

PLANNING DEVELOPMENT CONTROL COMMITTEE

1 APRIL 2004

PLANNING APPEALS –SUMMARY OF DECISIONS

REPORT OF THE DIRECTOR OF DEVELOPMENT SERVICES

Contact Officer: Sian Proudlock Tel No: 01962 848271

RECENT REFERENCES:

Report PS 56 to Principal Scrutiny Committee- Performance Report Concerning Planning Appeals (9.12.02)

Report EN 8 to Environment Performance Improvement Committee - planning appeals analysis of decisions. (12.03.03)

EXECUTIVE SUMMARY:

This report provides a summary of appeal decisions received during February 2004, as requested by members at the EPIC meeting in March. Copies of each appeal decision are available in the Members room if required.

RECOMMENDATIONS:

- 1 That the report be noted.

PLANNING DEVELOPMENT CONTROL COMMITTEE1 APRIL 2004PLANNING APPEALS – SUMMARY OF DECISIONSREPORT OF THE DIRECTOR OF DEVELOPMENT SERVICES

DETAIL:

A summary of appeal decisions received during February 2004 is set out below:

1.1 FEBRUARY 2004 Appeal Decisions

Date	Site	Decision	Proposal	Issues
02/02/04	W04155/01: 15 Sparkford Close Winchester	Allowed	Construction of six one- bedroom flats	The proposed block of flats will not be visually intrusive in the street scene as it will be sited in a corner location, slightly set back from the existing terrace. Any resulting overlooking or overshadowing from the new building will not be materially different from that which already occurs and there will be no impact on the outlook from neighbouring properties. The outlook from the windows of the new flats will also be acceptable. CTTE WR
04/02/04	W12327/01: Land adjacent to 8 Sloane Park Shedfield	Dismissed	Severance of land and the erection of one detached dwelling	This site lies outside of the defined development frontage and the erection of a house would have a substantial visual impact on the existing buildings which are sited on a regular building line. DEL WR
09/02/04	W03395/04: Pegham Coppice 1 Fontley Road Titchfield	Dismissed	Detached triple garage	The proposed garage would be a substantial building with a larger footprint than the existing bungalow. By virtue of its location at the southern end of this site it would be visually intrusive in the rural surroundings. DEL WR
10/02/04	W05933/05: 1 Buddens Road Wickham	Dismissed	Addition of a 2- car garage to the previous	The proposed garage would be sited next to the boundary which fronts the main road.

			approved development, incorporating landscape proposals	This would not allow adequate room for landscaping which is necessary to reduce the impact of this prominent development. The garage in itself would also add to the total mass of buildings and would not make a positive contribution to the built environment. DEL WR
11/02/04	W14003/02: 12 & 14 Fordington Road Winchester	Allowed	Extension of 12 & 14 Fordington Road to provide additional living accommodation	The proposal is for an extension between two semi-detached properties. It will be two storeys high to the rear, but due to the slope of the land will appear to be only one-and-a-half storeys high to the front. Therefore the taller part of the development will be largely screened by the existing buildings and will not be prominent in the street scene, while the visual gap between the properties will be retained. CTTE WR
13/02/04	W03257/05: Yewtree Cottage Trampers Lane North Boarhunt	Dismissed	Two-bedroom detached dwelling	The principle of a small dwelling on this plot is acceptable. While the access to this site fails to provide the recommended visibility or stopping distances, in the specific circumstances of this case there would be no adverse effect on highway safety. However, no contribution for public open space provision had been paid and therefore the proposal fails to comply with the Council's open space strategy. CTTE WR
18/02/04	W13507/06: Twyford Moors Garage Main Road Colden Common	Allowed	Demolition of the existing garage building and the erection of two 4-bedroom detached dwellings with associated garages,	This proposal is contrary to policy as it constitutes housing development in the countryside. However, there are material considerations which override this: The large existing garage is dilapidated and out of scale with the surrounding dwellings; the traffic and noise generated by

			parking and alterations to the existing access	the garage has a detrimental impact on nearby residential amenity; the business itself is struggling. In this case the area would benefit from the removal of the existing building and its replacement with a limited amount of small-scale residential development. CTTE IH
19/02/04	W09704/05: Oakhaven Clubhouse Lane Waltham Chase	Allowed	Loft conversion with dormer windows to side and rear	The Council has already accepted the principle of a second storey on this property by previously allowing a loft conversion with velux windows. Amended plans were accepted by the Inspector for this appeal which omitted the side dormer. Under this scheme, there will be no unacceptable loss of privacy through overlooking toward neighbouring properties. DEL WR
25/02/04	W18426: Land Adjacent to Police House Bullington Lane Sutton Scotney	Dismissed	Single dwelling and detached garage	A new dwelling within designated countryside is contrary to policy. The area has an open semi-rural character with large gaps between buildings. The extent of the proposed built form would not be in keeping with this. The location is also not sustainable and would be likely to generate further trips by car. Furthermore, the appellant has not provided a contribution for public open space provision and therefore the proposal fails to comply with the Council's open space strategy. DEL WR
26/02/04	W13998/02: Forest Lodge Mayhill Lane Swanmore	Allowed	Detached garage	The adjacent bungalow to the northeast is at a higher level than this property and has a forward projecting wing which is very prominent in views along the lane. The proposed garage would be screened by this wing and surrounding planting from views from the north and would only been

				<p>seen against the backdrop of the wing when viewed from the south. Therefore it will cause no significant harm to the character of its immediate surroundings or the countryside.</p> <p>DEL WR</p>
25/02/04	W18298: 1 & 2 Court Road Kings Worthy	Dismissed	Demolition of existing dwellings and erection of 6 three bedroom dwellings, 8 two bedroom apartments and 5 one bedroom apartments and new access	<p>The design, mass and scale of the proposed buildings in both of these schemes would not have a detrimental impact on the area and both proposals also make adequate provision with regard to the number and mix of affordable houses. However two important trees would be lost which make a significant contribution to the character of the area and to the Conservation Area.</p> <p>DEL PI</p>
25/02/04	W18298/01: 1 & 2 Court Road Kings Worthy	Dismissed	Demolish existing buildings, erect 8 three bedroom, 6 two bedroom, 3 one bedroom dwellings, integral garages, detached cycle stores, parking and new access	<p>DEL PI</p>
26/02/04	W18450: South View Turkey Island Shedfield	Allowed	Two storey and single storey side extensions with porch, loft conversion with dormer windows to rear and replacement detached garage with store	<p>The property is in a prominent position overlooking countryside to the south. However, the design of the various extensions will reduce their visual impact and the extended building will not be unduly large or featureless in the context of surrounding development. The development will result in a large building on a small plot but there are other examples of this in the area and the limited depth of the site will not be readily apparent from any public viewpoint.</p> <p>DEL WR</p>

12/03/04	W11420/05: Longacre Hurdle Way Compton	Dismissed	Replacement of the existing dwelling with 12 flats and 5 houses plus associated garages and parking	The density of housing proposed would be sustainable in this residential area. Although the area is characterised by large houses in spacious plots, the building containing the flats would not be significantly greater than many of these and the houses to the rear would be lower and partly screened from public view. Sufficient space would be retained on the plot for amenity areas. Therefore the proposal would not be detrimental to the character of the area. The proposal would not compromise highway safety on Hurdle Way but the junction of Hurdle Way with the main Otterbourne Road is very hazardous and the development would materially increase traffic at this point. With no agreed solution to this issue, the appeal fails. CTTE WR
----------	---	-----------	---	---

DEL Delegated decision
CTTE Committee decision

WR Written representations
IH Informal hearing
PI Public inquiry

OTHER CONSIDERATIONS:

2 CORPORATE STRATEGY (RELEVANCE TO):

2.2 Success on appeal is a measure of quality. It demonstrates that the policies of the development plan and the decisions reached by officers and members can be successfully defended.

3 RESOURCE IMPLICATIONS:

3.1 The number of appeals received and the success of appeals has an impact on staff time and legal costs.

BACKGROUND DOCUMENTS:

None

APPENDICES: None