary. In a small area between the building and the road there are various small moveable fowl-houses. To the rear of the building there is a former residential caravan in use as a chicken house and two small structures used as goat/sheep shelters. The field to the north of the building is fenced into three separate compounds two of which are provided with further animal shelters. Inside the building, the floor is divided into various pens holding goats and sheep seasonally, and horses and ponies. A residential caravan is sited within the building, and is intended to be retained for use as an office/mess-room.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

The caravan that is the subject of this application would be sited immediately outside the north facing gable of the building and would be largely screened from wider views across the open countryside, by a mature, established hedging.

Assessment

As clarification of the objections received, the application site lies outside the area designated as the east Hampshire AONB. It is accepted that 2 residential caravans are placed on the land. One [in use as a chicken hut is correctly treated as a chattel, so that no planning permission is required for it. The other is inside the agricultural building, and used for purpose ancillary to agriculture, so that separate planning permission is not required. Drainage concerns have been addressed with the benefit of technical advice from the Environment Agency

This application varies from two recent refusals of permission to site a caravan on the land, insofar as it is accompanied by a professionally prepared Business Plan incorporating production of day-old chicks from egg incubation. There are concerns about wider aspects of the development that has been proposed. The number and range of animals presently kept at the site, [particularly horses] considerably exceeds the grazing capacity of the land, so that the equestrian element is not strictly agricultural, for planning purposes. The enterprise appears to involve elements of "diversification" away from agriculture even before any viable agricultural business has been established. Together with the various offers of external funding to support the project circumstances suggest that the enterprise may be more in the nature of a "hobby farm" than a bone fide agricultural trade or business.

However, the thrust of Government and Development Plan policy is to allow residential accommodation on a temporary basis so that new agricultural businesses that are soundly planned, financially and where no other suitable accommodation is available can be given the opportunity to establish viability. In circumstances where the County Land Agent supports the case for the caravan, based on agricultural need it would be consistent with relevant policy considerations to allow the development and the recommendation is therefore for temporary conditional planning permission

Recommendation

O - THAT TEMPORARY PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

Conditions/Reasons

01 This permission shall be valid for a limited period until 28 February 2007, and at the end of that time, unless a further period of planning permission has been obtained, the Caravan shall be removed immediately from the land and any hard standing that has been formed shall be taken up and removed from the site and the surface of the land shall be top-soiled and restored to grass

01 Reason The caravan is required only for a temporary period to establish agricultural viability of the business carried on and is not considered to be a suitable form permanent development.

02 The caravan shall be occupied only by a person, or persons employed full time in agriculture, and any dependent relative of that person[s]

02 Reason To ensure that the caravan is occupied only in connection with agricultural practices on the land.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

03 No additional buildings structures caravans or containers, or items of a similar nature, whether fixed, or mobile [beyond those already on the land] shall be erected at the site, or brought onto the land, without the prior consent of the Local Planning Authority

03 Reason To avoid visual clutter and to safeguard the landscape character of an attractive area of countryside

04 Before a caravan for residential occupation is brought onto the land, drainage shall be provided by means of a sealed and watertight cesspool, and arrangements for emptying, to ensure that there is no overflow onto adjacent land shall have been submitted in writing and approved by the local planning authority

04 Reason To prevent pollution of the water environment.

05 Before a caravan for residential occupation is brought onto the land, a scheme for provision and implementation of surface drainage works shall be submitted to, approved by, and implemented to the satisfaction of the local planning authority

05 Reason To prevent pollution of the water environment

06 No storage of fuels shall take place at the site without the prior consent, in writing of the local planning authority, and any such storage that is agreed shall be fully in accordance with the requirements of the Environment Agency

06 Reason To prevent pollution of the water environment

07 The occupiers of the site shall ensure shall ensure that all vehicles associated with the enterprise, [including vehicles belonging to visitors to the premises are parked within the site

07 Reason In the interests of highway safety

Informatives

01. Under the terms of the Water resources Act 1991 written approval of the Environment Agency is required for the discharge of sewage or trade effluent into controlled water and may also be required for any discharge of sewage or trade effluent from buildings or fixed plant, into the ground or into waters that are not controlled waters. Such approval may be withheld. [Controlled waters include rivers streams underground waters reservoirs estuaries and coastal waters]. The applicant is advised to contact the Hants and IOW Area office [Water Quality consenting Team] to discuss this matter further.

02. Additional Advice relating to Surface Water Drainage and Pollution Prevention, in accordance with information provided by the Environment Agency

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Proposals:

Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Item
11

Parish Owslebury

Conservation Area:

Case No: 03/02767/FUL
Ref No: W16534/02
Date Valid: 26 November 2003
Grid Ref: 450278 123537
Team: EAST **Case Officer:** Mr Dave Dimon
Applicant: Mrs Diana Carter
Proposal: Removal of condition No.2 of planning permission W16534 (use restricted to March to October) to enable Chalet to be let for eleven months per year
Location: Dell Croft Hensting Lane Owslebury Winchester Hampshire SO21 1LE

Officer Report

History

W16534/01 Removal of condition No. 2 of planning permission W16534 (Use restricted to March to October) to enable Chalet to be used for eleven months per year: Refused 18/08/03.
W16534 Single storey building for holiday accommodation Dell Croft Hensting Lane: Permitted 16/11/2000.
ENF 99/281

Policies

Development Plan Policies/Government Planning Policies
HCSP(R) UB3, R3
WDLP C.1, RT13, RT.14, RT.15, EN.5, T.9,
Emerging Development Plan –
Winchester District Local Plan Review and Revised Deposit C.1, RT.16, RT.17, DP3,
Other material considerations:-
PPG7

Consultations

Health & Housing:- No comments

Representations

Owslebury Parish Council object - 'It was felt that the primary purpose of the chalet, as stated in the original application, was to provide holiday accommodation for some of the elderly relatives who wished to stay with their family who were using the caravan site for a holiday. The winter period is not suitable for this purpose. It was agreed that March 1st to October 31st only should be allowed in order to prevent the establishment of a permanent residence.

Neighbour objection:

"The permission was subject to conditions required by the viewing sub committee. Since the date of the given consent, circumstances have not changed and I can see no reason why the council should now change its mind on this point. In the original application it was argued by the applicant on a number of issues, including the primary purpose listed No1. This claims the chalet would provide accommodation for elderly relatives of visitors to the adjacent caravan club site.

It seems incongruous that caravan visitors would choose the depths of winter to pursue "leisure activities" based from a caravan in a fairly remote part of the countryside and also to subject elderly relatives to the same fate.

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

My conclusion is that this proposed change to the original application is a move by stealth towards a permanent residential use of the chalet, and I oppose the application".

Assessment

Dell Croft is a bungalow that is set in a rural plot of about .35 ha. on the western side of Hensting Lane. The land slopes down to the west and is fairly enclosed along its northern boundary with Yew Tree House to the north, which is the only other nearby dwelling. It also contains a number of timber sheds to the rear, vegetable garden areas and chicken runs but is mainly grass and to the south are open fields. To the rear of the bungalow is a detached garage and outbuilding adjacent to which is a gravel parking area. The site is used as a certified caravan club site for 5 caravans and additionally it contains a small timber chalet building set adjacent the northern boundary and garage outbuilding.

The chalet is only really visible from within the site and the area has a distinctly countryside character.

The 7.8m x 6m single storey chalet was permitted following a viewing sub committee on 14 August 2000. The stated purpose of the chalet in the original application was to provide ancillary accommodation for elderly relatives of people using the caravan club site at Dell Croft. The caravan club site is operated only within the limits of the provisions of class 5 to schedule 2 of the Caravan Sites and Control of Development Act 1960 for not more than five caravans at one time and not exceeding a stay of 28 days.

The application seeks the removal of condition 2 of the present planning permission, which limits occupation of the chalet to between March 1st and October 31st each year and requests permission to allow its occupation for eleven months of the year.

An identical application was refused under delegated powers in August 03.

In support of the application the applicant has now stated that she wishes the use to be permitted from 11 February to 10 January and that a restriction limiting any tenancy to 28 days not renewable by the tenant within the next 28 days would be acceptable.

The following points are also cited in support of the application.

- The precedent of other annexes that have been allowed locally for permanent occupancy by relatives, including at the neighbours property.
- The chalet was built to a standard to complement the amenity of the site as a certified caravan club site and its function should be the same as a caravan but with the added suitability for use by physically infirm and disabled visitors.
- The caravan site is open all year although it is accepted that the chalet has to be closed for a nominal period to prevent any precedent of permanent occupation.
- Winter bookings although not numerous are not uncommon.
- The chalet meets the requirements of disability discrimination legislation making a positive contribution to both the physically disabled as well as their mentors and carers.
- The use benefits the local economy.

This facility was permitted to meet the special needs identified and although the building is modest and has no particular material impact upon the character of the area it is desirable that its purpose remains closely connected to the limited caravan club use.

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

Nevertheless it is acknowledged that the tourist industry is not as seasonally orientated as it was historically and the tourist agencies now actively promote year round tourism. Indeed similar planning restrictions have been varied in respect of other sites in the district such as the The Spinney, Arlebury Park, Alresford where use of the site for 5 caravans over the winter period was permitted in Feb 2002.

The local plan does allow for permanent short-stay tourist accommodation under the provision of RT.15 where the sites are totally screened from public viewpoints and comply with the provisions of RT.14. The chalet in this case is well screened from public view and it is considered that the proposed use would be acceptable in policy terms and would not be demonstrably harmful to interests of acknowledged importance subject to an appropriate condition to ensure that such use is limited to the use proposed.

Recommendation

O – THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

Conditions/Reasons

01 The holiday accommodation the subject of this application shall not be occupied between 10 January and 11 February in any year.

01 Reason To prevent the establishment of a permanent residential use.

Informatives

01. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review UB3, R3

Winchester District Local Plan Proposals: C.1, RT13, RT.14, RT.15, EN.5, T.9

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: C.1, RT.16, RT.17, DP3

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004

Initially the highway engineer raised concern over the reduction of car parking spaces by the loss of the garage, and the space to turn and manoeuvre within the site, however the applicant has submitted amended plans which demonstrate adequate car parking and manoeuvring area for three vehicles.

The concerns of the Parish Council relate to the precedent that allowing the conversion of a garage to an annexe may set. The site is situated within a residential frontage within the adopted local plan, which does allow for residential development which reflect the curtilage size and character of the locality and avoids development of plots in depth, provides adequate parking and turning and combine access points. The emerging local plan proposes that this designation be removed, and that the Northbrook area would revert to countryside policies. Notwithstanding this, the proposal does not seek an independent residential unit, but an annexe, which is proposed to be tied to the main dwelling.

The replacement porch is of a similar design to the existing, and whilst slightly larger, is of a size and design acceptable in the street scene.

It is considered that the proposals meets with both current and emerging local plan policy and will not set a precedent in determining future applications in the area. Therefore officers recommend approval subject to highways conditions, and a condition restricting the occupation of the annexe as ancillary residential accommodation to the dwelling.

Recommendation

P - THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

Conditions/Reasons

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

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 The garage conversion hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. The dwellinghouse extended as hereby permitted shall only be used as a single unit of accommodation and shall not be subdivided, separated or altered in any way so as to create two or more separate units of accommodation.

02 Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

03 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

03 Reason: In the interests of highway safety.

**WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 February 2004**

04 The annexe shall not be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and to turn so that they may enter and leave the site in a forward gear.

04 Reason: To make proper provision for off street parking.

Informatives

01. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3, T5

Winchester District Local Plan Proposals: H.2, EN.5, T.9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C.1, C.22, DP.3, T.4

Item	Parish	New Alresford	
13	Conservation Area:	New Alresford Conservation Area	
	Case No:	03/02519/FUL	
	Ref No:	W08472/06	
	Date Valid:	16 October 2003	
	Grid Ref:	458997 132502	
	Team:	EAST	Case Officer: Mr Dave Dimon
	Applicant:	Mr C D Butt	
	Proposal:	Erection of a three bedroom dwelling with detached single garage	
	Location:	2 Haig Road Alresford Hampshire SO24 9LX	

Recommendation

O - SEE REPORT OF THE PLANNING VIEWING SUB COMMITTEE.
