

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: 1 Chestnut Villas Hunton Down Lane Hunton Winchester Hampshire
SO21 3PZ

Parish/Ward Wonston

Proposal Description: Two storey side extension with 1 no. dormer windows to front and rear

Applicant Mr And Mrs Herbert

Case No: 04/00513/FUL

W No: W18812

Case Officer: Mr James Jenkison

Date Valid: 4 March 2004

Delegated or Committee: Committee Decision
Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Site Factors:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- The site consists of a modest pair of semi-detached houses in an isolated location in the countryside. Both houses are 1 ½ storeys and incorporate a pair of gables in the centre of the building. The houses have a large roof, with a ridge height of 7.5 metres, and this allows the first floor of both houses to accommodate a bathroom and 2 bedrooms. The houses are visually prominent, particularly when approached from the south-west along Hunton Down Lane, where there is a large break in the hedgerow as the lane curves to the east, giving clear forward views of the houses over quite a distance.
- The size and scale of the pair of houses is made more apparent as they face forward over the curving aspect of Hunton Down Lane, presenting an oblique profile in views from the south-west, with the sidewall of 1 Chestnut Villas being clearly visible in conjunction with the front elevation. Additionally, the roof ridge protrudes above the skyline.
- The sites are adjacent to, but not part of, The Dever Valley Area of Special Landscape Quality, which includes the farmland to the west of the sites and Hunton Down Lane as it approaches the sites from the south-west. The sites are part of the Dever Valley/North Dever Downs Landscape Character Areas of the Winchester District Local Plan Review Revised Deposit and the strategies for these areas are to preserve the predominantly remote and quiet rural character of the parts away from the A34 and A33, conserve views out to surrounding downs, protect the setting and routes of historic drove roads and conserve open panoramic views and the visually remote character of the area through sensitive location and design of new development.
- The original size of each dwelling is 83.8m² including the single storey rear extensions which look to form part of the original houses. 1 Chestnut Villas also has a conservatory of 12.65m².

Relevant Planning History

- W18812/01. Two storey side extension with 1 no. dormer windows to front and rear.
2 Chestnut Villas.
These applications are being assessed together.

Proposal

- As per Proposal Description

Consultations

No consultations were undertaken for this application.

Representations:

Wonston Parish Council

- Wonston Parish Council supported this application and the application for the adjacent site.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1, E6, H7

Winchester District Local Plan:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- C1, C2, C19, EN5, EN7, H7

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP5, C1, C22, H7

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- The Hampshire Landscape: A Strategy for the future
- Rural Housing Information Booklet
- Housing Monitoring Report

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Impact on the character of the area/spatial characteristics/street scene
- Loss of small dwellings.

Impact on the character of the area/spatial characteristics/street scene.

- The proposals are to add identical 1 ½ storey side extensions to each villa (there is a separate application for 2 Chestnut Villas), with a chimney at each end and dormer windows in the roof. The front wall of each extension will be flush with the front wall of the original houses and increase the total width from 11.9 metres to 20.5 metres, with each extension having a width of 4.3 metres. The depth of the extensions will be greater than that of the original houses, being 6.1 metres against 5.5 metres for the original. There is some inconsistency between the first floor plan and the rear elevation, with the rear elevation showing dormer windows in the rear roofslope of the extension while the floor plans show the rooms of the extensions incorporating floorspace right along the width of the rear wall, indicating a full 2-storey height for the extensions along the rear.
- When taken individually and together the extensions will increase the visual mass of the semis noticeably and create the impression of a much larger linear terrace, rather than the modest compact building that exists at present. It will be a visually intrusive feature in the countryside, with the building becoming by far the largest and most dominant visual feature, made more noticeable by the absence of other buildings in the vicinity, and encroaching further on the skyline. The result of the proposal would therefore be visual intrusion in the countryside and a complete change in the character of the building.

Loss of small dwellings.

- The extension proposed for 1 Chestnut Villas (like its identical extension proposal for 2 Chestnut Villas) will incorporate a floor area of 45.65m², bringing the total floor area of 1

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Chestnut Villas to 154.75 m². This represents a 47% increase in size of 1 Chestnut Villas over what exists at present, with all extensions (old and new) resulting in a 69.5% increase in size from the original dwelling. In both instances the increase in size exceeds both the 25% and 120m² limit stipulated in Policy C.19 of the Adopted Winchester District Local Plan.

- The proposals for both 1 & 2 Chestnut Villas would also result in the loss of a small (1 & 2 bedroom) dwellings in the countryside and increase the stock of 3-bedroom dwellings in the locality. The stock analysis for the area identified a shortfall of 33 2-bedroom dwellings and a surplus of 204 3-bedroom dwellings. Proposal C22 of the Winchester District Local Plan Review Revised Deposit 2003 indicates that the loss of small dwellings in the countryside should be resisted.

Recommendation

REFUSE – subject to the following refusal reason(s):

Reasons

01 The proposal (both in itself and in conjunction with the proposal at 2 Chestnut Villas) is contrary to policies UB3, C1 and E6 of the Hampshire County Structure Plan Review, policies C1, C2, C19, EN5 and EN7 of the Adopted Winchester District Local Plan and proposals DP3, DP5, C1 and C22 of the Winchester District Local Plan Review Revised Deposit 2003 in that it would change the character of the existing building and result in a visually intrusive and detrimental feature in the countryside.

02 The proposal (both in itself and in conjunction with the proposal at 2 Chestnut Villas) is contrary to Policy H7 of the Hampshire County Structure Plan Review, policies C19 and H7 of the Adopted Winchester District Local Plan and proposals C22 and H7 of the Winchester District Local Plan Review Revised Deposit 2003 in that it would result in the loss of affordable and small dwellings in the countryside and a reduction in the mixture of dwellings in an area where there is an identified shortfall of 2-bedroom dwellings and an identified surplus of 3-bedroom dwellings.

Informatives

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

Hampshire County Structure Plan Review: UB3, C1, E6, H7

Winchester District Local Plan Proposals: C1, C2, C19, EN5, EN7, H7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, C1, C22, H7

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: 2 Chestnut Villas Hunton Down Lane Hunton Winchester Hampshire
SO21 3PZ

Parish/Ward Wonston

Proposal Description: Two storey side extension with 1 no. dormer windows to front and rear

Applicant Mr And Mrs Smith

Case No: 04/00514/FUL

W No: W18812/01

Case Officer: Mr James Jenkison

Date Valid: 4 March 2004

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Site Factors:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- The site consists of one half of a modest pair of semi-detached houses in an isolated location in the countryside. Both houses are 1 ½ storeys and incorporate a pair of gables in the centre of the building. The houses have a large roof, with a ridge height of 7.5 metres, and this allows the first floor of both houses to accommodate a bathroom and 2 bedrooms. The houses are visually prominent, particularly when approached from the south-west along Hunton Down Lane, where there is a large break in the hedgerow as the lane curves to the east, giving clear forward views of the houses over quite a distance.
- The size and scale of pair of houses is made more apparent as they face forward over the curving aspect of Hunton Down Lane, presenting an oblique profile in views from the south-west, with the sidewall of 1 Chestnut Villas being clearly visible in conjunction with the front elevation. Additionally, the roof ridge protrudes above the skyline.
- The sites are adjacent to, but not part of, The Dever Valley Area of Special Landscape Quality, which includes the farmland to the west of the sites and Hunton Down Lane as it approaches the sites from the south-west. The sites are part of the Dever Valley/North Dever Downs Landscape Character Areas of the Winchester District Local Plan Review Revised Deposit and the strategies for these areas are to preserve the predominantly remote and quiet rural character of the parts away from the A34 and A33, conserve views out to surrounding downs, protect the setting and routes of historic drove roads and conserve open panoramic views and the visually remote character of the area through sensitive location and design of new development.
- The original size of each dwelling (1 & 2 Chestnut Villas) is 83.8m² including the single storey rear extensions, which look to form part of the original houses.

Relevant Planning History

- W18812- Two storey side extension with 1 no. dormer windows to front and rear.
1 Chestnut Villas.
These applications are being assessed together.

Proposal

- As per Proposal Description

Consultations

No consultations were undertaken for this application.

Representations:

Wonston Parish Council

- Wonston Parish Council supported this application and the identical application for the adjacent site at 1 Chestnut Villas.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1, E6, H7

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester District Local Plan:

- C1, C2, C19, EN5, EN7, H7

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP5, C1, C22, H7

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- The Hampshire Landscape: A Strategy for the future
- Winchester Housing Needs Survey
- Rural Housing Information Booklet
- Housing Monitoring Report

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Impact on the character of the area/spatial characteristics/street scene
- Loss of small dwellings.

Impact on the character of the area/spatial characteristics/street scene

- The proposals are to add identical 1 ½ storey side extensions to each villa (ie. there are two separate applications for No's 1 & 2 Chestnut Villas), with a chimney at each end and dormer windows in the roof. The front wall of each extension will be flush with the front wall of the original houses and increase the total width from 11.9 metres to 20.5 metres, with each extension having a width of 4.3 metres. The depth of the extensions will be greater than that of the original houses, being 6.1 metres against 5.5 metres for the original. There is some inconsistency between the first floor plans and the rear elevation plans, with the rear elevation showing dormer windows in the rear roofslope of the extension while the floor plans show the rooms of the extensions incorporating floorspace right along the width of the rear wall, indicating a full 2-storey height for the extensions along the rear.
- When taken individually and together the extensions will increase the visual mass of the semis noticeably and create the impression of a much larger linear terrace, rather than the modest compact building that exists at present. It will be a visually intrusive feature in the countryside, with the building becoming by far the largest and most dominant visual feature, made more noticeable by the absence of other buildings in the vicinity, and encroaching further on the skyline. The result of the proposal would therefore be visual intrusion in the countryside, a loss of panoramic views and a complete change in the character of the building, with the resultant building looking out of context with its surroundings.

Loss of small dwellings.

- Each extension for 1 & 2 Chestnut Villas will incorporate a floor area of 45.65m², bringing the

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

total floor area of 2 Chestnut Villas to 129.45m². This represents a 54.5% increase in size of 2 Chestnut. In both instances the increase in size exceeds both the 25% and 120m² limit stipulated in Policy C.19 of the Adopted Winchester District Local Plan.

- Both proposals would also result in the loss of small (1 & 2 bedroom) dwellings in the countryside and increase the stock of 3-bedroom dwellings in the locality. The stock analysis for the area identified a shortfall of 33 2-bedroom dwellings and a surplus of 204 3-bedroom dwellings. Proposal C22 of the Winchester District Local Plan Review Revised Deposit 2003 indicates that the loss of small dwellings in the countryside should be resisted.

Recommendation

REFUSE – subject to the following refusal reason(s):

Reasons

01 The proposal (both in itself and in conjunction with the proposal at 1 Chestnut Villas) is contrary to policies UB3, C1 and E6 of the Hampshire County Structure Plan Review, policies C1, C2, C19, EN5 and EN7 of the Adopted Winchester District Local Plan and proposals DP3, DP5, C1 and C22 of the Winchester District Local Plan Review in that it would change the character of the existing building and result in a visually intrusive and detrimental feature in the countryside.

02 The proposal (both in itself and in conjunction with the proposal at 1 Chestnut Villas) is contrary to Policy H7 of the Hampshire County Structure Plan Review, policies C19 and H7 of the Adopted Winchester District Local Plan and proposals C22 and H7 of the Winchester District Local Plan Review in that it would result in the loss of affordable and small dwellings in the countryside and a reduction in the mixture of dwellings in an area where there is an identified shortfall of 2-bedroom dwellings and an identified surplus of 3-bedroom dwellings.

Informatives

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

Hampshire County Structure Plan Review: UB3, C1, E6, H7

Winchester District Local Plan Proposals: C1, C2, C19, EN5, EN7, H7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, C1, C22, H7

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: 2 The Pines Closewood Road Denmead Waterlooville Hampshire
PO7 6JD

Parish/Ward Denmead

Proposal Description: Two storey side extension and single storey extension to rear

Applicant Mr And Mrs J Sharratt

Case No: 04/00630/FUL

W No: W14331/02

Case Officer: Mr James Jenkison

Date Valid: 10 March 2004

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer
recommendation

Site Factors:

Site Description

- The site is part of a row of semi-detached 2-storey houses located in the countryside just south of Denmead. This row of houses is somewhat urban in design and appearance, however, the surrounding area is mostly undeveloped and consists of either farmland or woodland. The group of houses here are in an isolated location and is separated from the busy Hambledon Road by fields. On the south side of Closewood Road here are a collection of much larger detached houses set in much more spacious grounds, reinforcing the countryside identity of the locality.
- The application site is one half of one of the pairs of semi-detached houses. This pair is set further away from the rest of the group, but is still identifiable as part of the group due to the similarity in size and design. The application site currently has a small 2-bedroom dwelling with an original size of approximately 90m² in floor area, various extensions have been made to this dwelling and incorporated into its overall living area, bringing the total floor area to approximately 110m².

Relevant Planning History

- **W14331** Single garage. - Application Permitted - 20/11/1995.
- **W14331/01** Two storey side extension, single storey rear extension and rear dormer – Application Refused - 20/04/2001.
Appeal dismissed.

Proposal

- As per Proposal Description

Consultations

No consultations were undertaken in respect of this application.

Representations:

Denmead Parish Council

- Strongly supported the proposal.

No letters of representation have been received from neighbours.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- H7

Winchester District Local Plan

- C19

Winchester District Local Plan Review Deposit and Revised Deposit:

- C22

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene

Principle of Development.

- The appeal inspector's decision on the previous application was to dismiss the appeal solely on the grounds that it would represent the loss of smaller affordable dwellings. In that instance the proposal was to increase the size of the dwelling to 230m² and from 2 bedrooms to 4 bedrooms (which included a bedroom in the roofspace). Since that time the Winchester District Local Plan Review has progressed and Proposal C.22 of the WDLP Review is more explicit than Policy C.19 of the Adopted WDLP in relation to the retention of small (1 & 2 bedroom) dwellings. Though there have been objections to this policy proposal the Council is not seeking to change the policy in this regard.
- The proposed extensions would increase the total floor area of the dwelling by 50m² to 158.7m², much more than the original size of the dwelling and well beyond the 120m² limit set by Policy C.19 and above the 25% size increase threshold stipulated in that policy. The proposal would increase the number of bedrooms from 2 to 3 (ie. the bedroom in the roofspace has been omitted for this application) resulting in the loss of what is defined as a small dwelling, of which there is a shortage in the Denmead area. There will be an increase in future demand for smaller dwellings as noted in PPG3 and it is important to retain small dwellings to meet this demand and to ensure housing affordability.

Visual Impact

- The appeal inspector noted in his decision for the previous proposal that there will be no detrimental visual impact from the increase in the size of the dwelling and the new proposal will not change this, because the dwelling is set amongst a group of existing buildings. However, it does change the character of the house by doubling its original width.

Recommendation

REFUSE – subject to the following refusal reason(s):

Reason

01 The proposal would result in the loss of a small dwelling in the countryside contrary to Policy H7 of the Hampshire County Structure Plan Review, Policy C19 of the Adopted Winchester District Local Plan and Proposal C22 of the Winchester District Local Plan Review.

Informatives

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

Hampshire County Structure Plan Review: H7, UB3

Winchester District Local Plan Proposals: C19, EN5

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: Hillcroft Northbrook Avenue Winchester Hampshire SO23 0JW

Parish/Ward Winchester Town

Proposal Description: Partial demolition of existing building and conversion to 7 no. two bedroom and 1 no. one bedroom dwellings and erection of 3 no. two bedroom dwellings with garages, associated parking and new vehicle access (AMENDED PLANS SUBMITTED)

Applicant Wates Homes Ltd And St Swithuns School

Case No: 04/00063/FUL

W No: W18122/02

Case Officer: Mary Humphries

Date Valid: 8 January 2004

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors: Winchester Conservation Area

Site Description

- The site comprises a large vacant detached victorian villa, previously extended and altered, to form a dormitory for St Swithuns School, set in extensive landscaped and walled grounds.
- It lies between Northbrook Avenue to the north, and Quarry Road to the south east, within St John and All Saints ward, and within the City's Conservation Area.
- Northbrook Avenue is a tree lined private road characterised by large detached houses set back from the road in good sized and well landscaped plots, although there is some denser development in the area and some buildings front onto the verge.
- The spaces between and around the buildings are important to the street scene and allow views to the wider landscape and AONB beyond the City.
- The existing villa is an attractive large red brick house with slate roofs, and dormer windows set above a terraced and steeply sloping garden, laid predominantly to grass. The site is visible in shorter and longer views from various vantage points to the south and south east.
- The building fronts onto Northbrook Avenue, but the views from this direction are mainly of the later unsympathetic extensions to the original villa.
- From Quarry Road, at the lower level, the rear elevation of the villa is a significant feature within the street scene
- The site is steeply sloping and levels drop down significantly from Northbrook Avenue down to Quarry Road and lies at an elevated position in the landscape.

Relevant Planning History

- W18122 – Demolition of existing building and erection of 12 no. one, two and three bedroom apartments and 2 no. three bedroom dwellings with alterations to existing access and formation of new access from Quarry Road - Refused 14.02.2003
- W18122/1LBCA - Demolition of existing building and erection of 12 no. one, two and three bedroom apartments and 2 no. three bedroom dwellings with alterations to existing access and formation of new access from Quarry Road - Refused 14.02.2003

Proposal

- The proposal is for the partial demolition of the later wings of the existing building and conversion to 7 no. two bedroom and 1 no. one bedroom dwellings and the erection of 3 no. two bedroom dwellings with garages, associated parking and new vehicle access.
- The original core of the existing villa would be retained, and extended at two and three storey height towards the road frontage to form 8 new apartments with garaging and cycle store.
- A new roof ridge would be formed above the existing central flat roof of the house and the basement would be opened up and fenestrated to maximise the use of the building.
- The extension fronts onto Northbrook Avenue and incorporates victorian detailing, with a three storey tower feature to the east, fronting the avenue.
- To the rear of the villa, on the lower part of the garden, three new dwellings are proposed, with a semi-detached pair of dwellings in the form of a single storey pavillion, and a detached house, close to the Quarry Road frontage, which is single and two storey in height.
- The new houses are contemporary in design, and incorporate split level floors to make use of the changes in level and to keep the overall height of the development down. They have slate pyramid roofs and brick elevations to match the original house and garden walls.
- 17 car parking bays are proposed, including garaging for 5 vehicles, served by two vehicular accesses to either side of the villa onto Northbrook Avenue. The second access to the east is a new access and the access to the west is existing.
- The site is to be landscaped with a formal shared garden to the north of the site and private rear gardens to the south, to serve the three new dwellings.
- There are no significant trees within the centre of the site but the more significant trees towards the boundaries are to be retained.

Consultations

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Conservation: comment - conditions recommended.

- The current proposal looks fine in the artists impressions, but their accuracy is questionable.
- No objection to the conversion of the existing building or the extensions to the villa.
- The levels are a concern, particularly in respect of the new build to the south, which will be visible from Quarry Road above the garden wall.
- The views towards Northbrook Avenue and the existing house will be partly obscured by the pyramid roofs and the roof terraces to the rear of the pavillion style houses.

Highway Engineers: no objection subject to conditions

- Previous development proposals for this site have been unacceptable for various reasons, but for this application a highway consultant has looked into the existing use of the site and has assessed the potential traffic impact from the uses which could be implemented without planning permission. An alternative use within the same use class could generate around 58 traffic movements per day, while the current proposal would generate in the region of 44 movements per day and therefore, there is no objection to the principle of the proposal.
- 17 car parking spaces are proposed (equivalent to 1.5 per unit). While this is acceptable, it is likely that parking will be insufficient within the site resulting in parking on Northbrook Avenue. However, since this a private road, this does not affect public highway safety.
- The garages should have minimal internal dimensions of 3.0m by 6.0m (the amended plans achieve this).
- The cycling provision would ideally not all be in one place, but the provision is acceptable and is close to an entrance to the flats.

Archaeologist: no objection subject to conditions

- The development may have archaeological implications in a documented area of the medieval fair, within the area of an anglo-saxon cemetery.
- Remains have been found in close proximity to the site. Despite previous ground impact, the works may impact on archaeological remains relating to the anglo-saxon cemetery, medieval fair or other periods.
- A watching brief would be appropriate.

Environment Agency:

- No objection in principle subject to conditions regarding drainage and storage for fuels or chemicals during construction.

Landscape: no objection subject to conditions

- The site lies within the Conservation Area and the pollarded limes on Northbrook Avenue are therefore protected. The tree officer should be consulted with regard to these trees and others off the site.
- There are significant changes in levels across the site, to which the scheme appears to respond positively, but it is important that sufficient information is submitted in order to assess whether the scheme works in detail.
- Cross-sections should be provided to pick up how levels are to be resolved with existing levels and finished floor levels shown. The submitted amended plans are sufficient.
- Some concerns about loss of existing boundary vegetation and lack of space for replacement parking and full hard and soft landscape details must be required by conditions.

Tree Officer: no objection

- What trees there are on this site are small and of little amenity importance. Some small fruit trees and other large shrubs will be lost but these are not worthy of a TPO.
- The large tree by Quarry Road, in the garden of Courtlands is in fact a poor multi-stemmed sycamore. This was once single stemmed and has been coppiced. Although of high amenity value, it has no long term viability and is not worthy of a TPO.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- Given the size and importance of the site, especially in views from the south, landscaping and tree planting should be integral to the application and this should be addressed by the applicant.
- Should the existing pollarded lime trees on Northbrook Avenue fail to survive as a result of the works, replacements should be provided.

Architects Panel

- Awaiting comments

Representations:

City of Winchester Trust:

- The thoughtful addition to the existing building is welcomed and the general approach of the scheme makes good use of a difficult site.
- The success will depend on the detailing and materials, which should match exactly those of the existing house.
- This addition and the new trim new dwellings at the bottom of the plot should make a successful development that fits in sensitively with its surroundings.

Letters of representations have been received from 22 residents

- Conversion of villa and extensions are welcomed and this offers a huge improvement on the previous application. The use of traditional materials and roof forms is welcomed.
- Brick should be used for construction of new build houses on lower part of site and render is not appropriate in this context (comment on original plans).
- Objections to traffic and road safety implications and insufficient parking within the site
- There should be a pedestrian/cycle link to Quarry Road.
- The trees on and off the site should be retained (particularly the avenue of limes) and hedgerows and trees should be replaced on southern boundary
- Junctions to either end of Quarry Road should be improved as part of application.
- The roof gardens should be reduced in size (comment on original plans).
- The road surface to Northbrook Avenue should be repaired.
- Construction traffic must be planned and managed during period of works.
- The tower is too tall and dominating.
- The wall along Quarry Road should be replaced with similar wall of similar materials.
- Objection to excessive housing density for this area.
- A legal agreement should be entered into to secure road improvements to the roads in the vicinity of the site and to reduce congestion and traffic speeds.
- Concerns about loss of privacy to neighbouring gardens when residents stand on new roof terraces close to neighbouring gardens. A screen should be provided and mature planting should be implemented between new dwellings 1 and 2 and the neighbouring garden to west.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB1, UB3, E8, T5, R2, H7, E16, E17, E19

Winchester District Local Plan

- EN1, EN4, EN5, EN7, EN8, EN9, H1, H7, RT3, T8, T9, HG6, HG8, HG11, W1, W2

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP3, DP5, DP6, C6, HE1, HE4, HE5, HE6, HE7, HE8, H2, H5, H7, RT3, T1, T2, T3, T4, W1

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- Hampshire Historic Landscape Assessment
- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Winchester City and its Setting

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Historic heritage/conservation area/listed building

Principle of development

- The site lies within the settlement boundary for Winchester City where there is a presumption in favour of residential redevelopment.
- The density of the development is 58 units per hectare, which although above the range given in PPG3 does provide an acceptable form of development.
- The mix of units complies the housing mix policies set out in the development plan and SPG.

Impact on the character of the area/spatial characteristics/street scene

- The proposal retains the principal and significant elevations of the existing villa and the new addition complements the architectural qualities, massing and scale of this building. The extended building will maintain the external appearance of a single villa.
- The new houses within the grounds are separate from the villa at a lower level, and are subservient in scale, allowing the retention of space surrounding the villa.
- The extensions are sympathetic in scale and massing to the original house and will provide interest and rhythm within the Northbrook Avenue street scene.
- The views of the villa from Quarry Road will be retained, but the new development within the grounds will obscure some views from the south.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Detailed design

- The design of the converted and extended house is traditional in materials and detailing, incorporating traditional roof forms, colonnades, fenestration and doors.
- The new houses in the grounds have a contemporary design utilising split floor levels and pyramid roofs to maintain a modest overall height and massing. The fenestration to these units incorporates simple square windows in uncluttered elevations, with more substantial glazing to the southern elevations.
- House 3 has been designed to emerge above the garden wall to the south east of the site, and has a tower feature which adds interest to the street scene. This building lies adjacent to Quarry Road in the south east corner of the site.

Residential amenities

- The site was until recently occupied as a student dormitory for St Swithuns School. The extended flats building is similar in height to the existing building, and should not increase the level of overlooking to neighbouring houses and private rear gardens.
- The new houses in the rear gardens have been designed to minimise opportunities for overlooking to the neighbouring gardens and houses. The roof terraces are set in from the boundaries and there is a screen wall of 1.8m height to the west side of the roof garden to house 1 to avoid overlooking to the neighbouring property.
- There may be some disturbance to neighbouring properties as a result of the use of the new access road and parking areas to the lower area of the site, but this is not unacceptable in an urban setting, and can be mitigated with tree and hedge planting/screening.

Highways

- The site is accessed off Northbrook Road, which is a private road. There is no direct access onto Quarry Road from the site
- While the junctions serving Quarry Road to the north and south of the site are substandard, the level of traffic generated by the proposed use will not exceed the level that could be generated by other authorised uses of the existing building and site.
- The level of parking is at the maximum level that can be required under PPG3 and PPG13 guidelines and is therefore acceptable.

Public open space provision

- The proposal incorporates adequate on site amenity space for residents and a financial contribution towards public recreational sports and play provision will be required.

Historic heritage/conservation area

- The existing building is not listed and is not of sufficient architectural or historic interest to be worthy of listing. It has been poorly renovated and extended in the past.
- The proposal retains the historic core of the villa building on the site and results in the removal of the less sympathetic later additions. These are to be replaced with well designed extensions to complement the existing building and enhance views within the conservation area.
- The principle elevations of the original villa will be restored and these will be visible from various vantage points, including longer distance views from the south and south east.
- The grounds surrounding the original villa provide a setting to the building and it is important that the open character of the site is retained for conservation and landscape reasons.
- The officer view is that the site can accommodate well designed lower level development to the south of the existing building to provide additional housing, without harming the character and appearance of the conservation area or the open setting of the villa in public views.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for public open space provision, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

APPROVE – subject to a Section 106 Agreement for:

- 1. A financial contribution of £17,340 towards the provision of public open space through the open space funding system**

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

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

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

03 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extensions and new buildings 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.

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

04 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:

- existing and proposed finished levels or contours;
- means of enclosure;
- car parking layout;
- other vehicle and pedestrian access and circulation areas;
- hardsurfacing materials;
- minor artefacts and structures (including street furniture, play equipment, refuse storage, signs, lighting, etc.)
- proposed services above and below ground
- planting plans, written specifications and schedules of plant species, numbers and densities, and retained trees, hedgerows and shrubs.

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

05 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.

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

06 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.

06 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.

07 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the existing and proposed levels and contours, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Earthworks shall be carried out in accordance with the approved details prior to the completion of the development.

08 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 protective fencing in accordance with BS 5837. A tree protection scheme, showing the position and type of protective fencing, shall be submitted to and approved in writing by the Local Planning Authority before development commences.

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

09 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

09 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

10 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 elevation(s) of the 3 new houses hereby permitted.

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

11 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway 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 duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

11 Reason: In the interests of highway safety.

12 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.

12 Reason: In the interests of highway safety.

13 The garages and parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

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

14 Large scale plans, at a scale of 1:20 or larger, shall be submitted to the Local Planning Authority and approved in writing before demolition or development commences on site, to show the following details:

- i) Dormer and other typical window details and samples, including window fascia boards, window recesses, soffits, sills, casements and leadwork;
- ii) Sprocketed roof to tower, with details of hips, soffits, fascias and guttering;
- iii) Roof details, including eaves, fascia, soffit, hips and ridges for all buildings;
- iv) Details and samples for the new curved brick garden wall, including brick type, mortar type and bond;
- v) Details and samples for the reconstructed stone sills and window heads, steps, columns, balustrading and plinth;
- vi) Entrance gates, piers and all garden walls, including brick type, mortar type and bond.

The works shall be implemented in accordance with the approved plans before the development is first occupied.

14 Reason: To ensure the materials and details are satisfactory and respect the character of the building and conservation area.

15 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

15 Reason: To protect the character and appearance of the building and conservation area.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

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: UB1, UB3, E8, T5, R2, H7, E16, E17, E19

Winchester District Local Plan Proposals: EN1, EN4, EN5, EN7, EN8, EN9, H1, H7, RT3, T8, T9, HG6, HG8, HG11, W1, W2

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, DP6, C6, HE1, HE4, HE5, HE6, HE7, HE8, H2, H5, H7, RT3, T1, T2, T3, T4, W1

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: HillcroftNorthbrook Avenue Winchester Hampshire SO23 0JW

Parish/Ward Winchester Town

Proposal Description: Partial demolition of existing building to allow conversion to 8 no. one and two bedroom dwellings and erection of 3 no. two bedroom dwellings with garages, associated parking and new vehicle access. (AMENDED PLANS SUBMITTED)

Applicant Wates Homes Ltd And St Swithuns School

Case No: 04/00064/LBC

W No: W18122/03LBCA

Case Officer: Mary Humphries

Date Valid: 8 January 2004

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors: Winchester Conservation Area

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

FOR OFFICER REPORT, SEE AGENDA ITEM FOR APPLICATION 04/00063/FUL

Recommendation

APPROVE

Conditions/Reasons

01 The works hereby consented to shall be begun before the expiration of five years from the date of this consent.

01 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 extensions and new buildings 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 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:

- existing and proposed finished levels or contours;
- means of enclosure;
- car parking layout;
- other vehicle and pedestrian access and circulation areas;
- hardsurfacing materials;
- minor artefacts and structures (including street furniture, play equipment, refuse storage, signs, lighting, etc.)
- proposed services above and below ground
- planting plans, written specifications and schedules of plant species, numbers and densities, and retained trees, hedgerows and shrubs.

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

04 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.

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

05 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the existing and proposed levels and contours, showing the relationship of proposed mounding to existing vegetation and surrounding

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

landform. Earthworks shall be carried out in accordance with the approved details prior to the completion of the development.

05 Reason: In the interests of maintaining the amenity value of the area.

06 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 protective fencing in accordance with BS 5837. A tree protection scheme, showing the position and type of protective fencing, shall be submitted to and approved in writing by the Local Planning Authority before development commences.

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

07 Large scale plans, at a scale of 1:20 or larger, shall be submitted to the Local Planning Authority and approved in writing before demolition or development commences on site, to show the following details:

- i) Dormer and other typical window details and samples, including window fascia boards, window recesses, soffits, sills, casements and leadwork;
- ii) Sprocketed roof to tower, with details of hips, soffits, fascias and guttering;
- iii) Roof details, including eaves, fascia, soffit, hips and ridges for all buildings;
- iv) Details and samples for the new curved brick garden wall, including brick type, mortar type and bond;
- v) Details and samples for the reconstructed stone sills and window heads, steps, columns, balustrading and plinth;
- vi) Entrance gates, piers and all garden walls, including brick type, mortar type and bond.

The works shall be implemented in accordance with the approved plans before the development is first occupied.

07 Reason: To ensure the materials and details are satisfactory and respect the character of the building and conservation area.

08 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

08 Reason: To protect the character and appearance of the listed building.

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: UB1, UB3, E8, T5, R2, H7, E16, E17, E19

Winchester District Local Plan Proposals: EN1, EN4, EN5, EN7, EN8, EN9, H1, H7, RT3, T8, T9, HG6, HG8, HG11, W1, W2

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, DP6, C6, HE1, HE4, HE5, HE6, HE7, HE8, H2, H5, H7, RT3, T1, T2, T3, T4, W1

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: TownsendNorthend Lane Droxford Southampton Hampshire SO32
3QN

Parish/Ward Droxford

Proposal Description: Residential re-development comprising demolition of existing dwelling
and construction of new access (OUTLINE)

Applicant Mrs J M Nettles And Mr J Freemantle

Case No: 04/00263/OUT

W No: W18753

Case Officer: Mr Neil Mackintosh

Date Valid: 30 January 2004

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer
recommendation

Reason for Committee: 4 or more representations contrary to the Officer's recommendations
have been received

Site Factors: AONB, adjacent to Droxford Conservation Area

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- The site is 0.33ha and adjacent to the junction of the A32 and North End Lane.
- It is at the Northern end of the village and adjacent to open countryside
- It contains a single bungalow, of no particular merit, and a number of evergreen trees, now the subject of a Tree Preservation Order.

Relevant Planning History

- None

Proposal

- Residential re-development comprising demolition of existing dwelling and construction of new access (OUTLINE)

Consultations

Conservation:

- No objection - the site is outside the Conservation Area but the access will be opposite Northend House, which is a listed building.
- If the access removes the brick wall and retains the flint I have no objection but at present it seems to be lost
- The site seems very prominent from the North

Engineers:Highways:

- No objection – the submitted access position and design, as well as improvements to visibility at the A32/Northend Lane junction, have been the subject of pre-application negotiation.

Environment Agency:

- No objection, in principle, subject to conditions and informative

Southern Water:

- The applicant has stated that foul drainage is to be to a cesspit.
- Southern Water have sewers and a treatment works in nearby Chestnut Rise.
- It is unlikely that there would be sufficient spare capacity to serve these additional dwellings.

Landscape:

- Recommend refusal – the site is within the AONB, adjacent to the Droxford Conservation Area and the tree cover on this site contributes to the character and setting of these.
- It also contributes to local amenity and is visible from the A32 and possibly from the Wayfarers Walk.
- Tree planting not only contributes to the character but also defines the edge of the village.

AONB Panel:

- The Panel object strongly to this application.
- The site is located in a prominent position in the street scene on the edge of the village and adjacent to the Conservation Area
- The application is in outline form only and omits some important information, such as an accurate tree survey, contextual analysis of the surrounding built environment and relationship to the wider landscape setting of the AONB.
- Of particular concern is the loss of all the trees within the site, encroachment towards the hedge line at the rear, where there is a green buffer/open space, lack of levels information and impact in the street scene through the removal of the low height boundary wall in Northend Road.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Housing Enablement:

- The housing register data shows a demand for Council/housing association provided accommodation in Droxford.
- The demand is for 1,2 and 3/4 bed houses.
- I would like to see 1x1bh, 1x2bh and 1x3/4bh provided for affordable housing

Representations:

Droxford Parish Council

- Object – The development would be intrusive at this important gateway to the village, within the AONB.
- 10 houses would be over-development of the site, bearing in mind its location and the types of properties nearby.
- Would result in a significant increase in traffic movements on Northend Lane, which is very narrow, and at its junction with the A32.
- Would involve the loss of an important historic flint wall opposite the Conservation Area
- The Parish Council objected to the inclusion of this site in the Urban Capacity Study and their views have not changed.

Letters of objection have been received from 26 neighbours;

- Contrary to Village Design Statement
- Over-development of the site
- Density out of keeping with small rural village in the AONB
- Would adversely affect the setting of the village, much of which is a Conservation Area.
- Adverse affect on neighbours amenities
- Adverse affect on wildlife
- Adverse affect on setting of nearby listed building
- Adverse affect on character of Northend Lane
- Loss of old flint wall
- Loss of trees and shrubs
- Loss of an attractive bungalow
- Would result in danger to highway users, including pedestrians, on Northend Lane and at junction with A32.
- Unsustainable location
- No mains drains/adverse affect of cesspit drainage.
- There is no requirement for social housing in Droxford

Local MP

Concerns regarding;

- Development would be out of character with Northend Lane and the approach to the village.
- There are no details of style and design.
- Highway safety concerns.
- Impact on the local sewage system.
- Impact on views of Beacon Hill and surrounding countryside from the village.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- H1, H5, H7, UB3, T5, T6, R2

Winchester District Local Plan

- H1, H5, H7, EN5, EN13, T8, T9, RT3, C7, HG6

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, H5, H7, DP3, DP13, T2, T4, RT3, C7, HE4

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester District Landscape Assessment
- Winchester Housing Needs Survey
- Rural Housing Information Booklet
- Winchester District Urban Capacity Study
- Housing Monitoring Report
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces

NB. The Droxford Village Design Statement is in the course of preparation but has not been adopted by the Local Planning Authority.

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 13 Transport
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Highways
- Historic heritage/conservation area/listed building
- Drainage/flooding
- Public open space provision
- Affordable housing
- Comments on representations

Principle of development

- The site lies within the H1 Policy Boundary for Droxford
- It is identified as being suitable for 10 dwellings in the Urban Capacity Study 2001 and this has been carried forward into the recent Housing Monitoring Report.
- The erection of ten dwellings would result in a density of 30dph.
- Residential development is permissible, subject to policies of the Development Plan

Impact

- The application is in outline form and it is difficult to assess the visual impact that increased residential development would have on the street, village and AONB.
- However, your officers believe that a sensitive scheme, incorporating a mixture of dwelling types and sizes, could be designed to be in keeping with the character and appearance of the area.
- Some of the coniferous trees might be lost but the affect of this could be ameliorated by the implementation of a landscaping scheme.

Highways

- The Highway Engineer has negotiated an access point and visibility splays that are acceptable in highway safety terms.
- In addition, improvements to the A32/Northend Lane junction would be provided, as a result of this development.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Heritage

- The existing bungalow is not considered to be worthy of retention.
- The Conservation Officer raises no objection to this outline application and would have an input into any detailed application submitted at a later stage.
- His considerations would take into account the setting of the Droxford Conservation Area and nearby listed buildings.
- He regrets the loss of the flint wall alongside Northend Lane.

Drainage

- The Environment Agency does not accept the promotion or proliferation of cesspools as a viable long-term sewerage option.
- However, they have accepted the principle of development here, subject to conditions.

Public Open Space

- The applicants are aware of the Council's POS Funding System and have indicated that a legal agreement will be entered into.

Affordable Housing

- Housing Enablement have indicated their requirements for this site and the applicants are aware of the Council's requirement to provide 30% affordable on site.

Comments on representations

- The Village Design Statement has not yet been adopted.
- A suitably designed scheme would respect the character and appearance of the area.
- It impossible to assess the affect on neighbours amenities until a detailed scheme is submitted.
- There are no known wildlife issues on the site.
- The submitted access arrangements would improve highway safety.
- This site is sustainable, relative to the facilities and services of the village.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for Public Open Space and Affordable Housing the Local Planning Authority has had regard to the tests laid down in Circular 1/97, which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE – subject to a Section 106 Agreement for:

- 2. The provision of affordable housing**
- 3. A financial contribution towards the provision of public open space through the open space funding system**

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions

01 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

01 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

02 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

02 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

03 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

03 Landscape considerations including:

(i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;

(ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

03 The siting of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.

03 The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

03 The layout of foul sewers and surface water drains.

03 The provision to be made for the parking, turning, loading and unloading of vehicles.

03 The provision to be made for the storage and disposal of refuse.

03 The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.

03 Details of the siting, external appearance and materials to be used for any statutory undertakers or service providers equipment such as electricity sub-stations, gas governors, telecommunication cabinets.

03 The provision to be made for street lighting.

03 The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.

03 Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

04 The trees on the site protected by Tree Preservation Order 1841 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 at least 2 metres from the tree trunks in accordance with BS 5837.

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

05 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 and E of Part One of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

06 The existing buildings on the site shall be demolished and all resultant materials removed from the site prior to the commencement of the development.

06 Reason: To safeguard the amenity of the locality.

07 The buildings shall not be constructed until a means of vehicular access and highway improvements have been provided in accordance with the approved plans.

07 Reason: In the interests of highway safety.

08 The proposed access shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE A licence is required from HCC Highways, Abbey Mill, Winchester prior to commencement of access works.

08 Reason: To ensure satisfactory means of access.

09 Nothing over 0.6 metres in height above the level of the carriageway shall be erected or permitted to remain on the land hatched green on the approved plans.

09 Reason: In the interests of highway safety.

10 No development approved by this permission shall be commenced until a scheme for the provision and implementation of foul drainage works has been approved by, and implemented to the reasonable satisfaction of, the Local Planning Authority.

10 Reason: To prevent pollution of the water environment.

11 No sewage or trade effluent should be allowed to enter surface or groundwaters.

11 Reason: To prevent pollution of the water environment.

12 All surface water from roofs should be piped to an approved surface water system using sealed downpipes. Open gullies should not be used.

12 Reason: To prevent pollution of the water environment.

13 Any facilities for the storage of fuels and chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging into the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

13 Reason: To prevent pollution of the water environment.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

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: H1, H5, H7, UB3, T5, T6, R2

Winchester District Local Plan Proposals: H1, H5, H7, EN5, EN13, T8, T9, RT3, C7, HG6

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, H5, H7, DP3, DP13, T2, T4, RT3, C7, HE4

03. Under the terms of the Water Resources Act 1991, written approval of the Environment Agency is required for any discharge or trade effluent into controlled waters, and may be required for any discharge of sewage or trade effluent from buildings or fixed plant into or onto the ground or into waters which are not controlled waters. Such approval may be withheld. The applicant is advised to contact the Hants and IOW Area Office to discuss this matter further.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: Chapel Cottage Woodman Lane Sparsholt Winchester Hampshire
SO21 2NS

Parish/Ward Sparsholt

Proposal Description: Erection of 2 No. garden sheds (RETROSPECTIVE)

Applicant James Martin

Case No: 04/00351/FUL

W No: W17113/02

Case Officer: Ann Wilkinson

Date Valid: 19 February 2004

Delegated or Committee: Committee

Reason for Committee: Parish Council submitted representations contrary to officer
recommendation

Site Factors: Sparsholt Conservation Area

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- Previously converted chapel which lies on a triangular plot.
- The dwellings lies sideways onto Woodmans Lane.
- The site is well screened along the road boundary by an established 2m - 2.5m high hedge.

Relevant Planning History

- W17113 – First floor side extension, porch and conservatory – Per 06/07/01
- W17113/01 – Change of use from agricultural to residential garden –Per 02/12/02

Proposal

- Retrospective application for the erection of two sheds.
- The sheds are metal and have been painted green.
- The shed closest to the dwelling measures 1.7m by 1.5m and has a maximum height of 1.8m.
- The second shed measures 2.44m by 1.1m and has a maximum height of 1.59m.

Consultations

Enforcement:

- No objection. Very small buildings behind thick hedge and bank. Not causing visual harm in the Conservation Area.

Representations:

Sparsholt Parish Council

- Object – These sheds are too close to the main road and therefore contravene planning regulations applicable to conservation areas.

Letters of representations have been received from 1 Neighbour

- Unsightly
- Impact on view from neighbouring property
- Concerned that this is yet another retrospective application
- Developments are out of kilter with the balance of the house size and property site.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3 and E16

Winchester District Local Plan

- EN5, HG6, HG7, HG8

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, HE4, HE5, HE6

Supplementary Planning Guidance:

- Sparsholt Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 15 Planning and the Historic Environment

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the conservation area and the street scene
- Residential amenities

Principle of development

- The site lies within the policy boundary and Sparsholt Conservation Area wherein the principle of development is generally considered to be acceptable subject to the design, amenity and conservation policies of the development plan.

Impact on the conservation area and the street scene

- The sheds are fairly small in size and are located in the south west corner of the garden along the road boundary.
- There is a well established hedge along the boundary which on the whole screens the sheds from the road, although the tops of the sheds can be seen just above the hedge.
- The shed are both painted green and whilst the tops of them can be seen above the hedge they are by no means obvious within the street scene.
- It is therefore considered that the shed do not have an adverse impact upon the streetscene and do not harm the appearance or character of the conservation area.

Residential Amenities

- The sheds are not very large and are far enough away from any neighbours that they would not have any undue impact.

Comments on Representations

- Whilst the Council does not advocate applicants applying retrospectively for planning permission, the application must be considered in the same way as any proposal and cannot be refused because the application was made retrospectively.

Recommendation

4. APPROVE

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 and E16

Winchester District Local Plan Proposals: EN5, HG6, HG7, HG8

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE4, HE5, HE6

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: Spratt's YardCoppice Hill Bishops Waltham Southampton Hampshire

Parish/Ward Bishops Waltham

Proposal Description: (AMENDED SITE DESCRIPTION)Retention of a portacabin with roof top garden and walkway (RENEWAL OF TEMPORARY PLANNING PERMISSION W06032/05)(THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Applicant Mr And Mrs Spratt

Case No: 04/00357/FUL

W No: W06032/06

Case Officer: Ann Wilkinson

Date Valid: 9 February 2004

Delegated or Committee:

Reason for Committee: Parish Council submitted representations contrary to officer recommendation

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- Portakabin at the rear of Spratts Yard, which is used for selling cars.
- The portakabin is used as an office and for storage space.
- The portakabin has a roof garden above it.
- The roof garden is accessed via steps and a walkway built into the steeply sloping land to the rear of the site.

Relevant Planning History

- W6032- Additions and alterations – Per 03/03/81
- W6032/01 – Workshop store and Office – WDN 29/01/86
- W6032/02 – First floor side extensions
- W6032/04 – Retention of a portacabin with roof top garden and walkway – Per 12/01/99
- W6032/05 – Retention of a portacabin with roof garden top garden and walkway (Renewal of temporary permission W6032/04)- Per 04/03/02
-

Proposal

- As per Proposal Description
-
-

Consultations

Engineers:Highways:

- No highway objections

Representations:

Bishops Waltham Parish Council

- Object: Approval for W06032/05 was temporary for two years only and council would not wish it to become permanent by default.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- Comments on representations

Principle of development

- The site lies within the policy boundary wherein there is a general presumption in favour of development subject to the design and amenity policies of the development plans.

Impact on character of the area

- The site is a yard which is set back from Coppice Hill
- The portacabin lies to the rear of the site and the land at the rear of the portacabin rises up steeply.
- The portacabin is an unattractive structure painted green with a yellow door.
- The roof garden is situated on top of the portacabin and has a balcony with barrier running along the north east and south east elevations and is painted green and yellow.
- Whilst the portacabin is not overly intrusive because of its contained location to the rear of the site, it not of a conventional permanent type construction and its design and the use of materials are not considered to be appropriate for long term retention.
- It is therefore considered that consent should only be granted for a further two years after which time the applicant should be advised that the structure and the walkway should be removed from the site.

Comments on representations

- The portacabin, roofgarden and walkway have only ever been subject to temporary consents and therefore once the temporary consent has expired the application would not benefit from planning permission.
- The Council considers that the structure should not be retained in the long term however in order to give the applicants time to consider other options a further temporary consent should be granted for a further two years.
- At the same time an informative should be attached to the decision to advise the applicant that the Council is unlikely to grant any further temporary consent and the structures should be removed prior to the expiration of the temporary two year consent.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 This permission shall only enure solely for the benefit of Mr and Mrs Spratt only.

01 Reason: To define the permission

02 The permission hereby granted shall be for a limited period expiring on 28 February 2006 on or before which date the portacabin with roof top garden and walkway shall be removed and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

02 Reason: The development is of a type not considered suitable for permanent retention.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Informatives

01. The development is not in accordance with the design and amenity Policies and Proposals of the Development Plan set out below but there are other material considerations which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 54A of the Town and Country Planning Act 1990 (as amended).

02. 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: EN5

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

03. The applicant is advised that the Local Planning Authority is unlikely to grant any further temporary planning applications for the retention of the portacabin, roofgarden and walkway and therefore following the expiration of this planning permission the structures should be removed in accordance with condition 2.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: Hoe Farm House Hoe Road Bishops Waltham Southampton
Hampshire SO32 1DS

Parish/Ward Bishops Waltham

Proposal Description: Conversion of existing outbuildings to form single storey two bedroom dwelling with associated parking and double car-port

Applicant Mr And Mrs Green

Case No: 04/00535/FUL

W No: W00147/08

Case Officer: Ann Wilkinson

Date Valid: 27 February 2004

Delegated or Committee: Committee Decision

Site Factors: Countryside

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- Detached period farmhouse which dates from the early 19th century.
- Attached to the north east elevation of the farmhouse there are single storey outbuildings which are roughly in an 'L' shape.
- The outbuildings are constructed of brick with a timber frame with part corrugated metal, slate and clay tile roofs.
- The structures are partly open and partly enclosed.
- To the front of the outbuilding there is an area of hardstanding and a drive which is used by the farmhouse and attached to the eastern elevation are some other open fronted historic single storey outbuildings which appear to be used for storage and garaging.
- To the rear is the garden.

Relevant Planning History

- None

Proposal

- As per Proposal Description
-
-

Consultations

Conservation: Object

- Proposes significant structural changes

Engineers: Highways:

- No objection to amended plans

Environment Agency:

- Comments awaited

Representations:

Bishops Waltham Parish Council

- No comment

Letters of representations have been received from 5 Neighbours (3 supporting the application and 2 of comment)

- Unable to use the buildings for modern day farming purposes
- Dispute of land ownership adjoining drive of Granary FarmHouse
- Proposed conversion attached to neighbours garage seek assurance that every effort made to minimise damage to neighbouring property
- Seek assurances that effluent disposal for the conversion will be to the highest standard
- Neighbours kitchen window faces onto conversion seek sympathetic planting
- Exit on to Swanmore Road is dangerous, Council should re-examines road signage
- Support conversion but would not be happy if developed for commercial use due to proximity to residential properties
- Intrusion of commercial traffic would be unpleasant
- Commercial adventure would be incongruous

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1, C2, H10

Winchester District Local Plan

- C1, C2, C14, HG24, EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, RD04.36, C23, C17, HE17, DP3

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Detailed design
- Historic heritage/conservation area/listed building
- Comments on representations

Principle of development

- The site lies within the open countryside.
- The policies of the development plan do not allow for new housing development within the countryside except for where there is an agricultural justification and this includes the reuse of existing buildings except for where this is the only means of ensuring the retention of the building and its character.
- In this particular case it is not considered that any evidence has been submitted to prove that a residential conversion is the only means of ensuring the retention of the building.
- The outbuilding could continue to be used as an outbuilding/ancillary use to the main house or alternatively the owner could consider trying to market or restoring the building for an employment or storage use.
- The proposal is therefore considered to be unacceptable in principle.

Detailed design

- In order to convert the building to a dwelling the proposal would include major reconstruction works including extending the building, altering the roof and changing the existing openings, all of which are features which contribute to the historic fabric and character of the building.
- The appearance of the building would be radically altered so that it would no longer appear as traditional agricultural / outbuilding.
- Notwithstanding the above policy objection even when the reuse of buildings in the countryside are considered to be acceptable the conversion should be capable of being carried out without significant structural alterations or changes.

Historic heritage/conservation area/listed building

- The farm house is considered to potentially be worthy of listing and the Conservation Officer will be approaching the Department of Culture Media and Sport to request that they consider listing the building.
- If the dwelling is listed then the outbuilding would be listed by virtue of them being curtilage buildings to the farm house.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- The proposal is considered to be unacceptable in conservation terms as a result of the proposed significant alterations which would result in much of its historic fabric and features being lost as would the character of these historic buildings.

Comments on representations

- Land ownership is not a planning matter
- The means of effluent disposal will be a consideration for Building Control and the Environment Agency.

Recommendation

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The application site lies outside a settlement policy boundary and within the Countryside wherein there is a presumption against new residential development except for that which is for the essential requirements of agriculture and forestry. The applicant has failed to provide any evidence to prove that a residential conversion is the only means of ensuring the retention of the building. As such the proposed development conflicts with the guidance contained within Planning Policy Guidance Note No7 - The Countryside - Environmental Quality and Economic and Social Development, Policies UB3, C1, C2, H10 of the Hampshire County Structure Plan 1996 - 2011 (Review) and Policies C1, C2, C14, HG24 of the Winchester District Local Plan and proposals C1, RDO4.36, C17, C23, HE17 of the Winchester District Local Plan Review Deposit.

02 Notwithstanding the above policy objection the proposed conversion would involve significant structural alterations and changes and therefore would not be capable of conversion without major or complete reconstruction. As such the proposal would also be detrimental to the character of the building, historic fabric and features and contrary to guidance contained within Planning Policy Guidance Note No 7 - The Countryside - Environmental Quality and Economic and Social Development, Policies UB3, C1, C2, H10 of the Hampshire County Structure Plan 1996 - 2011 (Review) and Policies C1, C2, HG24 of the Winchester District Local Plan and proposals C1, RDO4.36, C23, HE17 of the Winchester District Local Plan Review Deposit.

03 The proposal fails to make provision for Public Open Space contrary to Policy IMP100 of the Hampshire County Structure Plan 1996 - 2011 (Review), Policy RT.3 of the Winchester District Local Plan and Proposal RT.3 of the Winchester District Local Plan Review Revised Deposit.

Informatives

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

Hampshire County Structure Plan Review: C1, C2, UB3, IMP100

Winchester District Local Plan Proposals: C1, C2, C14, HG24, EN5, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, RD04.36, C23, C17, HE17, DP3, RT3

Other guidance: PPG7

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: 2 Chapel Lane Easton Winchester Hampshire SO21 1EL

Parish/Ward Itchen Valley

Proposal Description: Two storey and single storey rear extension, porch to front and detached single garage

Applicant Mrs A Brown

Case No: 04/00642/FUL

W No: W18638/01

Case Officer: Elaine Patterson

Date Valid: 22 March 2004

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Site Factors:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- The site comprises a semi-detached house in Easton.
- The site lies south of the Conservation Area.

Relevant Planning History

- W/18638 Two storey and single storey rear extension, porch to front and detached single garage REF 21.01.2004

Proposal

- A split level, one and two storey, rear extension is proposed, with two stories to the north side, single storey on the party boundary to the south.
- The extension will project 2.8m from the rear wall of the house.
- This is a revised scheme, a resubmission of the application previously refused.
- In the previously refused scheme the extension projected 3.8m from the rear wall of the house.

Representations:

Itchen Valley Parish Council

- Object on grounds of overlooking and loss of light.

Letters of representations have been received from 1 Neighbours

- No. 1 Chapel Lane, the adjoining neighbours to the south, objected to the previous application and strongly oppose this proposed extension.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN.5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.1, DP.3

Supplementary Planning Guidance:

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Residential amenities

Residential amenities

- The proposed extension is smaller than that previously refused and it is considered the proposed extension will not have a detrimental impact on the neighbouring dwelling. There is

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

a single storey element nearest the party boundary. There is a similar split level one and two storey extension at No.4, which was approved in 1988.

Recommendation

APPROVE:

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

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.1, 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 above, 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 CONTROL COMMITTEE AGENDA

Item No:
Address: Shepherds Grove Shepherds Lane Compton Winchester Hampshire
SO21 2AD

Parish/Ward Compton And Shawford

Proposal Description: Erection of two new detached dwellings (OUTLINE)

Applicant Mr Martin Bell

Case No: 04/00707/OUT

W No: W06994/01

Case Officer: Mr Neil Mackintosh

Date Valid: 18 March 2004

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer
recommendation

Reason for Committee: 4 or more representations contrary to the Officer's recommendations
have been received

Site Factors: Ancient semi-natural woodland

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- The site forms part of the large garden of Shepherds Grove.
- It contains a large number of mature, indigenous trees, some of which have been felled to create clearings.
- There is an existing, gated access on to Shepherds Lane separate from the access to Shepherds Grove

Relevant Planning History

- W06994 – stable and store permitted 1982

Proposal

- This is an Outline application for the erection of two large houses.
- Amplifying information states that the houses would be 223sq.m and 320sqm. In floor area.

Consultations

Engineers:Highways:

- Refuse – inadequate visibility at junction of Shepherds Lane and Otterbourne Road
- In the light of the recent Longacre appeal decision, the subsequent Planning Committee decision on this site and current applications for residential development at Compton Down it is considered that the Hurdle Way junction with Otterbourne Road is unsafe.
- The Shepherds Lane/Otterbourne Road junction is also unsafe and there have been accidents here.

Arboriculture:

- Hugely important coppiced Ash trees have been removed prior to submission of application.
- The trees that are left have been protected by a TPO and will need protection during any construction.
- I would expect a detailed application to have a fully detailed impact appraisal and method statement

Forestry Commission:

- This is a small, but significant, ancient wood that links through northwards to other similar wooded belts (rews) and will be important as a wildlife corridor.
- Hampshire Biodiversity Information Centre confirm that the copse is ancient.
- I am informed that it is shown on the first Ordnance Survey map of 1810 and that it was formerly known as St Michael's Copse.
- As a Government Department our role is to provide you with factual information and it is not our intention to express any views either in support of, or against the application.

HCC Ecology:

- Object – the small wood (or what is left of it after the felling that has recently taken place) is a relic of St Michael's Copse, an ancient semi-natural woodland (ASNW)
- ASNW is a habitat that is irreplaceable and, once destroyed, cannot be reinstated.
- It is not only the trees themselves that are ecologically important but the ground flora, soil structure and fauna, and associated wildlife are all equally vital to the ecosystem.
- The habitat is a Hampshire Biodiversity Action Plan Priority Habitat and its loss would be contrary to Policy E12 of HCSPR and Policies EN7 and EN10 of WDLP.

Hampshire & IOW Wildlife Trust

- Object – will result in loss of ancient semi-natural woodland, this is an irreplaceable habitat.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- Contrary to Hampshire Biodiversity Action Plan as well as Development Plan
- Very concerned that a number of trees have already been felled and that this may have disturbed nesting birds and roosting bats.

English Nature:

- Consulted as a result of above and other correspondence – reply awaited

Representations:

Compton And Shawford Parish Council

- Support – the application for two houses only, as indicated in the Urban Capacity Study.
- The loss of the trees is much regretted and any further loss should be avoided.
- It is recognised that the inevitable increase in road traffic on the narrow, leafy well-treed country lane will have a detrimental effect which should contra-indicate any further increase in density of housing in the area.

Letters of objection have been received from 9 neighbours;

- Loss of ancient woodland/wildlife habitat
- Adverse effect on semi-rural appearance of the area
- Out of character with the area
- Forward of the building line
- Lack of infrastructure in Compton Down
- Precedent for development of other gardens
- Additional use of vehicular access
- Conflict on Shepherds Lane between vehicles and walkers, cyclists and horse riders
- Additional use of dangerous junction with Otterbourne Road

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- H1, H5, H7, UB3, E12, T5, T6, R2

Winchester District Local Plan

- H1, H7, EN5, EN7, EN10, T9, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, DP3, DP5, C10, T2 and RT3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester District Landscape Character Assessment
- Hampshire Biodiversity Action Plan
- Winchester Housing Needs Survey
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 9 Nature Conservation
- PPG 13 Transport

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- PPG 17 Sport and Recreation

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Highways
- Public open space provision
- Comments on representations
- Nature conservation

Principle of development

- The site is within an H1 policy boundary in WDLP (H2 in WDLPR)
- As such development is permissible, subject to the criteria of EN5 and other relevant policies of the Development Plan.
- In this case the presumption in favour of residential development is outweighed by reasons for not allowing it, as summarised below.
- The principle of permitting two large houses on the plot is contrary to Policy H7 of WDLP and Proposal H7 of the emerging WDLPR
- Also the Council's policy of 'Achieving a Better Mix in New Housing Developments'.

Impact

- The main impact on the street scene is the loss of trees and
- There would not necessarily be any adverse impact upon neighbouring properties through siting, massing and loss of amenities, although these matters would have to be considered on submission of a detailed application.

Highways

- The Inspector who dealt with the Longacre Appeal considered that 16 additional houses would not have an adverse effect on Hurdle Way.
- Shepherds Lane is similar in character and it would be difficult to sustain a reason for refusal on the grounds of highway safety on the Lane.
- However, it is recognised that sight lines at the junctions of Hurdle Way and Shepherds Lane with Otterbourne Road are below standard.
- Further development in Compton Down would exacerbate this problem.

Public Open Space

- If Outline permission were to be granted the applicant would have to sign a Section 106 Agreement to secure POS Funding.
- If permission is to be refused the lack of POS provision must be included.

Comments on representations

- The importance of this woodland is borne out by experts
- Development would have an adverse impact upon the character of Shepherds Lane
- There are a few examples of backland development in Compton Down but none in Shepherds Lane.
- There are no facilities and services in Compton Down and it is a 700m walk from Shepherds Grove to the bus stop in Otterbourne Road.
- The cumulative effect of additional residential development in Compton Down will not only change the character of the settlement but will also add to the access problems.
- Other representations are dealt with elsewhere in this report.

Nature Conservation

- Ancient semi-natural woodland is an irreplaceable habitat.
- It is not only important for the trees that are, or were, on the site but also for the flora and fauna associated with this habitat.
- If left undisturbed the woodland habitat could re-establish itself.
- Residential development could also have an adverse effect upon the remaining trees.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

REFUSE – for the following reason(s):

Conditions/Reasons

00 Development as proposed is contrary to Policies H5, H7, UB3, E12, T5, T6 and R2 of the Hampshire County Structure Plan Review and Policies H7, EN5, EN7, EN10, T9 and RT3, and would be likely to prejudice Proposals H2, DP3, DP5, C10, T2 and RT3 of the emerging Winchester District Local Plan Review in that it would result in;

- a) development that fails to make efficient and effective use of available land nor provide for dwellings for small households,
- b) the loss of ancient semi-natural woodland that forms an important visual and ecological feature of the area,
- c) additional traffic using the junction of Shepherds Lane with Otterbourne Road, a County Distributor Road, where visibility is significantly below acceptable standards,
- d) no 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: H5, H7, UB3, E12, T5, T6 and R2

Winchester District Local Plan Proposals: H1, H7, EN5, EN7, EN10, T9 and RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, DP3, DP5, C10, T2 and RT3

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: 1 MeadowlandKings Worthy Hampshire SO23 7LJ

Parish/Ward Kings Worthy

Proposal Description: Proposed additional dwelling at the land adjacent to 1 Meadowland Kings Worthy (OUTLINE)

Applicant Bayview Developments Limited

Case No: 04/00723/OUT

W No: W05501/08

Case Officer: Elaine Patterson

Date Valid: 19 March 2004

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Reason for Committee: The application has been submitted by/or on behalf of a Member/Officer of the Council which they have notified to the Director of Development Services

Site Factors:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Site Description

- The site comprises the rear garden 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. The site boundary to No.2 Meadowland is marked with a low wire fence. There is a row of leylandii trees on the northern site boundary to the front of No. 125 Springvale Road.

Relevant Planning History

- W/05501/06 Erection of dwelling OUTLINE Refused. Committee. 04/02/2004
- W/05501/07 Conversion of existing single dwelling to two separate dwellings including single storey rear extension. Permission. Committee. 04/02/2004

Proposal

- Outline permission is sought for a new dwelling on site.
- It is only means of access to be determined. 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.

Consultations

Engineers Highways:

- I have previously commented on a similar proposal when I raised no highways objection, although I did raise concerns about the parking and turning details that had been provided.
- Although the current proposal shows parking and a turning area, it will not allow each car to be turned independently. As this is the only highways concern I would not be able to sustain an objection.

Representations:

Kings Worthy Parish Council

- No comments

Letters of representations have been received from 13 Neighbours

- Does not differ dramatically from the original proposal
- Unsuitable building on small plot
- It is forward of the building line of No. 125 and much too close to it
- Sets a precedent for development in front gardens here
- Out of character with properties in the locality with living accommodation and a balcony at first floor, having little or no regard for neighbours privacy
- The first floor living accommodation and the new garden will overlook the rear gardens of No's 2 & 3
- Comprises views from No's 7 & 8
- Access will increase the risk of accidents on Springvale Road which is a very fast busy road
- Manoeuvring will be on to the Springvale Road
- Parking for only one car has been provided
- The land is liable to flooding. A new culvert to the watercourse in front will be required and will restrict water flow further.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, R2

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Winchester District Local Plan

- H1, RT3, EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, RT3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments

National Planning Policy Guidance/Statements:

- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities
- Highways
- Comments on representations

Principle of development

- The site lies within the settlement boundary and residential development here is acceptable in principle. The proposed density of the development with one dwelling on site is 36 dwellings per Ha which meets Government density targets.

Impact on the character of the area/spatial characteristics/street scene

- Your officers have been in negotiation with the applicant and amended illustrative layouts have been received. It is considered that subject to a condition to ensure the height of the proposed development does not exceed 6m, then the development will not have a detrimental impact on the street scene.

Residential amenities

- Matters of design will be assessed under a Reserved Matters Application. Although rear facing first floor veluxes are shown to the living room and kitchen on the illustrative layout these would not be acceptable on a Reserved Matters scheme and a condition is added to prevent this.

Highways

- No objection is raised.

Comments on representations

- It is considered the concerns raised regarding neighbours' amenity and drainage can be adequately conditioned to ensure the development does not cause material harm.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for..., the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions/Reasons

01 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

01 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

02 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

02 The siting of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.

02 The design of all buildings, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

02 The details of materials/treatment to be used for hard surfacing.

02 The provision to be made for the parking, turning, loading and unloading of vehicles.

02 The alignment, height and materials of all walls and fences and other means of enclosure.

02 The provision to be made for the storage and disposal of refuse.

02 The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.

02 Landscape considerations including:

(i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;

(ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

02 The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- 02 Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).
- 03 The height of the dwelling shall not exceed 6m in height, to the top of the ridge line of the roof, measured from external ground level.
- 03 To prevent the new development causing a visual intrusion in the street scene, to the detriment of the character of the area.
- 04 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, dormer windows or rooflight velux type windows, shall, at any time, be constructed in the south and east, elevations, i.e. the walls or roof planes, of the dwelling hereby granted outline permission.
- 04 To prevent overlooking which would harm neighbour's residential amenity.

Informatives

01. The development is in accordance with the Policies and Proposals of the Development Plan set out below.

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: Brooke Garage New Road Swanmore Southampton Hampshire SO32 2PE

Parish/Ward Swanmore

Proposal Description: Replace existing garage with 3 No. two bedroom flats and 1 No. one bedroom flat with associated parking and alterations to existing access

Applicant Parsons Construction Limited

Case No: 04/00750/FUL

W No: W18500/02

Case Officer: Mr Neil Mackintosh

Date Valid: 22 March 2004

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors: None

Site Description

- The site comprises 0/04ha and currently contains a vehicle repair garage that has recently closed down.
- There is a large, open forecourt with typical 1960's metal and asbestos garage buildings.
- These have been erected around an older building constructed from red brick under a clay tiled roof
- To either side and to the rear are residential properties.

Relevant Planning History

- W18500 – application for 4x2 bed units with work unit, withdrawn November 2003
- W18500/1 – as above, refused by Committee 4 March 2004

Proposal

- As per Proposal Description

Consultations

Engineers:Highways:

- Satisfied with the principle of redevelopment for 4 residential units only.
- On-site parking and turning now works, as a result of amended plan.
- Adequate cycle parking facilities are to be provided.
- The access construction will need a licence and submission of further details
- Approve, subject to conditions

Environment Agency:

- No objection, subject to conditions to prevent pollution of the water environment

Environmental Health:

- No objection, subject to conditions regarding potential contamination and hours of work.

Southern Water:

- Comment: Proposed connection to public sewer will require approval. No surface water to be discharged to foul drain

Representations:

Swanmore Parish Council

- No comment

Letters of representations have been received from 6 Neighbours, all objections;

- Insufficient on-site parking
- Will add to the parking problems in the street and add to highway danger
- Noise and disturbance from cars parked at rear of site
- Over-development of the site
- Design unsympathetic to village
- Will adversely affect right of way, windows, eaves, gutters and gas flue of Belmont (adjacent)

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- H5, UB3, T2, T4

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Winchester District Local Plan

- H1, H7, EN5, EN13, T9, E1, E2

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, H7, DP3, DP11, T2, T3, T4, E1, E2

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Swanmore Village Design Statement
- Winchester Housing Needs Survey
- Winchester District Urban Capacity Study
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

- Principle of development
- The vehicle repair garage currently on this site is unsightly and run down and is now closed
- The employment and facility element of the site will be lost.
- However, the proposed flats are small and much needed in the area
- They would help to address the shortfall of one and two bed units locally

- Design
- The proposed building will be red brick under a slate roof.
- Its position, on the front edge of the site, would plug a gap in the residential frontage.
- Car parking to the rear is accessed by means of a central arch.

- Residential amenities
- The existing garage is unlimited in its hours of work and falls into a B2 classification.
- The adjoining neighbours will benefit from the removal of a potential noise pollutant.

- Highways
- Six parking spaces, with adequate turning space, will be provided on site.
- At a ratio of 1.5 per unit this is the maximum permissible under PPG3.
- The site is relatively sustainable in that it is close to shops, pubs, schools and bus service.
- Cycle parking is to be provided.

- Public Open Space

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- A contribution to the Council's Public Open Space Funding System has already been made
- Comments on representations
- On-street parking already causes a problem in New Road, particularly during school time when there is a conflict between through traffic, buses, walking schoolchildren and traffic to two schools at either end of the road.
- Many existing properties have no parking facilities, others utilise their front gardens for this purpose and reverse on to the road.
- The proposed development would have maximum parking provision with on-site turning.
- Noise from these cars would be less than that which could be generated by the garage.
- The density and design of the development are considered appropriate for this village centre.

Recommendation

APPROVE – subject to the following condition(s):

Conditions

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 development 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 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

04 Development shall not begin until a scheme to deal with any contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The above scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the water environment and to the public when the site is developed. Development shall not commence until the measures approved in the scheme have been fully implemented.

04 Reason: In order to prevent pollution of the water environment and in the interests of the safety and amenity of the future occupants.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

05 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway 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 duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

05 Reason: In the interests of highway safety.

06 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.

06 Reason: In the interests of highway safety.

07 The proposed access and drive, including the footway and verge crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE A licence is required from HCC Highways, Abbey Mill, Winchester prior to commencement of access works.

07 Reason: To ensure satisfactory means of access.

08 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

08 Reason: To ensure that adequate on-site parking and turning facilities are made available.

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: H5, UB3, T2, T4

Winchester District Local Plan Proposals: H1, H7, EN5, EN13, T9, E1, E2

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, H7, DP3, DP11, T2, T3, T4, E1, E2

03. All works, including demolition, should take place between the hours of 0800 and 1800 Monday to Friday, to avoid action under the Control of Pollution Act 1974.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: SpringfieldHill Pound Swanmore Southampton Hampshire SO32 2UN

Parish/Ward Swanmore

Proposal Description: Extensions to front, side and rear, raising of roof to provide first floor accommodation with new windows and attached double garage to front

Applicant Mr And Mrs Brackstone

Case No: 04/00767/FUL

W No: W11947/03

Case Officer: Andrea L Swain

Date Valid: 23 March 2004

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors: None

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- 'Springfield' Hill Pound, Swanmore is a small detached bungalow set back from the road with a large front and rear garden area and an element of spacing about the property.
- The properties either side are also bungalows which gives the area a low rise and spacious character.
- The site is within the settlement boundary of Swanmore.

Relevant Planning History

- **W11947** 'Single storey extension and conservatory' - R/O Bungalows Gravel Hill Swanmore - Application Refused - 28/06/1990
- **W11947/01** 'Dwelling and construction of accesses' - R/O Bungalows Gravel Hill Swanmore - Application Refused - 12/11/1990
- **W11947/02** Extensions to front, side and rear, raise roof to provide first storey accommodation with new windows and rooflights in all elevations and attached double garage to front - Springfield Hill Pound Swanmore Southampton Hampshire SO32 2UN - Application Refused - 18/11/2003

Proposal

- As per Proposal Description

Consultations

Engineers:Highways:

- No objections.

Representations:

Swanmore Parish Council

- No comments

Letters of representations have been received from 5 Neighbours

- Raising of roof necessary to provide reasonable first floor accommodation.
- Design in keeping with Village Design Statement

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3

Supplementary Planning Guidance:

- Swanmore Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles

Planning Considerations

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities
- Highways
- Comments on representations

Principle of development

- The site is within the settlement boundary of Swanmore where there is a presumption in favour of residential development provided there is no impact on the character and amenities of the area, nor on the amenities of adjoining occupiers and that the proposal is satisfactory in highway terms.
- Previous application reference W11947/02 for first floor accommodation and a garage to the front was refused because of the impact on the character and amenities of the area and on the amenities of the adjoining occupiers to the north.
- This application has reduced the width of the proposal by 1.2 metres and the ridge height by 0.3 metres and introduced a full hip on the proposed double garage.

Impact on the character of the area/spatial characteristics/street scene

- The immediate street scene is characterised by its low rise nature, its openness and space about buildings. It is considered that the introduction of a first floor to this bungalow with gable ends and dormer windows will be out of character with the low rise nature of the area and cause loss of spacing about the building to the detriment of the character of the area.
- Other properties in the vicinity have been extended to the front to create garage accommodation. The introduction of a full hip to the garage has reduced the bulk of the extension to the front and is considered to have a satisfactory impact on the character of the area.

Residential amenities

- There was initial concern that the front extension would cause loss of light to the front bedroom window of 'Greatham' to the north. The introduction of a full hip to the garage has improved the relationship between the two properties and the impact is not considered to be so harmful as to merit the refusal of the application.
- There was initial concern that the raising of the roof would cause loss of light to the rear bedroom roof lights of 'Greatham'. Information has been received which states that the roof lights are set at an angle of 40 degrees towards the sky and there would be no unacceptable loss of light to these rooms. The occupants of 'Greatham' have written in support of the application.

Highways

- The Highway Engineer has raised no objection.

Comments on representations

- Despite 5 letters of support for the application your Officers consider that the introduction of a first floor to this bungalow will be harmful to the character and amenities of the area.

Recommendation

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

01 The proposed development is contrary to policy UB3 of the Hampshire County Structure Plan, policy EN5 of the Winchester District Local Plan and would be likely to prejudice the emerging policy DP3 of the Winchester District Local Plan Review in that:

i) the introduction of a first floor to 'Springfield' Hill Pound, Swanmore with gable ends and dormer windows will be out of character with the low rise nature of the area and cause loss of spacing about the building to the detriment of the character 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
Winchester District Local Plan: EN5
Emerging development plan WDLPR DP3

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: Easton Village Hall Chapel Lane Easton Hampshire

Parish/Ward Itchen Valley

Proposal Description: Replacement village hall, cricket pavilion and 2 no. dwellings (OUTLINE)

Applicant Easton Village Hall Mangmt Cttee _ Easton _ Martyr Worthy CC

Case No: 04/00855/OUT

W No: W04737/06

Case Officer: Elaine Patterson

Date Valid: 31 March 2004

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer recommendation
4 or more representations contrary to the Officer's recommendations have been received

Site Factors:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Site Description

- The application site comprises 0.2Ha in the north west corner of the Cricket Ground, including the Easton Village Hall, which is proposed to be replaced, the site of the new Hall and Cricket Club pavilion with an area for 21No. car parking spaces to the rear.
- Vehicle access is proposed to be taken off Chapel Lane, just north of the neighbouring residential property, Clair Matin.
- Two new semi-detached dwellings are proposed to the north of the new vehicle access, adjacent to Elmbank.
- The ground level of the Cricket Ground and Village Hall lie substantially lower than the adjacent road level.
- The land within the applicant's control includes the Cricket Ground with an existing vehicle access in the south west corner.

- The site lies within the Itchen Valley ASLQ, to the south of the Easton Conservation Area.

Relevant Planning History

- W04737 Erection of single storey extension to provide Club Room, Changing rooms, Gents Toilets/Shower Room and Store Room Permission 06/03/1980
- W04737/01 Storage shed Permission 01/08/1985
- W04737/02 Single storey store extension Permission 21/02/1989
- W04737/03 Change of use of land from agricultural to use as increase cricket pitch boundary Permission 10/06/1997
- W04737/04 Erection of new cricket pavilion (OUTLINE) Refused. 13/01/2003
- W04737/05 Demolition of existing village hall and replacement with 4 no. dwellings and parking facilities (OUTLINE) Refused. 18/02/2003

Proposal

- Outline planning permission is sought, for the siting of a new Village Hall, with toilets a committee room and a kitchen; a Cricket Club building with changing rooms, toilets, a bar and a club room; and two new dwellings to the road frontage of the site, with parking behind.
- From the submitted site layout drawing the Hall measures approximately 214.35m², the Cricket Club measures approximately 181.2m². 21No. parking spaces are proposed to the north of the Cricket Club, with a bound gravel/grasscrete drive indicated, along the boundary with Elmbank.
- Siting is the only matter to be determined. Means of access, design, external appearance and landscaping are reserved matters.

Consultations

Engineers: Drainage:

- When the pavilion was first proposed in Dec 2002 I commented: "there is a public foul sewer passing directly underneath the proposed pavilion Southern Water must be consulted as they will probably require the sewer to be diverted or the pavilion relocated". These comments are still relevant.

Engineers:Highways:

- I have previously been consulted on a similar scheme at a preliminary stage when I raised concerns about access. This current scheme has not significantly changed. As the siting is to be considered with a detailed supporting statement I have commented on the principle of the access and visibility requirements.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- A new access here on to the C238 Chapel Lane would require 2.4m x 70m visibility splays to north and south. No visibility splays are shown within the red line of the application site, although some splays are indicated these are too short, do not go to the nearside of the channel line and cross third party land not in the applicant's control. Visibility splays cannot therefore be provided to DETR standards.
- There is a substantial level difference between the carriageway and the sports ground, I would question whether an access road could be constructed as shown whilst meeting maximum gradient levels, no cross sections or spot levels have been submitted so I cannot accurately assess whether an appropriate gradient can be achieved.
- The application form states 24No. parking spaces will be provided whilst the submitted plan shows 21No. for the Hall and Cricket Club and 2No. for the dwellings. The Statement suggests there will be a total of 3No. spaces for the dwellings which would meet PPG3 maximum standards, however PPG3 allows for car-free developments in highly accessible locations, and for a realistic number of spaces in more rural locations such as Easton. Without adequate car parking it is likely that cars will be parked on the highway obstructing already limited visibility to the detriment of highway safety.
- The proposal is unacceptable from a highway point of view. Recommend refusal.

Environment Agency:

- No objection in principle but require conditions to prevent the pollution of the water environment.

Landscape:

- No objections to siting, require further information on a further application.
- The site falls under countryside policy and would come within the proposed National Park.
- There are two cherry trees next to the existing parking area they have a quite high amenity value but appear in poor condition, their lost amenity value should be replaced.
- Levels then drop about 2m the existing buildings currently acting as a retaining wall.
- The boundary to Elmbank is a mixed hedge ending with a silver birch tree, which should be retained, beyond is a chestnut paling fence.
- To minimise the impact of the proposals on the wider landscape the extent of parking should be limited to the easterly end of Elmbank's garden. Further than this boundary the proposal will be visible from properties in the Conservation Area.
- It is unclear how the implications of the levels changes are to be resolved in terms of the FFL/design of the proposed houses.

Southern Water:

- A public sewer crosses the site. No new building or tree planting should be located within 3m of the sewer. It might be possible to divert the sewer, at the applicant's expense, so long as there is no loss of hydraulic capacity. A planning condition must ensure no construction work is permitted until the sewer is diverted. It is suggested that the position of the building be moved to avoid the sewer.

Representations:

Itchen Valley Parish Council

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- Support.
- Enormous efforts have been made to consult the residents.
- The response was enthusiastic
- The present Hall is in a bad state of repair and Community facilities would be greatly improved if a new Hall as built.
- The existing car park does not enhance the village.
- Houses on the site will tidy up the look of the area.

Upper Itchen Valley Society

- Support.
- The Hall and the Cricket Club have shared facilities on site. The existing building is beyond economic repair and has been for some time.
- The Village Hall has appraised alternative sites however the proposed site has been chosen. In a secret ballot this location was voted for overwhelmingly (72%).
- This proposal would eliminate the parking problem that exists at present. Traffic calming proposals are under consideration for Easton at present.
- The existing site is central and known.
- The dwelling adjacent to the Hall is the only one to be effected in any meaningful way, not because of the building but because of the cars parked adjacent to the boundary. However this occasional disadvantage is offset by the advantage of removing cars from the narrow road to the Percy Hobbs Pub.
- The 2No. dwellings are required to finance the development as the Berkeley Homes development at Itchen Abbas helped fund the Village Hall there. In fact the situation is more acute as the lottery funds etc. available for village halls has fallen dramatically.

Letters of representations have been received from 81 Neighbours:

59 letters of support stated:

- The Village Hall is very important to the community and very well used.
- It would be used more, particularly by young people, if the village had a warm, dry, welcoming Hall.
- The new dwellings are a vital part of the application
- Easton and Martyr Worthy Cricket Club is a leading village club.
- Cricket has been played here for around 100 years and is an important part of village life.
- To provide an ongoing community service, to local people, young and old, and to meet the demands of the England and Wales cricket board and the Southern Premier Cricket League, adequate facilities and therefore adequate funds are required.

22 letters of objection stated:

- The scale and nature of a separate Hall and Cricket Club is significantly increased from that rejected on 15 January 2003, it is an overdevelopment of the site.
- To have two buildings for the same use in this area is ludicrous.
- When the village was asked to vote for a site for the Village Hall they did not expect 2 new halls outside the footprint of the original building plus 2 new houses next to a road that already has a bottleneck.
- There is no outside play area for children using the Hall, e.g. Mums and Tots Group.
- Another playground elsewhere in the village is unacceptable from a supervision point of view.
- The Cricket Club seems to take precedence over the Hall, with a very large pavilion, large car park and small Hall.
- It will totally obstruct important views from Chapel Street in the conservation area, out across the surrounding countryside.
- Because of the orientation of the Hall, many of the nearby houses will look directly in, with corresponding noise and light pollution.
- The buildings would have to be used almost every night of the week to pay for them which would mean nuisance would be greatly increased.
- The car park will be an eyesore in the countryside.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- The size of the car park is unnecessary for local people many of whom walk to the Hall, many external events will be necessary to fund the Hall.
- The car park will turn what is now a '28 day a year' permission into a permanent car park.
- A single storey building in the footprint of the current Hall and pavilion and used jointly is preferable.
- The corner of the proposed Hall is nearer the neighbour at Clair Matin, plans submitted do not show the footprint of Clair Matin correctly.
- Chapel Lane is very narrow and traffic is fast.
- The vehicle access for the dwellings, the Hall and the Cricket pavilion is at the narrowest part of the Lane with a blind spot exiting the Hall.
- The existing car park is used as a passing place on Chapel Lane.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, H10, R2, R3

Winchester District Local Plan

- EN5, EN7, C1, C2, C7, C14, H3, HG6, FS1, RT4, T9.

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, C1, C17, C27, H4, HE4, RT7, T2

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Highways
- Comments on representations

- Principle of development
- In the adopted 1998 Winchester Local Plan, the site proposed for residential development lay within the settlement boundary of Easton and the principle of residential development here, was acceptable under Proposal H1 of the Local Plan.
- However, during the course of the Local Plan Review, the sustainability of all the settlements within the District were reassessed, resulting in Easton being removed from the policy boundary category and designated as countryside in the Winchester District Local Plan Review (2003).
- In determining which settlements should be afforded a policy boundary, particular account was taken of local facilities and services.
- The sustainability of development in Easton and its urban capacity was assessed. It performed less well in terms of facilities and other services, than those settlements included in H2.
- This change to the settlement categorisation from the adopted to Local Plan (1998), to the Revised Deposit Local Plan (2003), did not result in any objections, during the formal review process.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- Consequently, the Proposals contained within the Revised Deposit Local Plan carry full weight and the site is designated as countryside.
- The principle of residential development here is not acceptable and hence this application is recommended for refusal.
- Highways
- There is inadequate visibility at the proposed new vehicle access, it has not been demonstrated that the access could be constructed with an acceptable gradient given the substantial change in levels on site.
- Also, the Highways Officer considers, based on the proposed siting, that insufficient parking will be provided on site, resulting in parking on the highway at a narrow point in this road, further restricting visibility to the detriment of highway safety.
- Comments on representations
- The strong support in the Village, for the community facilities offered by the new Hall and the Cricket Club is recognised.
- However, the residential development which is required to part fund the construction of the Hall and Cricket Club is contrary to Development Plan policy. In addition there are highways objections regarding parking, visibility and gradient.
- The objections regarding noise and disturbance have been carefully considered. Although the improved facilities and the erection of a separate Hall and Cricket Club may intensify the use of the site, this is an established use here. If the existing building were repaired an intensification of use may also result. With regards noise and disturbance from parking, it is understood that informal car parking takes place at present, on the grass to the north of the cricket pitch, close to the boundary with Elmbank, when events are held on site. In laying out this area with a hard surface the neighbours will experience more noise and disturbance from cars, however, as stated above this is an established use of the site and it cannot be recommended for refusal on that basis.
- It is considered that provided the buildings are single storey, are designed very carefully, with particular attention to detail, and with careful landscaping, that they would not adversely impact on the character and appearance of the conservation area.

Recommendation

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The proposed development is contrary to policies UB3 and H10 of the Hampshire County Structure Plan 1996-2011 (Review), is contrary to policies EN5, C1, C2, C14, H3, HG6 and T9 of the Winchester District Local Plan and would be likely to prejudice policies DP3, C1, C17, H4, HE4 and T2 of the Winchester District Local Plan Review, in that:

- (i) there are no special circumstances to justify new residential development on land designated as countryside;
- (ii) the proposed vehicle access has inadequate visibility splays at the junction of the access with the highway and this would cause danger and inconvenience to users of the adjoining highway;
- (iii) inadequate information has been provided to demonstrate that the vehicle access can be constructed to maximum gradient levels, to ensure the safety of road users, to the satisfaction of the Local Planning Authority;
- (iv) the proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

02 The proposal is contrary to the policy R2 of the Hampshire County Structure Plan Review and policy RT3 of the Winchester District Local Plan in that 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. The proposal would also be likely to prejudice the emerging policy RT3 of the Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.

Informatives

01. The development is not in accordance with the Policies and Proposals of the Development Plan set out below but there are other material considerations which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 54A of the Town and Country Planning Act 1990 (as amended).

Hampshire County Structure Plan (Review) - UB3, H10, R2, R3

Winchester District Local Plan - EN5, EN7, C1, C2, C7, C14, H3, HG6, FS1, RT4, T9.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1, C17, C27, H4, HE4, RT7, T2

02. For clarification. Reasons for refusal 01(i) reflects the change in policy/strategy of the emerging Winchester District Local Plan Review.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: Beacon Hill Farm Allens Farm Lane Exton Hampshire SO32 3NW

Parish/Ward Exton

Proposal Description: Livestock shelter / storage barn

Applicant Mr And Mrs M Gardner

Case No: 04/00024/FUL

W No: W18156/01

Case Officer: Mary Humphries

Date Valid: 29 December 2003

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors: Within AONB and proposed new national park. Just outside SINC.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- Isolated arable and pasture holding with areas of woodland on sloping chalk valley, within a remote area of the AONB and proposed national park, approximately 2 miles from Exton village.
- The holding extends to 94.6 hectares and currently accommodates 130 Hampshire Down sheep on 24 hectares of pasture, with 46 hectares of arable land and 14 hectares of woodland.
- The holding is surrounded by public footpaths popular with walkers and ramblers although views into the site from some of these paths are limited by contours and vegetation.
- The site of the proposed livestock barn lies close to the bottom of a dry chalk valley, adjacent to an existing shooting lodge, on sloping land which rises to the edge of an area of woodland.
- The site is visible from the public bridleway and permissive path to the south and in longer views from the lane to the north.

Relevant Planning History

- WAG 216 – Prior approval of details of agricultural development – hay store and general implement store – 14 May 2002
- WAG 221 – Refusal of agricultural consent for development – new access track – 09.08.2002
- W18156 – Livestock Shelter/Storage Barn – refused 04.03.2003

Proposal

- The proposal is for an agricultural livestock building within the dry valley on the holding to accommodate lambing ewes and some storage.
- The proposed barn is timber framed, with timber clad walls and a clay tiled roof, and measures 14.85m by 6m in floor area with a ridge height of 6.5m.
- The building has double height timber doors to the east elevation facing the valley floor, and timber vertical slit openings to the north and south elevations.
- The barn lies on rising land and excavation would be required to accommodate the building within the slope of the valley. Levels and cross-sections have been provided to demonstrate how the building will sit in the landscape.
- The application is supported by a detailed farm management plan setting out the need for the building and the current and proposed future operating plans for the holding.

Consultations

Engineers:Highways: No objection

- A livestock business is already in place and this application appears to be for a livestock shelter ancillary to the permitted use of the land.
- There are no significant highway implications.

AONB Panel: objection

Landscape: comment

- This site is within the AONB and proposed South Downs National Park Boundary (a material consideration) and policy C7 Applies.
- The site is adjacent to a SINC and some of the woodland nearby is subject of a Woodland Grant Scheme.
- There is downland within the SINC and it is important not to compromise the management of this important wildlife habitat in favour of woodland, which is less threatened.
- The form of the woodland proposed is not sympathetic to the contours of the site and appears to cross the valley, which could be intrusive in views from the White Way and rights of way.
- The area is totally unspoilt and we must be satisfied that the building is necessary.
- The landscape objectives are a little vague and some of the proposed planting is not suitable.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- An agricultural advisor could be consulted on the submitted plans and the HCC ecologist should be consulted.
- (comments on amended plans) It appears that all questions raised have now been answered.
- The water supply and some planting is already in place but further planting plans should be submitted for approval.
- The siting of the building itself is not too prominent by there should be no ancillary development or conversion of the building or further services/tracks laid beyond necessary maintenance in order to protect the landscape.
- Conditions should be applied to remove certain permitted development rights.

County Land Agent: No objection

- The 95 hectare holding is divided between arable production (50%), downland pasture (24 hectares) and woodland (15 hectares).
- Significant investment has been made in improving conservation and wildlife habitats, including field margins and broadleaf planting.
- A farm plan is provided and this is comprehensive and presents a sound argument for the proposed building and siting. The integrated enterprises developing on the farm should be financially viable.
- The downland grass areas support 120 ewes and 2 rams of the pedigree Hampshire Down breed producing high quality lambs for sale and the flock is to expand in future.
- Shooting is undertaken for 10 days each year and there is a small shooting lodge on the site.
- It is intended to plant 8 hectares within the holding for grape production over the next 5 years.
- There is a new large barn has easy access from Allens Farm Lane and is well sited for storage purposes but there is only a shooting lodge within the pasture area.
- The proposed building is naturally ventilated and has an existing water supply. The siting is appropriate for the sheep enterprise and the size and design suitable for lambing.

HCC ecologist: No objection

- Site lies outside the Punch Bowl Site of Importance for Nature Conservation (SINC). There is considerable tree cover at the proposed location and the impact on the grassland will be limited but construction damage should be minimised through careful building processes.
- Steps should be taken to prevent damage to nearby trees.
- The planting should reflect those found naturally in area and cherry and hornbeam should be replaced with oak in the planting scheme.

Representations:

Exton Parish Meeting

- Objection

Letters of support or no objection have been received from 8 residents

- The applicants' efforts to establish a herd of Hampshire Down sheep will help to sustain the rich and unique landscape and support biodiversity and management of grass downland.
- Should allow commercial farming to continue while being sensitive to environment.
- In order to maintain grazing sheep, sufficient facilities for lambing and stockwork are required.
- Traditional construction and design is welcomed and there will be limited views of building.

Letters of objection or concern have been received from 7 residents

- To remain viable, the proposed farm enterprises will result in more development and buildings to detriment of AONB.
- Incorrect grid reference on application.
- The farm management plan is inaccurate and unconvincing and farm is unlikely to be viable.
- The barn is not accessible and it is too small for its stated purpose. It is isolated rather than located with any other farm buildings and a track may be required to detriment of landscape.
- The proposed building and hedge/tree belt is harmful to valley and views from footpaths.
- The farm is not 'organic', despite name.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, E6, E7, E8

Winchester District Local Plan

- EN5, EN7, T9, C1, C2, C7, C9

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP3, DP5, C1, C6, C7, C9, C11, T2, C12,

Supplementary Planning Guidance:

- Exton Village Design Statement
- Farm Buildings: A Design Guide for Hampshire
- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- The Hampshire Landscape: A Strategy for the future
- Hampshire Biodiversity Action Plan
- Site of Importance for Nature Conservation (SINCS): Winchester District

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the landscape and character of the area
- Agricultural justification

Principle of development

- The proposal is for a modest agricultural building for an established agricultural enterprise and this is consistent with countryside planning policies.

Impact on the landscape and character of the area

- The barn is of modest overall proportions and is to be constructed using traditional dark materials.
- It is to be cut into the levels and sits on the side of the valley bottom against a backdrop of trees and adjacent to an existing lodge.
- While the building would be visible from public rights of way, its impact in views will be limited due to its sensitive siting, dark appearance, and relationship to existing and proposed landscaping.
- It is proposed to restrict permitted development rights in respect of hardstandings, access tracks and services/external lighting, in order to minimise the visual impact of the new development.

Agricultural justification

- In view of the concerns raised about the justification for the barn, the sensitive landscape setting, and the young nature of the agricultural enterprise (the land was purchased by the applicant in 2002), officers have consulted the County Land Agent (CLA) on the application and content of the submitted Whole Farm Management Plan.
- The CLA is satisfied that the new building is justified by the on-going agricultural enterprise,

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

and that it is of a suitable design for its stated purpose and appropriately sited within the pasture area.

- While there are concerns about the impact of potential further development on the holding, the current proposal is acceptable and is required for the established agricultural enterprise on the land.

Recommendation

APPROVE – subject to the following condition(s):

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 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

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

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

04 The building is authorised only for agricultural use. In the event that following occurs:

i) the use of the building hereby permitted for the purposes of agriculture within the unit permanently ceases within ten years from the date upon which the development was substantially completed; and

ii) planning permission has not been granted on an application or deemed to be granted under Part III of the Town and Country Planning Act 1990, for development for purposes other than agriculture, within three years from which the date upon which the use of the building for the purposes of agriculture permanently ceased,

Then the development hereby permitted shall be removed from the land and the land restored to its former condition, unless otherwise agreed in writing by the Local Planning Authority.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

The developer shall notify the Local Planning Authority, in writing, within 7 days of the date on which the development is substantially completed.

04 Reason: to ensure that the development is removed if it ceases to be used for agricultural purposes within the unit, since the development is located in a sensitive area of countryside wherein new development is only acceptable on the basis that it is essential for agricultural purposes.

05 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting the Order with or without modification), no new farm tracks or hard surfaces shall be formed or existing tracks upgraded and re-surfaced at any time, under or in accordance with parts 2 or 6 of Schedule 2 to that order, without the prior written approval of the Local Planning Authority.

05 In order to restrict new development on the site, which is in a sensitive area of countryside, within the East Hampshire AONB and proposed National Park boundaries, for visual amenity reasons.

06 Details of any proposed new service trenches or services, water pipelines, overhead cables or external lighting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved details shall be fully implemented as approved before the building is first brought into use. No floodlighting shall be used on the holding without the prior written approval of the Local Planning Authority.

06 Reason: To maintain the high quality of the environment in a sensitive area of countryside, for visual amenity reasons.

07 The site shall be excavated and the building constructed in strict accordance with the levels and cross-sectional details submitted on 13 April 2004. No additional excavation shall take place within the site without the prior written approval of the Local Planning Authority.

07 Reason: To maintain the high quality of the environment in a sensitive area of countryside, for visual amenity reasons.

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: C1, C2, E6, E7, E8

Winchester District Local Plan Proposals: EN5, EN7, T9, C1, C2, C7, C9,

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, C1, C6, C7, C9, C11, T2, C12,

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: 48 Bereweeke Avenue Winchester Hampshire SO22 6BL

Parish/Ward Winchester Town

Proposal Description: Two storey rear extension and new hipped roof over existing flat roof to front

Applicant Mr And Mrs Bryan Richards

Case No: 04/00749/FUL

W No: W18844

Case Officer: Sylvia Leonard

Date Valid: 22 March 2004

Delegated or Committee: Committee

Reason for Committee: The application has been submitted by an officer of the Council which they have notified to the Director of Development Services

Site Factors:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Site Description

- The site on the east side of Bereweeke Avenue, opposite the junction with Vernham Road
- The premises comprise a detached, 2-storey, hipped roof house with facing brick walls and tiled roof
- Vehicular access is from Bereweeke Avenue and there is a single integral garage and large, hardsurfaced parking area to the front of the house
- Bereweeke Avenue is a residential road comprising predominantly of large detached properties in spacious plots
- There is a similarly designed house at no.46 and a detached bungalow at no.50

Relevant Planning History

- None

Proposal

- As per Proposal Description
- 2-storey, hipped roof extension to rear to provide lounge and kitchen on ground floor with bedroom and 2 ensembles above
- Facing brick walls and tiled roof to match existing
- Eaves height to match existing
- Ridge height 0.5 m lower than existing
- Extends across width of house with depth of 4.2 m
- Small roof extension to front to add hipped roof to existing flat-roofed 2-storey projection

Consultations

None

Representations:

City of Winchester Trust:

- No comments

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- H.1, EN.5, EN.7

Winchester District Local Plan Review Deposit and Revised Deposit:

- H.2, DP.3, DP.5

Supplementary Planning Guidance:

- None relevant

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles

Planning Considerations

The main considerations in respect of this application are:

- Principle of development

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Trees

Principle of development

- The site is within the settlement policy boundary and the principle of extending is acceptable

Impact on the character of the area/spatial characteristics/street scene

- The rear extension will have no significant impact on the street scene
- The plot is of sufficient depth so that it can easily accommodate the depth of extension proposed without any impact on the spatial characteristics of the area
- The front elevation roof addition would be a visual improvement to the street scene in that it would replace an existing flat roof and would be more in keeping with the existing front hipped roof projection

Detailed Design

- Acceptable – the roof form, fenestration design and materials would be in keeping with the existing house

Residential Amenities

- No significant impact on neighbours
- The rear extension would extend beyond the line of the rear wall of no.46 but would be to north of that site and some 6 metres from that house, and there is mature vegetation screening along this boundary, so no significant loss of light
- No first floor windows are proposed on the south side of the extension, but a new bedroom window would be installed in the existing south elevation to replace that lost on the rear
- There are 3 small first floor windows and a ground floor door and window on the north side of no.46 but the owner of this property has confirmed that these are not primary windows and has no objection to the proposal
- In any case, this window could be inserted as permitted development at present
- The extension is to the south side of no.50 but no significant loss of light due to its position well away from the bungalow at no.50 and next to a chalet building in the corner of that site and the fact that that side boundary is well-screened by mature trees and shrubs.
- The new first floor bedroom window in the existing north side elevation would face the side garden of no.50
- This is not ideal, given that, due to the shallow depth of no.50 the majority of the usable garden area is to the side and the front.
- The window would be largely screened by the hedging along that side boundary, there are no windows on the side of no.50 and no objection has been received from that neighbour.
- Also, the window could be inserted now as permitted development, so it is therefore not appropriate to condition that it be obscure-glazed
- No loss of privacy to 3 Woodlea Close from the first floor rear elevation windows due to the mature trees/landscaping along that side boundary and the fact the closest window would serve an ensuite.

Highways

- No impact on the existing garage/parking arrangements

Trees

- No impact on any significant trees

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- A silver birch tree in the rear garden of the application site close to the extension is likely to be lost
- This is acceptable – the tree is not protected and given its proximity to the house is not considered suitable for a Tree Preservation Order

Recommendation

APPROVE – subject to the following conditions:

Conditions

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

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

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

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

3. 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 first floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the north and south side elevations of the extension hereby permitted

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

1. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted

2. 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: H.1, EN.5, EN.7

Emerging Development Plan – WDLP Review Deposit and Revised Deposit: H.2, DP.3, DP.5

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: Hyde PO And Stores16 Egbert Road Winchester Hampshire SO23
7EB

Parish/Ward Winchester Town

Proposal Description: -(REVISED PLANS AND INFORMATION DATED 19 APRIL 2004)
Conversion and change of use from Post Office and associated
dwelling to form 1 No. two bedroom dwelling and 1 No. one bedroom
dwelling and one single storey studio in existing garage.

Applicant Ilanbray Ltd

Case No: 03/02727/FUL

W No: W15614/03

Case Officer: Mr Peter Eggleton

Date Valid: 11 November 2003

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor
Reason for Committee: 4 or more representations contrary to the Officer's recommendations
have been received

Site Factors: Winchester Conservation Area

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Site Description

- The former Hyde Post Office is on the corner of Egbert Road and Danes Road and includes the shop, the residential accommodation above, the gently sloping garden and the garage off Danes Road.

Relevant Planning History

- Similar application withdrawn 2003 due to lack of marketing.
- This application was considered by Committee in February 2004 when it was resolved that amended plans should be sought to overcome the concerns regarding the raising of the garage roof.

Proposal

- As per Proposal Description

Consultations

Conservation:

- No objection in principle. Windows should be wood and rainwater goods cast iron; roof lights should be reduced. Prefer to see tree retained as little greenery in street scene.

Estates Department

- The property has been adequately advertised and very little interest has been shown. The rent of £12,000 reflects a high residential element as the rent for such a shop would be very small due to location and size.

Engineers:Highways:

- No objection subject to conditions.

Forward Plans:

- Before an exception from proposal FS.2 can be considered the property should be marketed for its existing use and if there is no satisfactory response alternative community uses should be investigated in some detail. Only if both these exercises demonstrate that the building cannot be retained in community use should an alternative be considered.

Tree Officer:

- The Magnolia although nice and pretty is of little amenity value and could not be afforded protection with a TPO.

Representations:

City of Winchester Trust:

- No comment

27 letters of representations were received for the full and conservation area applications and a further 2 letters of objection have been received since the revised plans were re-advertised.

- The loss of the garage removes a valuable parking resource and results in over development of the site.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- There is already a shortage of parking and this would exacerbate the situation particularly during evenings and Sundays when the parking restrictions do not apply.
- The increase in height of the garage would overshadow and be overbearing on neighbouring properties, it would dominate the skyline and introduce overlooking and distort the proportions of the building.
- The loss of the magnolia tree should not be allowed, it is mature and healthy and is a significant feature of the area, it is clearly visible and adds to the character of the neighbourhood.
- The changes to Danes Road such as raising the garage roof, raising the wall, inserting doors and the stainless steel handrail would all detract from the appearance and character of this part of the conservation area.
- The changes to the front of the property onto Egbert Road such as the changes in fenestration and the wall onto the street would change the character to its detriment.
- The introduction of the glass structure would be entirely out of keeping with the character of the area.
- The loss of the post office and the shop would both be a great loss to the residents and the commercial fabric of the area.
- Consider that the garage should be retained along with the tree otherwise the development will be too dense and set a precedent for a number of other garages in the area.
- There are a number of people interested in the shop and the marketing has not been exhaustive. The potential for a shop separate to the house has not been considered.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- FS.2, H.1, H.7, EN.5, T.9, RT.3, HG.7, HG.11

Winchester District Local Plan Review Deposit and Revised Deposit:

- SF.1, DP.3, H.2, H.7, RT.3, HE.4, HE.5, HE.8

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Guide to the Open Space Funding System
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 4 Industrial and Commercial Development by Small Firms
- PPG 6 Town Centres and Retail Developments
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations
- Historic heritage/conservation area/listed building

Headings as applicable for considerations

Principle of development

- Policy FS.2 prevents the change of use from a facility to residential unless it has been demonstrated that the existing use or some other community use is not possible within the building.
- The shop with accommodation above has now been marketed since August 2003 as a single entity for a price of £12,000pa and although there has been some interest it appears that the shop and residential use together, in their current format, at the rent required, are unlikely to attract a tenant.
- The marketing exercise has not considered alternative uses of the site or considered the separation of the accommodation from the shop element.
- The applicant's have considered the prospects of alternative community uses in the building, on the basis of the list of facilities in the Local Plan, but concluded that due to the size of the unit or proximity of other facilities, it could not realistically accommodate alternative uses.
- If the principle of the loss of the shop where accepted housing would be an acceptable alternative and the subdivision into small units would reflect the demand for small residential units in Winchester.
- On balance although the loss of the shop is to be regretted it is considered that the applicants have demonstrated to the satisfaction of officers that the retention of a community facility is not presently feasible.

Impact on the character of the area/spatial characteristics/street scene

- The visual changes to the street scene are considered acceptable namely; the raising of the roadside wall to Dane Road and the addition of door openings; the raising of the garage roof by 1.2 metres; the replacement of the garage door with windows; the rearrangement of the front of the property, its existing shop front to windows and the access ramp to the front door.
- The loss of the magnolia tree is regrettable but given the Tree Officers comments it would be difficult to justify its retention as this would result in the loss of one unit
- The glazed roof extension and refurbishment and extension of the accommodation in the garden area are considered to be entirely acceptable within the conservation area.
- The revised plans remove the second floor element to the garage and therefore its impact is further reduced.

Detailed design

- The applicants have take on the advice of the conservation officer in: replacing plastic windows with wood; replacing plastic down pipes with cast iron; reducing the number of roof lights and improved detailing throughout.

Residential amenities

- The existing garage sits on the boundary of the adjacent properties, the raising of the roof by only 1.2 metres is not considered to significantly alter the structures existing impact on either the gardens of properties or the aspects from windows.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- The garage introduces roof lights into the first floor accommodation, the cross sections demonstrate that these will be well above head height so not offering any overlooking.
- The proposal will result in an additional two residential properties and the loss of the garage which has the potential for use as a parking space, given Government advice, the location close to the centre of Winchester and given the controlled parking in the area it would not be possible to justify refusal on the basis of lack of parking provision due to the impact on the amenities of others who park in that area.

Highways

- Changes to the plan have ensured bike parking is provided and the doors off the pavement into the bike and bin stores will not be a danger or inconvenience to pedestrians.

Public open space provision

- This will need to be met by financial contribution.

Historic heritage/conservation area/listed building

- The applicant has taken on the advice of the Conservation Officer in producing the scheme which has resulted in improvements to the existing fabric and a satisfactory appearance within the Conservation Area.

Comments on representations

- The loss of the Post Office can not be controlled through planning legislation.
- The loss of the shop can only take place if fully justified.
- The level of development on this small site and its impact on the conservation area has to be carefully considered but given the design and appearance of the proposal and the advice of the Tree Officer and Government advice on parking provision it is not considered that the physical aspects of the scheme can be resisted.

Planning Obligations/Agreements

In seeking the financial contributions for open space provision the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE – subject to a Section 106/Section 278 Agreement for:

- 5. A financial contribution of £840 for play and £1070 for sports provision towards the provision of public open space through the open space funding system**

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions/Reasons

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

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

02 The development hereby permitted shall be constructed using brick, mortar and tiles to match those on the existing building. Details and samples of the new doors, windows, rooflights, the glazed extension and the new entrance ramp and handrail shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the approved details.

02 To ensure the satisfactory appearance of the development.

03 The secure long term cycle provision shall not be used for any use other than the keeping of bicycles.

03 To ensure the provision and retention of cycle parking facilities in the interests of the local amenity and highway safety.

Informatives

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

Hampshire County Structure Plan UB3

Winchester District Local Plan FS.2, H.1, H.7, EN.5, T.9, RT.3, HG.7, HG.11

Winchester District Local Plan Review Deposit and Revised Deposit: SF.1, DP.3, H.2, H.7, RT.3, HE.4, HE.5, HE.8

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 CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: Hyde PO And Stores16 Egbert Road Winchester Hampshire SO23
7EB

Parish/Ward Winchester Town

Proposal Description: (REVISED PLANS AND INFORMATION DATED 19 APRIL 2004)
Conversion of Post Office to three dwellings

Applicant Ilanbray Ltd

Case No: 03/02728/LBC

W No: W15614/04LBCA

Case Officer: Mr Peter Eggleton

Date Valid: 11 November 2003

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor
Reason for Committee: 4 or more representations contrary to the Officer's recommendations
have been received

Site Factors: Winchester Conservation Area

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Site Description

- The former Hyde Post Office is on the corner of Egbert Road and Danes Road and includes the shop, the residential accommodation above, the gently sloping garden and the garage off Danes Road.

Relevant Planning History

- Similar application withdrawn 2003 due to lack of marketing.
- This application was considered by Committee in February 2004 when it was resolved that amended plans should be sought to overcome the concerns regarding the raising of the garage roof.

Proposal

- As per Proposal Description

Consultations

Conservation:

- No objection in principle. Windows should be wood and rainwater goods cast iron; roof lights should be reduced. Prefer to see tree retained as little greenery in street scene.

Estates Department

- The property has been adequately advertised and very little interest has been shown. The rent of £12,000 reflects a high residential element as the rent for such a shop would be very small due to location and size.

Engineers:Highways:

- No objection subject to conditions.

Forward Plans:

- Before an exception from proposal FS.2 can be considered the property should be marketed for its existing use and if there is no satisfactory response alternative community uses should be investigated in some detail. Only if both these exercises demonstrate that the building cannot be retained in community use should an alternative be considered.

Tree Officer:

- The Magnolia although nice and pretty is of little amenity value and could not be afforded protection with a TPO.

Representations:

City of Winchester Trust:

- No comment

27 letters of representations were received for the full and conservation area applications and a further 2 letters of objection have been received since the revised plans were re-advertised.

- The loss of the garage removes a valuable parking resource and results in over development of the site.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- There is already a shortage of parking and this would exacerbate the situation particularly during evenings and Sundays when the parking restrictions do not apply.
- The increase in height of the garage would overshadow and be overbearing on neighbouring properties, it would dominate the skyline and introduce overlooking and distort the proportions of the building.
- The loss of the magnolia tree should not be allowed, it is mature and healthy and is a significant feature of the area, it is clearly visible and adds to the character of the neighbourhood.
- The changes to Danes Road such as raising the garage roof, raising the wall, inserting doors and the stainless steel handrail would all detract from the appearance and character of this part of the conservation area.
- The changes to the front of the property onto Egbert Road such as the changes in fenestration and the wall onto the street would change the character to its detriment.
- The introduction of the glass structure would be entirely out of keeping with the character of the area.
- The loss of the post office and the shop would both be a great loss to the residents and the commercial fabric of the area.
- Consider that the garage should be retained along with the tree otherwise the development will be too dense and set a precedent for a number of other garages in the area.
- There are a number of people interested in the shop and the marketing has not been exhaustive. The potential for a shop separate to the house has not been considered.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- FS.2, H.1, H.7, EN.5, T.9, RT.3, HG.7, HG.11

Winchester District Local Plan Review Deposit and Revised Deposit:

- SF.1, DP.3, H.2, H.7, RT.3, HE.4, HE.5, HE.8

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Guide to the Open Space Funding System
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 4 Industrial and Commercial Development by Small Firms
- PPG 6 Town Centres and Retail Developments
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations
- Historic heritage/conservation area/listed building

Headings as applicable for considerations

Principle of development

- Policy FS.2 prevents the change of use from a facility to residential unless it has been demonstrated that the existing use or some other community use is not possible within the building.
- The shop with accommodation above has now been marketed since August 2003 as a single entity for a price of £12,000pa and although there has been some interest it appears that the shop and residential use together, in their current format, at the rent required, are unlikely to attract a tenant.
- The marketing exercise has not considered alternative uses of the site or considered the separation of the accommodation from the shop element.
- The applicant's have considered the prospects of alternative community uses in the building, on the basis of the list of facilities in the Local Plan, but concluded that due to the size of the unit or proximity of other facilities, it could not realistically accommodate alternative uses.
- If the principle of the loss of the shop where accepted housing would be an acceptable alternative and the subdivision into small units would reflect the demand for small residential units in Winchester.
- On balance although the loss of the shop is to be regretted it is considered that the applicants have demonstrated to the satisfaction of officers that the retention of a community facility is not presently feasible.

Impact on the character of the area/spatial characteristics/street scene

- The visual changes to the street scene are considered acceptable namely; the raising of the roadside wall to Dane Road and the addition of door openings; the raising of the garage roof by 1.2 metres; the replacement of the garage door with windows; the rearrangement of the front of the property, its existing shop front to windows and the access ramp to the front door.
- The loss of the magnolia tree is regrettable but given the Tree Officers comments it would be difficult to justify its retention as this would result in the loss of one unit
- The glazed roof extension and refurbishment and extension of the accommodation in the garden area are considered to be entirely acceptable within the conservation area.
- The revised plans remove the second floor element to the garage and therefore its impact is further reduced.

Detailed design

- The applicants have take on the advice of the conservation officer in: replacing plastic windows with wood; replacing plastic down pipes with cast iron; reducing the number of roof lights and improved detailing throughout.

Residential amenities

- The existing garage sits on the boundary of the adjacent properties, the raising of the roof by only 1.2 metres is not considered to significantly alter the structures existing impact on either the gardens of properties or the aspects from windows.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- The garage introduces roof lights into the first floor accommodation, the cross sections demonstrate that these will be well above head height so not offering any overlooking.
- The proposal will result in an additional two residential properties and the loss of the garage which has the potential for use as a parking space, given Government advice, the location close to the centre of Winchester and given the controlled parking in the area it would not be possible to justify refusal on the basis of lack of parking provision due to the impact on the amenities of others who park in that area.

Highways

- Changes to the plan have ensured bike parking is provided and the doors off the pavement into the bike and bin stores will not be a danger or inconvenience to pedestrians.

Public open space provision

- This will need to be met by financial contribution.

Historic heritage/conservation area/listed building

- The applicant has taken on the advice of the Conservation Officer in producing the scheme which has resulted in improvements to the existing fabric and a satisfactory appearance within the Conservation Area.

Comments on representations

- The loss of the Post Office can not be controlled through planning legislation.
- The loss of the shop can only take place if fully justified.
- The level of development on this small site and its impact on the conservation area has to be carefully considered but given the design and appearance of the proposal and the advice of the Tree Officer and Government advice on parking provision it is not considered that the physical aspects of the scheme can be resisted.

Recommendation

APPROVE

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 development hereby permitted shall be constructed using brick, mortar and tiles to match those on the existing building. Details and samples of the new doors, windows, rooflights, the glazed extension and the new entrance ramp and handrail shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the approved details.

04 To ensure the satisfactory appearance of the development.

05 The secure long term cycle provision shall not be used for any use other than the keeping of bicycles.

03 To ensure the provision and retention of cycle parking facilities in the interests of the local amenity and highway safety.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Informatives

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

Hampshire County Structure Plan UB3

Winchester District Local Plan FS.2, H.1, H.7, EN.5, T.9, RT.3, HG.7, HG.11

Winchester District Local Plan Review Deposit and Revised Deposit: SF.1, DP.3, H.2, H.7, RT.3, HE.4, HE.5, HE.8

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 CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: The Old Coal Yard High Street West Meon Petersfield Hampshire
GU32 1LN

Parish/Ward West Meon

Proposal Description: (AMENDED PLANS RECEIVED ON 4th AND 8th OF MARCH AND ARBORICULTURAL REPORT) Construction of 2 No. three bedroom and 2 No. two bedroom detached dwellings with 2 No. detached single garages, associated parking and access

Applicant Mr K Shepherd And Mr JE Shepherd

Case No: 03/02644/FUL

W No: W13379/07

Case Officer: Mr Peter Eggleton

Date Valid: 30 October 2003

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors:

Site Description

- The old coal yard is located to the side and rear of the Thomas Lord public house within the settlement area but outside the conservation area of West Meon.

Relevant Planning History

- There have been a number of planning permissions on the site for two large dwellings.
- The access as proposed as part of this application has previously been approved as has an alternative access through the centre of the pub car park, as such objections relating to the access would be very difficult to sustain.
- An application to renew one of the permissions for two houses was recently refused on the basis that it failed to meet current government density requirements.
- Planning permission remains extant for two houses which was granted in 2000 prior to PPG3.

Proposal

- As per Proposal Description

Consultations

Conservation:

- No objection, the house design and materials are above average, the form and layout is not traditional but dictated by the shape of the site.

Engineers Highways:

- The principle of the access has been accepted previously albeit for only two properties.
- Plans would need to be submitted which provide for additional cycle provision.
- Pedestrian intervisibility needs to be shown with the access splayed back at an angle of 45 degrees, 2 metres each side of the access.
- The site does not appear to be able to accommodate the turning requirements of service vehicles.

English Nature:

- No comment

Environment Agency:

- Recommends standard conditions

Environmental Health:

- No adverse comments subject to standard informatives

Landscape:

- The proposals for the removal and planting of trees are in line with the Council's Arboricultural officers views and the proposal is considered acceptable subject to conditions.
- The large Ash is to be removed due to poor conditions as are some smaller multi stemmed Limes and Sycamores but these will be replaced by large new planting.

Representations:

West Meon Parish Council

- Overall design is sympathetic and welcome two bed units, concern regarding overlooking.
- Much greater number of cars accessing dangerous place on High Street, decreases number of parking spaces in the pub car park, reduces the space in the lay-by and would be more dangerous.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

47 letters of representations have been received

- Already shortage of parking in the High Street with parking on the road side, this will become worse and more dangerous particularly for pedestrians and school children.
- Will result in overlooking of adjacent properties particularly the Listed Cleverleys Farmhouse due to the north facing windows.
- Because it will make parking more difficult it will damage rather than contribute to the services within the village, in addition parking for the community bus and turning for lorries etc will be lost.
- Is contrary to the requirements of the village design statement as it is out of character with the village and the AONB.
- The access is too small and can not be expanded, the site is too small for 4 houses and all the associated cars etc.
- The existing right of way through the car park should be retained.
- All the hard surfacing is out of character and will result in increased run off to other nearby properties.
- Any alterations to the flint wall should be done in traditional materials.
- The applicants have no right of way along the proposed access

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, T5, T6, H5, H7, H8 and R2

Winchester District Local Plan

- EN.5, EN.7, H.5, FS.3, T.9, T.12 and RT.3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.1, DP.3, DP.5, DP.6, H.5, H.7, T.2 and RT.3

Supplementary Planning Guidance:

- West Meon Village Design Statement
- Achieving a Better Mix 2000

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations
- Historic heritage/conservation area/listed building
- Affordable housing

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Principle of development

- The principle of residential development has been established by previous applications and the proposal meets the requirements of PPG3.
- The access has been previously accepted for two houses.
- 50% of the dwellings are small 2 bedroom units in compliance with supplementary planning guidance.
- The Village Design Statement requires that new development is contained within the village, provides a mix of house types and is of appropriate materials and design, all of which are considered to be achieved by this proposal.

Impact on the character of the area/spatial characteristics/street scene

- The revised design presents a more traditional design, facing towards the street across the car park and the general layout is considered acceptable.

Detailed design

- The design of the houses is of a good quality with a form and scale reflecting traditional development in the village.

Residential amenities

- The revised plans reduce the impact on the property to the west but do not alter the relationship with first floor bedroom windows and the property to the rear.
- The window to window distances with the property to the rear are greater than would normally be accepted and at a significant angle, an area of side garden will be overlooked by bedroom windows but it is not considered that such overlooking could justify a reason for refusal.

Highways

- The principle of the access has been accepted previously albeit for only two properties and the application is still extant and able to be implemented, as such an objection on highway grounds could not be sustained at appeal.
- Revised plans are awaited which will improve the permitted access.

Public open space provision

- There is a significant area of general amenity space in accordance with policy which will give the development an attractive character, the remainder of the open space for play and sport would be expected to be provided as a financial contribution.

Comments on representations

- The loss of the parking for the public house has been accepted previously, the ability of the applicants to carry out the works and gain a lawful access is not a planning matter and would need to be resolved by the developers before development began.

Historic heritage/conservation area/listed building

- The site is close to the conservation area and adjoins a listed building, it is not considered that the proposal would adversely effect either and this is confirmed by the Conservation Officer.

Affordable housing

- Non would be required under current Local Plan provisions.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for play and sport provision, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

Subject to receipt of amended plans to the satisfaction of the highway engineer:

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

or subject to a Section 106 Agreement for:

- 6. A financial contribution of £6464 towards the provision of public open space through the open space funding system**

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions

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 works shall be carried out and no vehicle shall access the site until protective measures in accordance with the measures set out in the report by Bill Kowalczyk Associates dated 05/01/2004 have been installed under the supervision of a qualified arboriculturalist and agreed with the Council's arboricultural officer on site. A detailed construction methodology shall be submitted and agreed in writing with the Council's arboricultural officer before any works take place. This will detail the proposed construction methodology, including a no dig solution, for development within the tree protection zone. This statement shall also identify any essential localised excavations or levelling, the detail of the construction including the proposed surfacing. The construction shall be carried out strictly in accordance with the approved scheme and be supervised by a qualified arboriculturalist. The specified works shall be carried out and completed to the satisfaction of the planning authorities arboricultural officer before any other works on site are carried out or vehicle access is gained. Following the approval of the access the protective fencing shall be retained until all works on site have been completed. No works, storage or access shall take place within the protected area at any time without the prior written consent of the planning authority.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

02 To ensure that the works are carried out in such a way that limits any potential damage to the trees in the interests of the health of the trees and the amenity of the area.

03 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.

03 To ensure a satisfactory relationship between the new development and adjacent buildings and roads, amenity areas and trees.

04 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces, including window detailing, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

04 To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

05 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

06 To protect the amenities of the locality, to maintain a good quality environment, to prevent damage to protected trees and to ensure that the smaller dwellings remain within the size threshold of the Local Plan Review.

07 During construction any facilities for the storage of fuels shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank. All filling points, vents, gauges, and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

07 To prevent pollution to the water environment

08 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

08 To prevent pollution to the water environment

09 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway 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 duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

09 Reason: In the interests of highway safety.

10 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.

10 Reason: In the interests of highway safety.

11 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

11 Reason: In the interests of highway safety.

12 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.

12 Reason: In the interests of highway safety.

13 The hereby approved shall not be used for any other purpose than the parking of cars.

13 Reason: To ensure the provision and retention of the n the interests of local amenity and 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, T5, T6, H5, H7, H8 and R2; Winchester District Local Plan EN.5, EN.7, H.5, FS.3, T.9, T.12 and RT.3; Winchester District Local Plan Review Deposit and Revised Deposit: DP.1, DP.3, DP.5, DP.6, H.5, H.7, T.2 and RT.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 materials 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.

03. All works including demolition and construction should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

04. The applicant is advised that a licence will be required to carry out highway works. Please contact: The Engineering Services Manager, Engineering Department, Winchester City Council, Winchester, (Telephone: 01962 848326.

Item No:
Address: Station Mill Station Road Alresford Hampshire SO24 9JQ

Parish/Ward New Alresford

Proposal Description: Change of use of existing building from office to residential with 3 no. one bedroom, 2 no. two bedroom and 2 no. three bedroom dwellings, construction of 1 no. three storey block consisting 2 no. one bedroom, 1 no. two bedroom and 1 no. three bedroom dwellings, bin and bike stores and associated parking

Applicant Mill Investments Ltd

Case No: 03/02872/FUL

W No: W02502/10

Case Officer: Mr Peter Eggleton

Date Valid: 1 December 2003

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Site Factors: New Alresford Conservation Area

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- Station Mill is a grade II listed building, built on a triangular site of approx 0.14 hectares, adjacent to Alresford Station. A single storey workshop is positioned between the Mill and the Station. The site is bounded by the station car park to the South and cemetery to the West. The building fronts onto Station Approach. It is generally flat but with a steep embankment running round the North East and South East boundaries, rising to approx 3.3 metres above the general level.

Relevant Planning History

- **W02502/04** Erection of 2 storey building to provide offices with parking beneath - Application Permitted - 20/02/1984
- **W02502/05** Erection of 2 storey building to provide offices with parking beneath - Application Permitted - 23/02/1990
- **W02502/08/L** New entrance door, 4 no. windows and non structural layout alterations - Application Permitted - 09/08/1994

Proposal

- As per Proposal Description

Consultations

Conservation:

- Concern regarding the level of detail in the application such as the alterations internally and the feasibility of roof alterations.
- Considers roof windows should be reduced.
- No objection in principle to new build but considers north east elevation fenestration to be weak and roof lights should be reduced, consider that brick may be more appropriate than render.

Engineers Highways:

- The proposal uses the existing access and provides 12 parking spaces for the 11 units, however given the central location and the car park adjacent this is considered to be entirely acceptable.

Environmental Health:

- No objection

Environment Agency

- No objection subject to conditions

Landscape:

- Unacceptable impact on the trees on the bank, including Beech and Sycamore and the protection zone needs to include the entirety of the bank if the trees are to reach maturity.
- The height and bulk of the building will put the bank in total shade.
- Advises refusal

Sites and Monuments Officer:

- Consent should only be granted if it includes a condition requiring a programme of archaeological recording.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Southern Water:

- The point and details of the proposed connection to the public sewer will require the formal approval of Southern Water Services Ltd. There are no public surface water sewers in the vicinity of this site. No surface water should be discharged to the foul sewer. A water supply can be provided for the proposed development

Representations:

Alresford Chamber of Commerce

- Objection on grounds of change of use from commercial to residential use

New Alresford Parish Council

- Support proposal although concerned regarding timber boarding feature.
- Wish to see retention of existing trees

Letters of representations have been received from no Neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, RT.3

Winchester District Local Plan

- E.2, EN.5, HG.6, HG.7, HG.19 - 23, RT.3

Winchester District Local Plan Review Deposit and Revised Deposit:

- E.2, DP.1, DP.3, HE.4, HE.5, HE.13, HE.14, RT.3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 4 Industrial and Commercial Development by Small Firms
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Historic heritage/conservation area/listed building
- Affordable housing

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Principle of development

- The proposal results in the loss of employment land which is contrary to policy E.2 of the local plan unless it can be demonstrated that 'the need for the proposed development outweighs the benefits of retaining the existing use'.
- The policy seeks to retain and increase the variety and number of employment opportunities in the district 'even if there does not seem to be a short-term demand for them.
- The retention of employment opportunities within settlement to retain a mix of development is in line with government objectives of sustainable development and the requirements of the Local Plan Review and given the differing value of industrial floor space compared to residential there would be little incentive to retain many employment sites if they could easily be changed to housing.
- Although the applicants have made a case which suggests that part of the building is difficult to let and that the currently occupied areas may have limited time left with the current tenants, this does not overcome the clear objectives of the Local Plan policy and as such the principle of the loss of the employment floor space can not be accepted in principle.
- Notwithstanding the above, the proposal has significant problems with the detail of the proposals.
- The new development is sited so as to require it to be cut into the embankment adjacent to the police accommodation, this is considered by the tree officer to threaten the retention of the existing trees and to result in shading of the area which will seriously affect existing and future vegetation and as such can not be considered to comply with the environment and conservation policies of the Development Plan.
- The proposals have not provided the necessary detail to satisfy the conservation officer that the internal works within the listed building or the proposals for the roof are appropriate or practical.
- The proposal does provide more than 50% small units and would therefore comply with the Council's housing mix requirements.

Impact on the character of the area/spatial characteristics/street scene

- The concept of replacing the modern industrial unit with a garden area is considered an improvement.
- The impact on the trees and vegetation of the conservation area have been reported above, notwithstanding these concerns the impact on the conservation area of a new building provided it overcame the difficulties with regard to trees and vegetation would be acceptable, unfortunately it does not appear that there is adequate space to provide a building of appropriate scale to complement the listed building without either unsatisfactory impact on the trees or on the Listed Building.

Detailed design

- The design of the proposal is considered to be appropriate.

Residential amenities

- The nearest properties are the police houses and the rear windows of the new units will overlook the rear of these properties however they do not have rear gardens, the area being used for car parking.

Highways

- The proposal uses the existing access and provides 12 parking spaces for the 11 units, however given the central location and the car park adjacent this is considered to be entirely acceptable.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Public open space provision

- The scale of the development does not trigger a requirement for public open space so a financial contribution would be required.

-

Historic heritage/conservation area/listed building

- The site is within the conservation area and the main building is listed, it is not considered that enough information has been provided to satisfy the conservation officer that the works proposed are acceptable or in terms of the new roof, practical. Further information may identify that the scheme, perhaps with some modifications would be acceptable.
- The impact on the Conservation Area has been considered and in general terms the design and form of the building is acceptable except for the adverse implications for the trees and vegetation to the north of the new block, however because of this the proposal is not considered to either preserve or enhance the conservation area and is therefore contrary to the Development Plan and PPG15.

Affordable housing

- The scale of the development does not currently trigger the need to provide affordable housing.

Recommendation

REFUSE – subject to the following refusal reason(s):

01 The proposal results in the loss of employment accommodation and the local planning authority is not satisfied that the need for housing outweighs the need for employment uses particularly with regard to achieving sustainable communities, the proposal is therefore contrary to proposal E.2 of the Winchester District Local Plan and Review.

02 The planning authority is not satisfied that the location and scale of the proposed new building does not endanger the trees on the embankment or unacceptably shade the area to the detriment of the vegetation. In this regard the proposal is not considered to preserve or enhance the character and appearance of the conservation area and is contrary to proposal HG.6 and HG.7 of the Winchester District Local Plan and HE.4 and HE.5 of the Local Plan Review.

03 The detail of the application with regard to the alterations and proposals for the listed Mill building is not satisfactory to properly assess the true impact of the proposals. The proposal is contrary to proposal HG.19 and HG.20 of the Winchester District Local Plan and HE.13 and HE.14 of the Local Plan Review.

04 The proposal is contrary to the policies of the Hampshire County Structure Plan and the Winchester District Local Plan in that 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. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan and the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Informatives

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

Hampshire County Structure Plan Review: UB3, RT.3

Winchester District Local Plan Proposals: E.2, EN.5, HG.6, HG.7, HG.19 - 23, RT.3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: E.2, DP.1, DP.3, HE.4, HE.5, HE.13, HE.14, RT.3

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: Station Mill Station Road Alresford Hampshire SO24 9JQ

Parish/Ward New Alresford

Proposal Description: Change of use of existing building from office to residential with 3 no. one bedroom, 2 no. two bedroom and 2 no. three bedroom dwellings, construction of 1 no. three storey block consisting 2 no. one bedroom, 1 no. two bedroom and 1 no. three bedroom dwellings, bin and bike stores and associated parking

Applicant Mill Investments Ltd

Case No: 03/02873/LIS

W No: W02502/11LB

Case Officer: Mr Peter Eggleton

Date Valid: 1 December 2003

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor
Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Site Factors: New Alresford Conservation Area

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- Station Mill is a grade II listed building, built on a triangular site of approx 0.14 hectares, adjacent to Alresford Station. A single storey workshop is positioned between the Mill and the Station. The site is bounded by the station car park to the South and cemetery to the West. The building fronts onto Station Approach. It is generally flat but with a steep embankment running round the North East and South East boundaries, rising to approx 3.3 metres above the general level.

Relevant Planning History

- **W02502/04** Erection of 2 storey building to provide offices with parking beneath - Application Permitted - 20/02/1984
- **W02502/05** Erection of 2 storey building to provide offices with parking beneath - Application Permitted - 23/02/1990
- **W02502/08/L** New entrance door, 4 no. windows and non structural layout alterations - Application Permitted - 09/08/1994

Proposal

- As per Proposal Description

Consultations

Highways

- The proposal uses the existing access and provides 12 parking spaces for the 11 units, however given the central location and the car park adjacent this is considered to be entirely acceptable.

Conservation:

- Concern regarding the level of detail in the application such as the alterations internally and the feasibility of roof alterations.
- Considers roof windows should be reduced.
- No objection in principle to new build but considers north east elevation fenestration to be weak and roof lights should be reduced, consider that brick may be more appropriate than render.

Environmental Health:

- No objection

Environment Agency

- No objection subject to conditions

Landscape:

- Unacceptable impact on the trees on the bank, including Beech and Sycamore and the protection zone needs to include the entirety of the bank if the trees are to reach maturity.
- The height and bulk of the building will put the bank in total shade.
- Advises refusal

Sites and Monuments Officer:

- Consent should only be granted if it includes a condition requiring a programme of archaeological recording.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Southern Water:

- The point and details of the proposed connection to the public sewer will require the formal approval of Southern Water Services Ltd. There are no public surface water sewers in the vicinity of this site. No surface water should be discharged to the foul sewer. A water supply can be provided for the proposed development

Representations:

Alresford Chamber of Commerce

- Objection on grounds of change of use from commercial to residential use

New Alresford Parish Council

- Support proposal although concerned regarding timber boarding feature.
- Wish to see retention of existing trees

Letters of representations have been received from no Neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, RT.3

Winchester District Local Plan

- E.2, EN.5, HG.6, HG.7, HG.19 - 23, RT.3

Winchester District Local Plan Review Deposit and Revised Deposit:

- E.2, DP.1, DP.3, HE.4, HE.5, HE.13, HE.14, RT.3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 4 Industrial and Commercial Development by Small Firms
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Historic heritage/conservation area/listed building
- Affordable housing

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Principle of development

- The proposal results in the loss of employment land which is contrary to policy E.2 of the local plan unless it can be demonstrated that 'the need for the proposed development outweighs the benefits of retaining the existing use'.
- The policy seeks to retain and increase the variety and number of employment opportunities in the district 'even if there does not seem to be a short-term demand for them.
- The retention of employment opportunities within settlement to retain a mix of development is in line with government objectives of sustainable development and the requirements of the Local Plan Review and given the differing value of industrial floor space compared to residential there would be little incentive to retain many employment sites if they could easily be changed to housing.
- Although the applicants have made a case which suggests that part of the building is difficult to let and that the currently occupied areas may have limited time left with the current tenants, this does not overcome the clear objectives of the Local Plan policy and as such the principle of the loss of the employment floor space can not be accepted in principle.
- Notwithstanding the above, the proposal has significant problems with the detail of the proposals.
- The new development is sited so as to require it to be cut into the embankment adjacent to the police accommodation, this is considered by the tree officer to threaten the retention of the existing trees and to result in shading of the area which will seriously affect existing and future vegetation and as such can not be considered to comply with the environment and conservation policies of the Development Plan.
- The proposals have not provided the necessary detail to satisfy the conservation officer that the internal works within the listed building or the proposals for the roof are appropriate or practical.
- The proposal does provide more than 50% small units and would therefore comply with the Council's housing mix requirements.

Impact on the character of the area/spatial characteristics/street scene

- The concept of replacing the modern industrial unit with a garden area is considered an improvement.
- The impact on the trees and vegetation of the conservation area have been reported above, notwithstanding these concerns the impact on the conservation area of a new building provided it overcame the difficulties with regard to trees and vegetation would be acceptable, unfortunately it does not appear that there is adequate space to provide a building of appropriate scale to complement the listed building without either unsatisfactory impact on the trees or on the Listed Building.

Detailed design

- The design of the proposal is considered to be appropriate.

Residential amenities

- The nearest properties are the police houses and the rear windows of the new units will overlook the rear of these properties however they do not have rear gardens, the area being used for car parking.

Highways

- The proposal uses the existing access and provides 12 parking spaces for the 11 units, however given the central location and the car park adjacent this is considered to be entirely acceptable.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Public open space provision

- The scale of the development does not trigger a requirement for public open space so a financial contribution would be required.

Historic heritage/conservation area/listed building

- The site is within the conservation area and the main building is listed, it is not considered that enough information has been provided to satisfy the conservation officer that the works proposed are acceptable or in terms of the new roof, practical. Further information may identify that the scheme, perhaps with some modifications would be acceptable.
- The impact on the Conservation Area has been considered and in general terms the design and form of the building is acceptable except for the adverse implications for the trees and vegetation to the north of the new block, however because of this the proposal is not considered to either preserve or enhance the conservation area and is therefore contrary to the Development Plan and PPG15.

Affordable housing

- The scale of the development does not currently trigger the need to provide affordable housing.

Recommendation

REFUSE – subject to the following refusal reason(s):

Reasons

- 01 The proposal results in the loss of employment accommodation and the local planning authority is not satisfied that the need for housing outweighs the need for employment uses particularly with regard to achieving sustainable communities, the proposal is therefore contrary to proposal E.2 of the Winchester District Local Plan and Review.
- 02 The planning authority is not satisfied that the location and scale of the proposed new building does not endanger the trees on the embankment or unacceptably shade the area to the detriment of the vegetation. In this regard the proposal is not considered to preserve or enhance the character and appearance of the conservation area and is contrary to proposal HG.6 and HG.7 of the Winchester District Local Plan and HE.4 and HE.5 of the Local Plan Review.
- 03 The detail of the application with regard to the alterations and proposals for the listed Mill building is not satisfactory to properly assess the true impact of the proposals. The proposal is contrary to proposal HG.19 and HG.20 of the Winchester District Local Plan and HE.13 and HE.14 of the Local Plan Review.
- 04 The proposal is contrary to the policies of the Hampshire County Structure Plan and the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

the amenities of the area. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan and the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.

Informatives

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

Hampshire County Structure Plan Review: UB3, RT.3

Winchester District Local Plan Proposals: E.2, EN.5, HG.6, HG.7, HG.19 - 23, RT.3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: E.2, DP.1, DP.3, HE.4, HE.5, HE.13, HE.14, RT.3

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: Jervis Court Farm Jervis Court Lane Swanmore
Southampton Hampshire SO32 2QP

Parish/Ward Swanmore

**Proposal
Description:** Replacement holding centre and incinerator

Applicant J H Watson And Sons Ltd

Case No: 04/00053/FUL

W No: W18833

Case Officer: Mrs Julie Pinnock

Date Valid: 15 March 2004

**Delegated or
Committee:** Committee Decision

**Reason for
Committee:** At the request of a councillor

**Reason for
Committee:** 4 or more representations contrary to the Officer's
recommendations have been received

Site Factors:

Site Description

- The site is situated in the countryside just outside the East Hampshire Area of Outstanding Natural Beauty
- Jervis Court Farm houses a series of farm buildings and a residential dwelling
- Existing vehicular access is served from Jervis Court Lane
- To the north and east of the site are public footpaths
- The site has operated as an animal carcass incinerator for a number of years and has established a use at the site

Relevant Planning History

- None

Proposal

- As per Proposal Description

Consultations

Enforcement:

- This application was submitted as a result of enforcement investigation
- Enforcement Officer is satisfied that the site has an established use operating without any planning control

Engineers:Highways:

- On the basis of the suggested conditions by the Environmental Health Officer restricting the amount of through-put to similar levels of the operation prior to the fire comments that it is unlikely that there will be a material increase in traffic and therefore it will be difficult to sustain a highway reason for refusal

Environmental Health:

- Comments that new animal products regulations enforced by DEFRA and Animal Health (HCC trading standards) are likely to increase demand for such incineration facilities
- If the incinerator has a design rating greater than 50 kg per hour then it will require an air pollution permit (LAPPC) under the Pollution Prevention and Control Act 1999.
- The incinerator in its current layout has a design capacity of about 200 kg per hour and the chimney shown may not be of a sufficient height for such a burn rate.
- However notes that the applicant is proposing to restrict the incinerator to a lower burn rate of 50 kg per hour which is therefore exempt from the LAPPC permit regime.
- The chimney height shown therefore 12m above ground level is of sufficient height for this lower burn rate to allow adequate pollutant dispersal.
- Therefore recommends conditions to limit the maximum burn capacity to 50 kg per hour and that the chimney terminate at 12m above ground level
- Also recommends a condition to limit the hours of operation to 0700 and 2100 hours Monday to Friday and at no time during weekends or recognised public holidays.
- A condition is also recommended to ensure that animal carcasses are stored inside the incinerator building at all times.
- In addition details are required of the disposal of foul water and any trade effluent – it is suggested that these details be required within 1 month of the grant of any planning permission and subsequently implemented before the development is commenced.

Landscape:

- The Landscape Architect comments that the replacement building is sited in the same location as the previous centre and incinerator within the existing farm building complex
- Although there are public footpaths to the north and east of the site, views to the building are

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- restricted either by existing buildings or hedgerows
- There are open views to the south towards Swanmore and an uninterrupted view to the east from Jervis Court Lane
- Applicants have submitted a landscape scheme which is acceptable, subject to minor revisions, and subject to a maintenance condition the Landscape Architect raises no objection

Representations:

Swanmore Parish Council

- No comment

Letters of representations have been received from 19 Neighbours, 12 letters of concern and 7 letters of objection on the following grounds:-

- Expansion of the business will have an adverse impact on the local area
- Additional traffic along narrow country lanes with dangerous bends
- Site should be served by an A or B road
- Consideration should be given to providing an access between Moorlands Road and Donnington Close
- Conflict between pedestrians, horses and traffic
- Smell
- Carcass remains
- Effluent disposal
- Attracts rats, foxes and other vermin
- No objection to modernisation, but increase unacceptable
- Recommend strict controls of operating hours, no increase in capacity, amount of traffic and limiting access for large vehicles
- Any controls should be enforced
- Proposal could lead to a larger scale operation
- Environmental Impact Assessment is required

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C.1, C.2, UB3

Winchester District Local Plan

- C.1, C.2, C.9, C.10, EN.5, T.9

Winchester District Local Plan Review Deposit and Revised Deposit:

- C.1, C.12, C.13, DP.3, DP.13, T.4

Supplementary Planning Guidance:

- Soberton Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 23 Planning and Pollution Control

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- Residential amenities
- Highways
- Comments on representations

Principle of development

- The site is situated in the countryside where the principle of agri-industrial or agri-distribution is acceptable subject to criteria.
- The first relates to the suitability of alternative buildings or facilities, it is considered that it is reasonable to allow a replacement building to continue the established enterprise.
- The second is the provision of the disposal of toxic or other unpleasant effluent. It is considered that this can be dealt with satisfactorily by a condition requiring details of the disposal of foul water and trade effluent.
- Given that the site has operated as a 'knackers yard' it is not considered unreasonable to allow a replacement building to replace that destroyed by fire in May 2003.
- As the replacement building requires planning permission, this enables the local planning authority to impose reasonable planning conditions to control the development

Impact on the character of the area

- The building is situated within an existing farm complex, in the main well screened from public views
- The site is visible in views from the south and the east, however the applicant has proposed a landscape scheme which will screen the site and enhance the rural character of the area

Residential amenities

- The proposal is an un-neighbourly one, and a countryside location is considered most suitable for this rural activity
- There are residential dwellings in the vicinity of Jervis Court Farm who are aware of the activities on site, particularly from traffic and smell
- The Environmental Health Officer has recommended a number of conditions with the aim to limit the disturbance to neighbours as a result of the activity.

Highways

- The highway engineer has not raised objection to the proposal on the basis that the operation will not increase beyond that operating at the site before the fire in May 2003.
- Any increase in activity at the site will require planning permission to vary the suggested conditions.
- This would allow the highway issues to be re-examined.

Comments on representations

- Local residents have severe concerns regarding the potential increased capacity of the new incinerator and are worried that the use of the site could expand, particularly with the new incinerator at a higher rating
- Officers share these concerns, and are recommending conditions which limit the burn capacity of the incinerator and a condition to limit the hours of operation of plant and machinery including lorry movement as recommended by the Environmental Health Officer
- One local resident suggested alternative site access be considered however the provision of a vehicular access through open countryside would be harmful to the character of the area and is not being proposed by the applicant who has an existing vehicular access to serve Jervis Court Farm.
- Other concerns relate to outdoor and/or inappropriate storage of animal carcasses. A condition is suggested to ensure that such storage is retained solely within the building
- Other objections relate to the potential increase in traffic movement, even with the suggested conditions recommended by the Environmental Health Officer.
- Local residents would like to see a condition imposed which limited the amount of traffic movements to and from the site, particularly from large delivery vehicles.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- Officers consider that it would be unreasonable to impose a condition which sought to control the number of traffic movements to and from the site, and very difficult to enforce.
- The condition suggested by the Environmental Health Officer limits activity between 0700 and 2100 hours weekdays only, and this is considered an acceptable method of control which is enforceable.
- Local residents consider that the proposal requires an Environmental Impact Assessment to be carried out.
- Under the terms of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulation 1999 the proposal falls outside the development listed in Schedule 1 as requiring an Environmental Impact Assessment (EIA)
- Under Schedule 2, 11 an EIA is required for a 'Knacker's Yard' yard if the new floor space exceeds 1,000 sq.m.
- The floor area of the new building is 322 sq.m. and therefore outside these controls
- Schedule 2, 13 requires an EIA if any change to or extension of development occurs, however this refers to the proposal first exceeding the 1,000 sq.m. floor area
- Officers consider that an EIA is not required for this development.

Recommendation

APPROVE – subject to the following condition(s):

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 burning shall be carried out at the application site except in a properly constructed incinerator with a maximum burning capacity of less than 50 kilograms of material per hour. Such an incinerator shall be vented by a properly constructed chimney that shall terminate 12 metres above the surrounding ground level.

02 Reason: To ensure a satisfactory form of development and to prevent a nuisance to nearby occupiers.

03 No lorries shall enter or leave the application site, and no plant or machinery shall be operated, except between the hours of 0700 and 2100 hours, Monday to Friday. No work shall take place at the site on Saturdays, Sundays or recognised public holidays.

03 Reason: To minimise noise and odour disturbance to neighbouring residents.

04 All animal carcasses shall be stored at all times inside the incinerator building.

04 Reason: To ensure a satisfactory form of development and to prevent a nuisance to nearby occupiers.

05 Within 1 month of the date of this planning permission, detailed proposals for the disposal of foul water and any trade effluent shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the use hereby approved is commenced.

05 Reason: To secure satisfactory provision of foul and surface water drainage.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

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: C1, C2, UB3

Winchester District Local Plan Proposals: C.1, C.2, C.9, C.10, EN.5, T.9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C.1, C.12, C.13, DP.3, DP.13, T.4

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: Ponside Upham Street Upham Southampton Hampshire SO32 1JD

Parish/Ward Upham

Proposal Description: Demolish existing and construct 1 no. five bedroom dwelling with four dormer windows and 1 no. detached three bay garage with room above and four dormer windows

Applicant Mr And Mrs D House

Case No: 04/00189/FUL

W No: W09323/02

Case Officer: Emma Norgate

Date Valid: 21 January 2004

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor
Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Site Factors:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- 1950's dwelling set in a large site, well screened from the road.

Relevant Planning History

- DRD1671 – erection of a dwelling – grant – 5/5/55
- W09323 – two storey rear extension – 4/8/86
- W09323/1 – demolish existing dwelling and construct 1no. six bedroom dwelling with four dormer windows and 1no. rooflight in roof and 1no. three bay garage and workshop with room above with dormer windows – withdrawn – 19/9/03

Proposal

- As per Proposal Description

Consultations

Engineers:Highways:

- No highway objections – evident that sufficient area exists to provide acceptable on site parking and turning facilities, there is no new access proposed, unlikely that the proposals will cause demonstrable harm to users of the adjoining highway.

Landscape:

- A landscape scheme been submitted and the proposed layout of the landscape proposals goes some way to providing screening, there should be further trees planted along the southern boundary and some of the species proposed are currently inappropriate.
- Site lies within open countryside and as is open to views from the south, important to use species which are indigenous and appropriate to the area.
- Amended scheme will need to be submitted.

Others:

- Legal:
-

Representations:

Upham Parish Council

- no objections to the proposed new dwelling provided that the existing is demolished, object to the garage due to size and mass and concern that it could be converted to accommodation in the future also concerned that there is an area of land which the Parish Council considers to be historically agricultural, that this is to be part of the garden and there is no reason for this and Permitted Development rights should be removed from the site to ensure that there is no development in the future.

Letters of representations have been received from 1 Neighbours

- no objections to the proposed dwelling and house, concern that there is an area of land which was previously agricultural and would be changed to the domestic curtilage of the dwelling house, concern that implementing the landscaping scheme would result in the use of agricultural land changing to garden land, loss of such agricultural land is important in rural communities, creation of a precedent, reliance on conditions does not address the issue that the proposal will result in a change of use, garden of that size would be out of proportion.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- C1, C2, UB3

Winchester District Local Plan

- C1, C2, C19, EN5, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C2, C22, DP3, T4

Supplementary Planning Guidance:

- Upham Village Design Statement
- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- Movement, Access, Streets and Spaces

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Detailed design
- Highways
- Comments on representations

Principle of Development

- The principle of replacing the existing dwelling is acceptable, subject to certain criteria under policies C19 in the WDLP and C22 in the revised deposit.
- The proposed garage building should also be judged against the above, identified policies.
- Officers consider that the proposed replacement dwelling and garage are acceptable subject to conditions.

Detailed design

- The proposed design of the dwelling is two storey with a central ridge and gables to either side.
- Proposed materials are brick with flint inserts and a tiled roof, VDS identifies that there are examples of flint buildings within the village, but most are in outbuildings.
- Height of the building has been reduced by using the gables and dormer windows.
- Officers consider that the design of the proposed design of the replacement dwelling is attractive and acceptable in this location and that the proposal will not result in increased intrusion in the countryside.
- The proposed garage is set to the side of the dwelling and is constructed of timber boarding with a tiled roof, with accommodation above.
- Given that this is a countryside location, a condition is suggested to ensure that this remains as ancillary to the main dwelling and does not become a separate unit of accommodation.

Highways

- There is sufficient parking and turning on the site, no new access is to be provided to the site and highway engineers have no objection to the proposal.

Comments on representations

- Concern has been raised with regard to a possible change of use of part of the site.
- Information has been provided in both representations and by the applicant and officers have

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- consulted the Legal Department.
- The red line goes round the whole site as there are landscaping works proposed as part of the application, there is no mention of change of use so it is an application for a replacement dwelling and landscaping.
 - Given this, it would be acceptable to consider these elements in the light of the development plan and other material considerations, this would not mean that there was any change of use of the land surrounding the house.
 - If a material change of use took place in the future, enforcement action could still be taken and this could be pointed out using an informative.
 - It would be possible for the applicant to continue using the land in the same way as the previous owner, as no material change of use will have taken place.
 - If a material change of use occurs in the future, the granting of planning permission as applied for will not prevent enforcement action taking place if any necessary planning permission for such change of use is not obtained.
 - Conditions could also be imposed to retain the character and appearance of the surrounding land including removal of pd rights, a restriction on storage and / or the installation of domestic equipment and a condition or s106 agreement requiring the submission and implementation of a landscape management plan.

Recommendation

APPROVE – subject to the following condition(s):

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 dwelling and garage 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 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

04 No development shall take place until a schedule of landscape maintenance for a minimum period of 3 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.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

04 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.

05 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

05 Reason: In the interests of the amenities of the locality.

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, B, C, E of Part 1 of Schedule 2 and classes A of Part 2 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 amenity and privacy of the adjoining residential properties.

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: C1, C2, UB3

Winchester District Local Plan Proposals: C1, C2, C19, EN5, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C22, DP3, T4

03. The applicant is advised that the application has been treated as an application for operational development and no change of use is granted by this permission

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: Land To The Rear Of 23 - 25 Fraser Road Kings Worthy Hampshire

Parish/Ward Kings Worthy

Proposal Description: 3 no. one bedroom terrace dwellings

Applicant Charles Wynford Developments Ltd

Case No: 04/00281/FUL

W No: W11170/03

Case Officer: Mr Peter Eggleton

Date Valid: 17 February 2004

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Site Factors:

Site Description

- The property lies to the rear of properties on Fraser Road, mid way between Forbes Road and Harwood Place, which back onto the pedestrian way.
- The area is generally made up of short terraces of two storey properties.
- To the north of the site is a Council owned garage court which also bounds the pedestrian route.

Relevant Planning History

- A recent application for two 2 bed semi's was withdrawn on advice from officers due to overlooking problems, inappropriate form and the impact on trees.

Proposal

- As per Proposal Description

Consultations

Engineers Drainage:

- Connection to a sewer can be achieved by use of third part land or via a private drain in WCC ownership.

Engineers Highways:

- The application provides bike and car parking to County standard.
- No objection subject to conditions.

Environment Agency:

- No objection subject to conditions.

Environmental Health:

- No objection recommends informatives

Southern Water:

- No objection.

Representations:

Kings Worthy Parish Council

- Object as insufficient room on site, loss of privacy to surrounding properties, loss of parking and total inadequacy of parking provision proposed and safety issue with regard to access onto bend in road.

Letters of representations have been received from 2 Neighbours

- Inadequate parking provision
- Inadequate information regarding boundary treatment and concern about loss of privacy.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, T5, T6, H5, H7, H8 and R2

Winchester District Local Plan

- EN.5, EN.7, H.5, FS.3, T.9, T.12 and RT.3

Winchester District Local Plan Review Deposit and Revised Deposit:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- DP.1, DP.3, DP.5, DP.6, H.5, H.7, T.2 and RT.3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations
- Affordable housing

•

Principle of development

- The site is within the settlement policy boundary.
- The proposal provides small dwellings in accordance with SPG.

Impact on the character of the area/spatial characteristics/street scene

- The proposal is only visible from public spaces from the pedestrian route which runs behind Fraser Road, the proposal has been designed to prevent the loss of any trees on this route and to address the route so providing some surveillance of it and creating a point of interest.

Detailed design

- A traditional house design can not be accommodated on this plot due to the size of it and its relationship with neighbours, because of this a single aspect property is required.
- A contemporary approach has been adopted although materials are to be tile and brick as is common in the area.

Residential amenities

- The single aspect design prevents overlooking of adjoining properties and also prevents an unsatisfactory relationship with the properties it sits behind.
- The parking area and access will be adjacent to the rear garden of neighbouring properties and as such it is important that there is a significant boundary fence to the southern boundary, with this in place it is considered that there will be no significant impact on amenities.

Highways

- The Engineer is satisfied with the provision of parking on site and the access onto Fraser Road.

Public open space provision

- This needs to be provided by way of an off site financial contribution.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Affordable housing

- There is no requirement under the adopted local plan.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for play and sport provision, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) or subject to a Section 106/Section 278 Agreement for:

- 7. A financial contribution of £2940 towards the provision of public open space through the open space funding system**

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions

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, 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.

02 To ensure a satisfactory relationship between the new development and adjacent buildings and roads, amenity areas and trees.

03 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces, including window detailing, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

04 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

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.

04 To improve the appearance of the site in the interests of visual amenity.

05 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 to E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority and no new windows shall be inserted in to any elevations.

05 To protect the amenities of the locality and neighbours, to maintain a good quality environment and to ensure that the smaller dwellings remain within the size threshold of the Local Plan Review.

06 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.

06 Reason: In the interests of highway safety.

07 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

07 Reason: To ensure that adequate on-site parking and turning facilities are made available.

08 During construction any facilities for the storage of fuels shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank. All filling points, vents, gauges, and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

08 To prevent pollution to the water environment

09 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

09 To prevent pollution to the water environment

Informatives

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Hampshire County Structure Plan Review: UB3, T5, T6, H5, H7, H8 and R2; Winchester District Local Plan EN.5, EN.7, H.5, FS.3, T.9, T.12 and RT.3; Winchester District Local Plan Review Deposit and Revised Deposit: DP.1, DP.3, DP.5, DP.6, H.5, H.7, T.2 and RT.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 therefore be granted.

03. All works including demolition and construction should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: Rozel Forge Stapleford Lane Durley Hampshire SO32 2BU

Parish/Ward Durley

Proposal Description: Change of use of 'The Forge' to use for the keeping and breeding of dogs (RETROSPECTIVE)

Applicant Mr B Dunning

Case No: 04/00443/FUL

W No: W04105/06

Case Officer: Emma Norgate

Date Valid: 18 February 2004

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor
Reason for Committee: Parish Council submitted representations contrary to officer recommendation
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- Existing large single storey building, part of which is in separate ownership.
- Set within a complex of buildings.
- Set back from the road behind a dwelling “Rozel” which is in separate ownership.

Relevant Planning History

- W4105 – continuation of use of building as farriers forge – grant – 20/9/78
- W4105/1 – erection of dwelling with detached garage – grant – 9/8/83
- W4105/2 – retention of existing workshop extension (B2), relocation of portacabin and provision of lean – to metal store, landscaping, parking and temporary vehicle storage area (amended description) – grant – 9/3/98
- W4105/03 – 1no. replacement dwelling, 1no. dwelling to replace mobile home and 1no. additional dwelling and detached garages (amended description) – outline – refused – 14/9/01
- W4105/04 – demolition of existing dwelling and replace with detached four bedroom dwelling – refused – 31/1/03 – allowed at appeal – 16/6/03
- W4105/05 – erection of stable block containing 12 boxes, horse walker, mobile caravan and new access and track – pending consideration.

Proposal

- As per Proposal Description
- Enclosed run area to the side of the building.
- Proposal is only for the keeping and breeding of dogs and boarding of dogs is not intended.
- Applicant would have to apply for a dog breeding licence and comply with model licensing conditions under the following Acts: Breeding of Dogs Act (1973) and the Breeding and Sale of Dogs (Welfare) Act 1999.

Consultations

Enforcement:

- part of a complex of development including a new building which would normally merit enforcement action.
- No objection if possible to accommodate dog kennels within the original complex.
- Concerns of the compatibility of boarding dogs and horses in the same group of stable buildings and suggest that expert advice is obtained from Environmental Health.

Engineers:Highways:

- Observed during site visit that significant damage has occurred to the soft highway verges adjacent to Stapleford Lane.
- However, do not consider that the business will be a high generator of traffic or have a lot of heavy goods vehicles visiting the site and mindful of the above it will be difficult to sustain a highway reason for refusal at appeal.
- Recommends conditions.

Environmental Health:

- Site has apparently been used as a dog breeding business for a number of years.
- Department has not had any complaints with regard to noise in relation to this site and was thus unaware that of its existence.
- In general any site where dogs are kept has a high potential for noise disturbance, particularly dog boarding and much depends on the premises being well run and well managed, which this one appears to be.
- Would recommend that the consent is made personal to the applicant and that conditions are imposed.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Representations:

Durley Parish Council

- Object – harmony of this part of Durley is being disrupted by the noise of dogs getting out and fouling.
- Didn't object previously as thought they were pet dogs, but now know that it is a business which could expand.
- Object on the grounds of unnecessary noise and intrusion of privacy and the location of Rozel Forge is too close to dwellings for there not to be an affect.
- No mention of the number of dogs and how it would be controlled.

Letters of representations have been received from 9 Neighbours

- Concern about animals getting loose and safety, problems with confining them.
- Increased levels of noise and barking and impact on amenity and intrusion, already a growing problem, how control levels of noise when this is a 24 hour operation.
- Lane is not suitable for large volumes of traffic.
- Contrary to policy.
- Area is not suitable for such a practice.
- Could expand in the future.
- Forge is too close to dwellings, not to have an impact.
- No mention of numbers or how this is to be controlled.
- Concern over welfare of animals.
- Concern over value of property.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2

Winchester District Local Plan

- C1, C2, EN5, T9,

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, DP3,

Supplementary Planning Guidance:

- Movement, Access, Streets and Spaces

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Residential amenities
- Highways
- Comments on representations

Principle of Development

- There is no specific policy which refers to dog breeding within a countryside location. S54a indicates that determination must be made in accordance with the development plan unless

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

material considerations indicate otherwise but a proposal should not undermine what the policies seek to do, i.e. to maintain or enhance the environment and benefit economic activity.

- The proposal uses an existing building for the dog breeding.

Residential amenities

- A key issue which has been raised is that of the impact on the amenities of residential properties, the nearest dwelling is Rozel, which is approximately 20m to the south-west, other dwellings are approximately 80m and 140m from the proposal.
- The proposal is for breeding dogs and not for boarding and a condition is suggested to ensure this.
- Environmental Health have been consulted and have noted that the site has apparently been operating as a dog breeding business for a number of years and the applicant has confirmed this.
- They note that Environmental Health have not received any complaint of noise in relation to the site.
- They also note that generally any site where dogs are kept has a high potential for noise disturbance and much depends on the premises being well managed and well run, which this one appears to be.
- However, it may be asserted that breeding uses are far less likely to cause barking of the type emanating from boarding kennels since the dogs are used to one another.
- The number of dogs can be limited by condition.

Highways

- Potential owners would visit the site in order to view the puppies, good practice indicates that there should be one litter per bitch each year.
- City Engineers are of the opinion that the business will not be a high generator of traffic or have a lot of heavy goods vehicles visiting the site.
- He notes that there has been some damage to the soft highway verges adjacent to Stapleford Lane, however he is of the opinion that it would be difficult to sustain a highway reason for refusal at appeal.

Comments on representations

- The animals used for breeding are kept within the building and run area.
- Concern has been expressed with regard to the possibility that it could expand in the future, a condition is suggested to limit the number of animals, but the number is also controlled through separate legislation as each dog requires a specific area of space.
- The applicant has suggested that 20 breeding bitches would be kept for breeding purposes.
- Concern has been raised with regard to welfare, under separate legislation, the site would be the subject of yearly inspections, by either a veterinarian or the City Council, there would also be spot inspections.
- The impact on the value of property is not a material consideration.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The use hereby permitted shall be carried on only by Mr. B. Dunning and shall not enure for the benefit of the land. When the premises cease to be occupied by Mr. B. Dunning the use hereby permitted shall cease and all materials and equipment brought onto the site in connection with the use shall be removed.

01 Reason: To ensure the dog breeding and keeping is well managed in the interests of the amenity of the area.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

02 No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time.

02 Reason: In the interests of the amenities of the locality.

03 No materials shall at any time be burnt on site.

03 Reason: To protect the amenity of occupiers of nearby properties and in the interests of public health.

04 The use hereby permitted shall be limited to 20 breeding bitches over the age of 12 months or over and shall not at any time exceed that number.

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

05 The breeding kennels hereby permitted shall be used for the breeding and keeping of dogs only and they shall not be used for the boarding or keeping of dogs other than those kept and owned by the applicant.

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

07 Only the building and surrounding area outlined in green on the approved plan shall be used for the use hereby permitted.

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

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: C1, C2

Winchester District Local Plan Proposals: C1, C2, EN5, T9,

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

03. The applicant is reminded that subject to receiving planning permission he must apply immediately for a dog breeding licence and comply with the model licensing conditions under the following Acts: Breeding of Dogs Act (1973 and 1991) and the Breeding and Sale of Dogs (Welfare) Act 1999.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: Old Barn Cottage Main Road Owslebury Winchester Hampshire SO21
1LU

Parish/Ward Owslebury

Proposal Description: Two storey front and first floor rear extensions

Applicant Mr And Mrs Lee

Case No: 04/00450/FUL

W No: W00846/05

Case Officer: Abby Fettes

Date Valid: 19 February 2004

Delegated or Committee: COMMITTEE

Reason for Committee: Parish Council submitted representations contrary to officer
recommendation

Site Factors:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Site Description

- The site is in designated countryside in the village of Owslebury
- It is an existing red brick chalet bungalow which has projections pointing north east and south
- There is a black painted tin barn to the north adjacent to the main road
- There is a sub station just under 10m to the north east, The Farm House which is a listed building 25 metres to the north west, and Jagged Woods which is a bungalow 25m South east of the property
- The boundary treatment is a mixture of 1.2m walls and fences at the front of the site, and 2.2m high hedging at the rear of the site

Relevant Planning History

- 00864 Extension Granted 25.1.75
- 00864/01 4 dwellings and garages, alterations to access Refused 4.12.89
- 00864/02 First floor extension to provide rooms in roof and double garage Granted 27.2.92
- 00864/03 change of use from shed to workshop Granted 1.9.92
- 00864/04 Demolition of outbuilding and creation of detached dwelling Refused 06.09.00

Proposal

- As per Proposal Description

Consultations

None carried out

Representations:

Owslebury Parish Council

- Object to the design not the principle. Think it is ugly and not in keeping with adjacent properties.
- Close to boundary with Old Farmhouse, which is listed.

No Letters of representations have been received from Neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, UB3

Winchester District Local Plan

- C1, C2, C19, EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C22, DP3

Supplementary Planning Guidance:

- None used

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

The main considerations in respect of this application are:

- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities

Impact on the character of the area/spatial characteristics/street scene

- The proposals are to extend the property to the west
- It is set well back from the road so will not affect the street scene
- It will be visible from the countryside but the extensions will be read against the existing property and will not be visually intrusive
- It will not affect the neighbouring properties as there is a considerable distance between the dwellings and there is considerable planting along the boundaries so this will soften the impact

Detailed design

- The proposed design ties in with the existing building which has evolved over a number of years
- It will be 6.5m high and extends 6m from the building and will be gable ended, which matches the existing building
- There is a glazed roof section to provide light to the landing area, and two dormer windows at first floor to the proposed bedroom, ground floor extension is enlarging the existing kitchen and dining facilities

Residential amenities

- There is 25m between the proposed extension and the nearest dwelling which is considered a sufficient distance not to be detrimental to the neighbouring amenities
- There are thick hedges along the boundaries which are 2.2m high that would also reduce the impact of the proposal
- There are also no first floor windows facing west so overlooking will be minimal

Recommendation

APPROVE – subject to the following condition(s):

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 extensions 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.

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

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, 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 CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: Sunnyside Mount Pleasant Kings Worthy Winchester Hampshire
SO23 7QU

Parish/Ward Kings Worthy

Proposal Description: Erection of 1 No. detached three bedroom dwelling with associated parking, cycle/bin store and alterations to existing access

Applicant Miss M Ridgley

Case No: 04/00494/FUL

W No: W01714/12

Case Officer: Mr Peter Eggleton

Date Valid: 23 February 2004

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors:

Site Description

- The site is a narrow strip of land between Mount Pleasant and Mortimer Close which has been identified in the housing capacity study as being suitable for housing development.
- The site has a number of mature trees particularly to its boundary with Mortimer Close.

Relevant Planning History

- Since 1975 there has been a history of refusals of planning permission on this site for single dwellings.
- The latest application was refused in 2003 predominantly because of the scale of the proposed dwelling and its impact on the mature Yew tree.

Proposal

- As per Proposal Description

Consultations

Engineers Drainage:

- No objection subject to building regs.

Engineers Highways:

- In discussions with the County Council the applicant has designed an improvement scheme for the junction which is sufficient for the addition of ONE new dwelling, as such no objection subject to conditions including condition that property not occupied until junction improved.

Environment Agency:

- Recommends conditions

Landscape:

- The tree report adequately demonstrates how the protected Yew Tree will be protected so no objection subject to condition regarding its protection.

Southern Water:

- There is a public sewer which crosses the site (to west of development).
- No public surface water sewers and water should not be discharged to foul sewer.

Representations:

Kings Worthy Parish Council

- No comment

Letters of representations have been received from 4 Neighbours

- Vehicle access to site will add to danger for both pedestrians and vehicles;
- Junction changes would be problematic for residents of Mortimer Close
- No provision for visitors or tradesmen
- Concern over construction traffic
- Trees would be felled and the house would dominate views along the lane and the hedge lost changing the leafy character of the lane;
- Very close to trees in Mortimer Close which are likely to be damaged;
- The site is too small for the dwelling and will impact on amenities of adjoining properties;
- There would be loss of wildlife in particular slow worms

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- Proposal does not respect the EN.1 policy;
- The track is too narrow, the property too close to the track, there are implications for emergency vehicles;
- The urban capacity report does not take into account views of residents;
- Any future garage proposal would increase the built form further.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E16, R2

Winchester District Local Plan

- H.1, H.7, EN.5, T.9, RT.3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.1, DP.3, H.2, H.7, RT.3

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision

Principle of development

- The site is identified within the urban capacity study as being suitable for development and as it is within the settlement policy boundary, the principle is acceptable.

Impact on the character of the area/spatial characteristics/street scene

- The applicants have carried out various revisions to their previous scheme in order to address the previous reasons for refusal and this proposal represents a considerably less bulky property which respects the view of it from the main road and also Mount Pleasant.
- This revised design is considered to be of a scale which is appropriate for the size of the plot and of a design which is in keeping with the locality.
- The property is located close to the road, but it has been designed to address it and it does not have a dissimilar relationship with other properties further down the road.

Detailed design

- The proposal is well proportioned and has been designed to have a low ridge height.

Residential amenities

- The property has been located to avoid any adverse impact on the amenities of the properties on the other side of the road and is a significant distance from properties on Mortimer Close.

Highways

- The junction of Mount Pleasant with Nations Hill is substandard and can't safely

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- accommodate any significant increase in traffic.
- This proposal includes alterations to the junction which will improve the junction for all existing users although it will not bring it to a standard that would accommodate any significant housing increases.
- The Highway Engineers are of the view that the increase in traffic from this property is only acceptable if the junction is improved but that the improvements would not be adequate to accommodate any additional dwellings.

Public open space provision

- This will be met by financial contribution.

Planning Obligations/Agreements

In seeking the planning obligation and/or financial contributions for £983 for children's play and £983 for sport provision, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

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 works shall be carried out, no materials shall be stored on site and no vehicles shall access the site until protective measures in accordance with the measures set out by Bill Kowlaczyk Associates report dated 19/02/2004 Ref. RTA/1046d have been installed under the supervision of a qualified arboriculturalist and agreed with the Council's arboricultural officer on site.

02 To ensure that the works are carried out in such a way that limits any potential damage to the trees in the interests of the health of the trees and the amenity of the area.

03 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.

03 To ensure a satisfactory relationship between the new development and adjacent buildings and roads, amenity areas and trees.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

04 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces, including window detailing, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

04 To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

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

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

06 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.

06 Reason: In the interests of highway safety.

07 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 25.0 metres shall be provided at the junction of the access and public highway.

07 Reason: In the interests of highway safety.

08 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

08 Reason: In the interests of highway safety.

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

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

10 The dwelling hereby permitted shall not be occupied until works to improve the junction of Mount Pleasant and Nations Hill has been completed to the satisfaction of the highway authority.

10 Reason: In the interests of highway safety.

11 During construction any facilities for the storage of fuels shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank. All filling points, vents ,gauges, and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

11 To prevent pollution to the water environment

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Informatives

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

Hampshire County Structure Plan Review (1996 - 2011) Review policies UB3, E16, R2

Winchester District Local Plan proposals H.1, H.7, EN.5, T.9, RT.3

WDLP Review Deposit and Revised Deposit 2003: proposals DP.1, DP.3, H.2, H.7. RT.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 therefore be granted.

03. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire County Highways Authority.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: Laburnum House Solomons Lane Shirrell Heath Hampshire SO32
2HU

Parish/Ward Shedfield

Proposal Description: Erection of 2 no. two bedroom and 2 no. four bedroom dwellings with
associated garages and new access

Applicant Mr And Mrs Hillier, Mrs KM Norster And Mr EJ Hillier

Case No: 04/00504/FUL

W No: W05534/04

Case Officer: Emma Norgate

Date Valid: 25 February 2004

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations
have been received

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Site Description

- Large two storey detached dwelling set in extensive grounds, accessed from Solomons Lane.
- Dwelling is set back from the road.

Relevant Planning History

- W05534 – erection of two storey extension and alterations – refused – 29/5/80
- W05534/1 – erection of two storey extension to provide lounge with bedroom over – grant – 28/8/80
- W05534/2 – two storey side extension and double garage – grant – 3/11/92
- W05534/3 - Erection of 2 no. two bedroom and 2 no. four bedroom dwellings with associated garages and new access – refused – 30/10/02 – dismissed at appeal – 31/10/03

Proposal

- As per Proposal Description

Consultations

Engineers:Drainage:

- No objection subject to the granting of building regs. approval for drainage layout.
- Applicant should contact Southern Water for the connection to the foul sewer, soakaways are not ideal so hard landscaping should be kept to a minimum.

Engineers:Highways:

- Previous application went to appeal and the Inspector accepted the principle of higher density for the site.
- A traffic speed survey has been undertaken which identified that the “y” visibility requirement could be reduced to 70m.
- Difficult to sustain a highway reason for refusal.
- Suggests conditions with regard to visibility splays, turning space and ensuring car parking availability.

Environment Agency:

- No objections to the proposal as submitted

Southern Water:

- Point and details of the connection with public sewer will require formal approval of Southern Water, no surface water should be discharged to the foul sewer.

Others: Arboriculture

- Arboriculture: no trees of note are to be affected, number of birch trees which are important on the other part of the site, don't perceive any threat to the trees and do not intend to preserve them.

Representations:

Shedfield Parish Council

- Comment – check that this does not exacerbate drainage problems in the area.

Letters of representations have been received from 4 Neighbours

- End of Solomons Lane is already overdeveloped and infrastructure cannot support a further 4 dwellings.
- Additional traffic will create dangers, including for pedestrians.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- Would be a proliferation of accesses.
- Would put the existing dwelling into a backland situation and would result in a layout contrary to policy.
- Would destroy the semi-rural character of the area and design of the proposal is out of character with the area.
- Proposal doesn't make efficient use of the land in accordance with PPG3 and is contrary to the better mix policy.
- There are no public facilities or services to support and increase in population.
- Does not respect the character of the area, concern that the height of the design would be out of character with the area.
- Parking is insufficient and no turning space is provided for one of the dwellings.
- Contrary to development plan policy.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB1, UB2, UB3, UB4, H5, H6, R2

Winchester District Local Plan

- EN5, EN9, H2, H7, RT3, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, H3, H7, RT3, T2

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester District Urban Capacity Study
- Technical Paper: Open Space Provision and Funding
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Principle of Development

- The site falls in H2 frontage where the principle of development is acceptable subject to certain criteria.
- This site was subject of an appeal for a similar development, however, the Inspector dismissed it as he considered that it needed to be clearly shown that the development of land adjoining the appeal site could be undertaken, and therefore with the previous application that it did not make efficient use of the land in accordance with the aims of PPG3.
- This application addresses this issue.
- Proposal complies with the requirements of Achieving a Better Mix in New Housing

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Developments

Impact on the character of the area/spatial characteristics/street scene

- Application proposes 2no. four bed dwellings with linked by attached garages and a pair of 2no two bedroom dwellings.
- Proposals are set back from the road with parking to the side for each of the two bed dwellings.
- The Inspector considered that the design of the proposals was acceptable.
- The height of the proposals is considered appropriate and is similar to the existing dwelling, "Laburnam House"
- Proposed materials are brick with clay tile and slate roofs, Officers consider the proposed materials would be in character with the surrounding development and suggest a condition that samples are submitted.
- Officers do not consider that two storey semi-detached dwellings are out of character with the area.
- Officers consider the layout of the proposal acceptable.

Residential amenities

- It is considered that the siting of the proposals is sufficient not to result in an adverse impact on the amenities of surrounding properties by reason of overlooking.

Highways

- The Highway Engineer has been consulted and is of the opinion that the proposal is acceptable subject to conditions.
- A traffic speed survey has been submitted which indicates that the visibility splay requirement could be reduced to 70m in both directions.
- Parking and turning are to be provided on site.

Public Open Space Provision

- Applicants have agreed to enter into a legal agreement to ensure public open space provision.

Comments on representations

- The site falls within the H2 boundary in the WDLP and this is rolled forward into Policy H3 in the review and revised deposit, there are objections to this proposal and therefore the weight that can be attributed to it is less than the adopted policy.
- Policy H2 indicates that residential frontage development will normally be acceptable within the defined development frontages subject to certain criteria.
- In the appeal, the Inspector considered that there was a wide variety of building styles along the road and that the proposal appeared to be entirely satisfactory in their setting.
- Inspector also highlighted that the proposed houses would be sufficiently set back from the highway as not to appear over dominant and the difference in height between proposed and existing properties would not be so marked as to make the new properties appear out of place.
- Officers consider that the proposal complies with both PPG3 and Achieving a Better Mix in New Housing Developments.
- Planning Inspector did not consider that the proposal would be contrary to policies which prevent harm.
- Other issues are addressed in the report.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for public open space, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development;

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE – subject to a Section 106 Agreement for:

8. A financial contribution of £8508 towards the provision of public open space through the open space funding system

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

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 development 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 Before the development hereby approved is brought into use, visibility splays of 2.0metres by 70metres shall be provided at the junction of the access and the public highway. The splays shall be kept free of obstacles at all times.

03 Reason: In the interests of highway safety.

04 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.

04 Reason: In the interests of highway safety.

05 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

05 Reason: To ensure the permanent availability of parking for the property.

06 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

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.

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

07 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 west elevation of the dwelling identified as H1 on drawing number 321/PO1, hereby permitted.

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

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

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

09 The two bedroom dwellings hereby permitted shall be retained as separate units and at no time shall works be carried out to combine them for a larger dwelling, nor shall they be used as one dwelling.

09 Reason: To ensure provision of smaller dwellings in accordance with Policy H7 of the Winchester District Local Plan and SPG "Achieving a Better Mix in New Housing Development".

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: UB1, UB2, UB3, UB4, H5, H6, R2

Winchester District Local Plan Proposals: EN5, EN9, H2, H7, RT3, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, H3, H7, RT3, T2

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: Lainston House Hotel Stockbridge Road Sparsholt Winchester
Hampshire SO21 2LT

Parish/Ward Sparsholt

Proposal Description: Erection of satellite dish on chimney of main house

Applicant Lainston House Hotel

Case No: 04/00553/FUL

W No: W05157/59

Case Officer: Emma Norgate

Date Valid: 1 March 2004

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer
recommendation

Site Factors:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Site Description

- Large hotel, located in Sparsholt, reached by a long, well screened entrance drive.
- Hotel is Grade 2* listed and has had a number of extensions.

Relevant Planning History

- W5157/29 – single storey side extension – grant 15/8/89
- W5157/30LB – single storey side extension – grant 9/2/89
- W5157/55 – single storey side extension – refused 5/9/02
- W5157/56LB – alterations to provide single storey rear extension – refused – 5/9/02
- W5157/57 - single storey side extension – grant – 17/3/04
- W5157/58LB – alterations to provide single storey extension – grant – 17/3/04

Proposal

- As per Proposal Description
- Proposed dish is to be located on a chimney on the south facing flat portion of the roof above the main entrance hall to the hotel.

Consultations

None

Representations:

Sparsholt Parish Council

- Object on the grounds that this is a prestigious listed building which should not be sullied by the attachment of a dish antennae.
- Of the view that the dish should be sited elsewhere and connected with a suitable extension cable.

Letters of representations have been received from 0 Neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5, HG20

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, HE14

Supplementary Planning Guidance:

- Sparsholt Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- Comments on representations
- Historic heritage/conservation area/listed building

Principle of development

- Existing building is Grade 2* listed, as it is a hotel falling in C1 use class, it does not benefit from permitted development rights.
- The proposed dish is to be located on the chimney which is located on the flat roof above the main entrance hall to the building.
- Given the roof structure of the hotel, it is not considered that the proposal will have a detrimental visual impact when viewed from the public realm.

Historic heritage/conservation area/listed building

- The proposal is considered to be well located in respect of the listed building and it is not considered that the proposal would result in an adverse impact on the listed building.

Comments on representations

- Officers are of the opinion that the siting of the proposed dish antenna is acceptable in this location and that it does not represent a detrimental impact on the listed building

Recommendation

APPROVE– subject to the following condition(s):

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. 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

Winchester District Local Plan Proposals: EN5, HG20

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE14

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: Lainston House Hotel Stockbridge Road Sparsholt Winchester
Hampshire SO21 2LT

Parish/Ward Sparsholt

Proposal Description: Alterations to provide erection of satellite dish on chimney set back on
flat roof area of main house

Applicant Lainston House Hotel

Case No: 04/00555/LIS

W No: W05157/60LB

Case Officer: Emma Norgate

Date Valid: 7 April 2004

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer
recommendation

Site Factors:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- Large hotel, located in Sparsholt, reached by a long, well screened entrance drive.
- Hotel is Grade 2*listed and has had a number of extensions.

Relevant Planning History

- W5157/29 – single storey side extension – grant 15/8/89
- W5157/30LB – single storey side extension – grant 9/2/89
- W5157/55 – single storey side extension – refused 5/9/02
- W5157/56LB – alterations to provide single storey rear extension – refused – 5/9/02
- W5157/57 - single storey side extension – grant – 17/3/04
- W5157/58LB – alterations to provide single storey extension – grant – 17/3/04

Proposal

- As per Proposal Description
- Proposed dish is to be located on a chimney on the south facing flat portion of the roof above the main entrance hall to the hotel.

Consultations

Conservation:

- Satellite dish is not visible from ground level and is therefore in accordance with policy and PPG15.

English Heritage:

- An oral update will be given.

Representations:

Sparsholt Parish Council

- An oral update will be given.

Letters of representations have been received from 0 Neighbours

- Publicity expires on 14th May, at the time of writing the report, no representations have been received and oral update will be given.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

-

Winchester District Local Plan

- HG20

Winchester District Local Plan Review Deposit and Revised Deposit:

- HE14

Supplementary Planning Guidance:

- Sparsholt Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 15 Planning and the Historic Environment

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Historic heritage/conservation area/listed building

Principle of Development

- Listed building consent is required to attach the satellite dish to the building.
- Officers are of the opinion that the dish is sensitively sited with regard to the listed building.

Historic heritage/conservation area/listed building

- Policy HG20 indicates that permission for any addition will not be given if it would adversely affect the architectural or historic character of the building.
- Conservation Officers are of the opinion that the dish is not visible from ground level and accords with development plan policy and PPG15 and therefore recommend approval.

Recommendation

APPROVE– subject to the following condition(s):

Conditions/Reasons

01 The works hereby consented to shall be begun before the expiration of five years from the date of this consent.

01 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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:

Winchester District Local Plan Proposals: HG20

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: HE14

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: GlenwoodHeath Road Soberton Fareham Hampshire PO17 6LA
Parish/Ward Soberton
Proposal Description: Erection of detached chalet bungalow and garaging (OUTLINE)
Applicant Mr And Mrs Anstis
Case No: 04/00613/OUT
W No: W13522/03
Case Officer: Mr Simon Avery
Date Valid: 9 March 2004
Delegated or Committee: Committee Decision
Reason for Committee: Parish Council submitted representations contrary to officer recommendation

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- The site comprises the north-eastern garden grounds of Glenwood, a detached chalet bungalow.
- Glenwood has been extended to provide a second storey to the side and rooms in the roof.
- The site is within the H2 development frontage on Heath Road.
- To the rear of the site is a double garage.
- The adjoining property is called Camelot, a large detached house set back further from the road than Glenwood so that it is level with the double garage.
- The boundary between these two properties is enclosed by substantial planting.
- There are also some trees to the front of the site which provide some screening from the road.
- There is a menage to the rear of the plot which is connected to Camelot.
- To the south and west of Glenwood are fields and woodland.

Relevant Planning History

- W13522: Two storey side extension - Application Permitted - 15/02/1994
- W13522/01: Reduce height of Lawson Cypress - Application Permitted - 12/06/1995
- W13522/02: Erection of detached chalet bungalow (OUTLINE) - Application Refused - 14/03/2003

Proposal

- As per Proposal Description

Consultations

Engineers:Highways:

- The visibility splays do not conform to the minimum recommendation but are far better than an access recently granted by Committee just to the north.
- Mindful of this, it would be difficult to sustain a highway reason for refusal on lack of visibility.

Representations:

Soberton Parish Council

- Objects to the application for the following reasons:
- It is a clear over development of the site.
- Being an Outline application no details are contained in the application, this Parish Council are unable to assess the impact on the street in the absence of appropriate drawings.
- There are considerable concerns about the highway access.

Letters of representation have been received from one Neighbour:

- Development would be shoe-horned in, contrary to the Village Design Statement
- The access would be dangerous

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- T6, H5, UB3, R2

Winchester District Local Plan

- H2, EN5, T9, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP7, H3, T1, T2, RT3

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Supplementary Planning Guidance:

- Soberton Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 3 Housing

The main considerations in respect of this application are:

- Principle of development
- Highways
- Comments on representations

Principle of development

- This is an outline application with only the means of access to be considered.
- A previous outline application was refused only on highways safety grounds.
- The site is identified in the Urban Capacity Study as a site appropriate for one additional dwelling.
- The residential development of the site therefore accords with Development Plan policy.
- The site is well screened from the adjacent property and there is space on the plot to site a new dwelling without harming the amenity of Glenwood or Camelot.
- The buildings along the section of ribbon development are fairly mixed in style and the size of this site is in keeping with several of the plots to the north east.

Highways

- The previous outline application was refused on highway grounds because it was considered by the highway officer that increased use of the existing substandard access would be detrimental to highway safety.
- However, since this decision, Committee has granted permission for a house just to the north which has a far worse access, and in the light of this decision, it would not be possible to recommend refusal for this current application on highway grounds.

Comments on representations

- Overdevelopment of the site: the fact that the site is large enough to adequately fit one dwelling has been identified in the Winchester District Urban Capacity Study.
- Lack of detail: As an outline application with only the means of access to be considered, the issue is whether a dwelling is acceptable in principle and other details such as design are dealt with at a later stage.
- Highway access: In the light of recent decisions in the near vicinity it is not possible to sustain a highways reason for refusal (See above).
- Village Design Statement: the proposal will maintain a building-to-plot ratio in keeping with neighbouring properties and will not add a new access point.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

Conditions/Reasons

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

01 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

01 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

02 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

02 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

03 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

03 Landscape considerations including:

- (i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;
- (ii) a landscape scheme showing the planting proposed to be undertaken, specifying species, density, size and layout.

03 The siting of all buildings, including the layout and construction.

03 The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

03 The details of materials/treatment to be used for hard surfacing.

03 The layout of foul sewers and surface water drains.

03 The alignment, height and materials of all walls and fences and other means of enclosure.

03 The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.

03 The provision to be made for the parking, turning, loading and unloading of vehicles.

03 Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

04 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway 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 duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

04 Reason: In the interests of highway safety.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

05 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.

05 Reason: In the interests of highway safety.

06 Before the development hereby approved is first brought into use, visibility splays of 2 metres by 70 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles and vegetation at all times.

06 Reason: In the interests of highway safety.

07 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.

07 Reason: In the interests of highway safety.

08 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

08 Reason: To ensure the permanent availability of parking for the property.

09 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 and E of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

10 The dwelling hereby permitted shall be single storey to eaves level with any first floor accommodation contained within the roof.

10 Reason: To ensure that the development is appropriate in scale and form in relation to the street scene.

Informatives

01. The indicative elevations submitted with this application are not acceptable to the Local Planning Authority.

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

Hampshire County Structure Plan Review: T6, H5, UB3, R2

Winchester District Local Plan Proposals: H2, EN5, T9, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP7, H3, T1, T2, RT3

03. This permission is granted for the following reasons:-

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other materials 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.

Item No:
Address: The Old Bakery 21A Broad Street Alresford Hampshire

Parish/Ward New Alresford

Proposal Description: Alterations to provide conversion of existing redundant barn to 2 no. one bedroom dwellings (WITHIN THE CURTILAGE OF A LISTED BUILDING)

Applicant Mr And Mrs E Dedman

Case No: 04/00644/LIS

W No: W05092/17LB

Case Officer: Abby Fettes

Date Valid: 11 March 2004

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor
Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Site Factors: New Alresford Conservation Area

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- The site is to the rear of 19 and 21 Broad Street, with pedestrian access through two covered walkways to the rear.
- The exiting barn on the site pre-dates 1948 and lies within the curtilage of the Grade II Listed Godwin House and The Old Bakehouse and adjacent to the Grade II Listed Granary.
- The existing building is long and narrow, and has been previously used for commercial purposes.
- There is a courtyard to the east elevation, with access beyond to a private garden, and to the west is a grassed area, with two distinct levels, one at the same level at the barn, and one raised.

Relevant Planning History

- W04562/LB - 'Construction of vehicular access' 19 Broad Street Alresford - WDN - 07/03/1979
- W04562/01/LB - 'Alterations to internal staircase' 19 Broad Street Alresford - WDN - 02/06/1980
- W04562/02/LB - 'Change of use from shop and store to 3 shops' 19/19a Broad Street Alresford - PER - 27/04/1983
- W04562/03 - 'Alterations to windows and doors on front and side elevations and internal alterations' 19/19A Broad Street Alresford - PER - 01/03/1990
- W04562/04/LB - 'replacement craft workshop' 19/19A Broad Street Alresford - PER - 01/03/1990
- W04562/05 - 'Provision of fire door and retractable staircase as fire escape' R/O 19/19A Broad Street Alresford - PER - 14/08/1990
- W04562/06LB - (AMENDED DESCRIPTION) Alterations to install 3 no. conservation rooflights, stud wall enclosure and staircase, replacement of window opening with double doors and relocation of w.c. Godwin House 21 Broad Street Alresford Hants SO24 9AR - PER - 14/01/2002
- W04562/07 - Add A3 use to the existing A1 use to regularise the current use as both retail and coffee shop plus relief from condition 3 of planning permission W04562/03 extend hours of opening Tiggy's (Alresford) Ltd Units 3 To 4 19 Broad Street Alresford Hampshire SO24 9AR - PER - 03/02/2003

- W05092 - 'Partial demolition and alterations to shop windows' 21 Broad Street Alresford - PER - 06/12/1979
- W05092/01/LB - 'Dormer Window' 21 Broad Street Alresford - PER - 06/10/1982
- W05092/02 - 'Change of use of ground floor from residential to shopping' R/O 21 Broad Street Alresford - PER - 18/02/1986
- W05092/03 - 'Internal partition to provide staff facilities' 21 Broad Street Alresford - PER - 01/07/1987
- W05092/04/LB - 'Conversion of loft space into residential accommodation' 21a Broad Street Alresford - PER - 07/09/1987
- W05092/05/LB - 'Change of use from retail A1 to office A2' 21 Broad Street Alresford - PER - 12/01/1988
- W05092/06 - 'Change of use from store to craft workshop' 21a Broad Street Alresford - REF - 24/01/1989
- W05092/07 - 'Demolition and re-building of granary' R/O 21 Broad Street Alresford - PER - 05/09/1989
- W05092/08/LB - 'Alterations to install wall mounted lighting units' R/O 21 Broad Street Alresford - PER - 19/09/1989
- W05092/09 - 'Change of use from retail to tea room' 21 Broad Street Alresford - PER - 14/10/1993
- W05092/10 - 'Alterations to install projecting hanging sign' Godwin House 21 Broad Street Alresford - PER - 31/03/1994

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- W05092/11 - 'Hanging sign at first floor level' 21 Broad Street Alresford - REF - 15/01/1996
- W05092/12 - 'Erection of dwelling' 21 Broad Street Alresford - REF - 15/01/1996
- W05092/13LB - Internal and external alterations to install air extraction system to kitchen Godwin House 21 Broad Street Alresford Hants SO24 9AR - PER - 25/04/2001
- W05092/14 - Change of use from tea room to restaurant Godwin House 21 Broad Street Alresford Hants SO24 9AR - PER - 18/05/2001
- W05092/15 - Conversion of existing barn into 2 no. two bedroom dwellings Barn At Rear Of 21 Broad Street Alresford Hampshire - WDN - 30/06/2003
- W05092/16 - (AMENDED DESCRIPTION) Conversion of existing barn into 2 no. one bedroom dwellings Barn At Rear Of 21 Broad Street Alresford Hampshire - -

Proposal

- As per Proposal Description

Consultations

Conservation:

- As planning permission has already been granted they see no reason why listed building consent should not be granted, subject to condition

Representations:

New Alresford Parish Council

- Object to the proposal as backland development and will cause inconvenience and disruption to Broad Street users and the adjacent tea room

Letters of representations have been received from 2 Neighbours

- One supporting additional housing in Alresford
- One concern from adjacent property over access to the site

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB1, UB3, T4, H1, H2, E16, E17

Winchester District Local Plan

- S.28, E.2, H.1, H.7 EN.5, EN.13, T.9, HG.6, HG.7, HG.8, HG.18, HG.19, HG.20, HG.23, HG.24

Winchester District Local Plan Review Deposit and Revised Deposit:

- SF.4, E.2, H.2, H.7, DP.1, DP.3, DP.10, DP.11, T.1 & HE.5, HE.6, HE.13, HE.14, HE.16, HE.17

Supplementary Planning Guidance:

None required

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- Principle of development
- Historic heritage/conservation area/listed building

Principle of development

- The proposal is to convert this barn into 2 no. one bedroom units of accommodation.
- The barn has previously been used as a shop and a workshop.
- The site lies within the Alresford Conservation Area, just outside the primary shopping area, therefore the conversion of this building to residential use is acceptable.
- The planning application was permitted in October 2003 under delegated powers, this application is just dealing with the Listed Building issues

Historic heritage/conservation area/listed building

- The building has historic merit situated within the curtilage of 2 adjacent grade II listed buildings, and immediately adjacent to the Grade II listed Granary.
- This application is a re-submission following the withdrawal of an earlier proposal, which sought much greater intervention into the fabric of the original building, by providing dormer windows in the roof both front and back, and the introduction of additional openings.
- The applicant has taken on board advice offered by the conservation officer, and reduced the development from 2 no. two bedroom units to one-bedroom units of accommodation.
- The bedroom space at first floor is limited within the pitch of the roof, lit by the introduction of 4 modest velux windows on the south elevation.
- Conditions are recommended to deal with specific details regarding the works proposed to this curtilage listed building.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The works hereby consented to shall be begun before the expiration of five years from the date of this consent.

01 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02 The eaves height of the building shall not exceed 2890mm to eaves tile line at the double doors on the no. 19 access side.

02 Reason: For the avoidance of doubt and to protect the character and appearance of the building.

03 Prior to the commencement of development details showing the size, location, colour and materials of all means of flue extractions from bathrooms, kitchens and fires shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.

03 Reason: To protect the character and appearance of the building.

04 The development hereby permitted shall be constructed using brick, mortar and tiles to match those on the existing building. Details and samples of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the approved details.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

04 Reason: To maintain the architectural interest of the building.

05 Large scale elevations of the windows including a section through to show the sill shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

05 Reason: To ensure the materials and details are satisfactory and respect the character of the building.

06 The conservation rooflights should be a maximum size of 715 x 1025 o/a CR-8

07 Reason: To Protect the character and appearance of the building.

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:

Winchester District Local Plan Proposals:

Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: Land To The Rear Of Wolverton, Alton Road, West Meon Hampshire

Parish/Ward West Meon

Proposal Description: Construction of 2 no. semi-detached two bedroom dwellings with carparking and 2 no. detached three bedroom dwellings with attached single garages, including driveway and alteration to existing access

Applicant Kemloc Building Company Ltd

Case No: 04/00711/FUL

W No: W12050/05

Case Officer: Mr Peter Eggleton

Date Valid: 16 March 2004

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors: West Meon Conservation Area

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- The site is currently well screened by existing vegetation. From the west the land bounds School Lane rising up from it with a dense band of vegetation, there is currently no clear view into the site but this is due to the heavy undergrowth rather than the trees. If the undergrowth were cleared the site would be clearly visible though the understorey.
- To the south the site is bounded by the rear gardens of development off the Cross. There are trees on this boundary but there could be views from 2nd storey height from the site into these rear gardens. As the land slopes quite steeply to the south views from the Cross and from the A32 within the village are restricted although the tops of the trees can be seen including the central birch trees and the Cedar and Cypress on the northern boundary.
- The east boundary is partly high hedges to the Walnut House garden and partly open to the main lawned area. To the north the Cedar and Cypress form a very high barrier.
- There are clear views into and over the site at the access from the raised properties beyond.
- Wolverton Cottage is on the north west boundary and is currently screened from the site by a hedge and under growth but when this is cleared it will be exposed from the east and the south

Relevant Planning History

- **W12050/01** - Detached four bedroom dwelling and double WDN - 08/12/1997
- **W12050/02** - Detached four bedroom dwelling and double WDN - 08/12/1997
- **W12050/03** - 2 No detached three bedroom dwellings PER - 03/08/2000
- **W12050/04** - 3 no. detached two storey three Refused October 2003

Proposal

- As per Proposal Description

Consultations

Engineers:Drainage:

- EA must be consulted on the treatment plant for the disposal of foul water. The mini treatment works needs an area to be set aside, this has not been identified on the plan. No consent should be granted until the disposal method has been approved by the EA and the location of the disposal plant identified

Engineers:Highways:

- No objections subject to conditions

Environment Agency:

- No objection – informative requested

Landscape:

- No objection subject to conditions

Southern Water:

- No comments

Representations:

West Meon Parish Council

- Suggest that the recreation area be used for additional parking as insufficient spaces. Dividing walls would be better if changed to hedges – less intrusive.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Letters of representations have been received from 23 Neighbours

- 7 support
- 16 Objections
- Overlooking, loss of privacy
- Inadequate parking
- Lighting and personal safety
- Highway Safety and Access issues
- Loss of amenity space
- Bulk and height
- Impact on tree/hedges and wildlife
- Unsuitable location
- Drainage – Flood risk increase
- Appearance and layout
- Noise

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E16, R2

Winchester District Local Plan

- H.1, H.7, EN.5, T.9, RT.3, HG6 - 11

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.1, DP.3, H.2, H.7. RT.3, HE4 – 6.

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Historic heritage/conservation area/listed building
- Affordable housing

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Principle of development

- The principle of housing development has already been established by previous permissions.
- The provision of 50% of the properties as small 2 bed properties satisfies the SPG.
- The use of land within the village and the high quality of design and materials meets the requirements of the village design statement.
- The proposed access has been permitted previously.

Impact on the character of the area/spatial characteristics/street scene

- The site is within the conservation area and therefore a high quality of design and layout in addition to the retention of trees where possible needs to be achieved.
- The site is not publicly visible except from limited vantage points, the design has addressed these viewing points presenting high quality elevations towards them, particularly where vegetation will be lost.
- The proposal is of a high design standard and layout and is considered to be a significant improvement over the permitted scheme.

Detailed design

- The buildings have been well designed and their height and bulk kept to a minimum to reflect the general characteristics of properties in the village.
- Materials will be brick and tile which will be required to the highest quality.

Residential amenities

- The impact on the nearest property Wolverton Cottage is similar to the approved plans although the improved design will result in less impact than that permitted.
- The impact on Wolverton itself has been limited by the two closest properties having their end gable facing the property so avoiding any overlooking of the house itself and very limited impact on the gardens.
- The properties to the north will have a view of the development between the trees but are a significant distance away and will not be materially affected.
- The properties to the south will be affected most due to the proximity of the two storey building and the increased activity in the garden area closest to their rear garden fence.
- Plot 3 is set 10 metres from the boundary to the south and 4 significant trees will be retained on that boundary to reduce any overlooking.
- The properties to the south are much lower than the proposal and any loss of amenity is not considered to be significant enough to justify refusal.
- Property 1 and 2 will have views at first floor level over the corner of the Wolverton garden and also down towards properties to the south, window to window distances are well in excess of normal requirements and the views towards private gardens are also considered to be too great to justify any reason for refusal.

Highways

- This access has been considered acceptable previously and subject to conditions is considered to improve the existing access onto the main road.

Public open space provision

- This needs to be provided by way of financial contribution.

Historic heritage/conservation area/listed building

- The proposal represents an improvement over the approved scheme in terms of form and design and is considered to make a positive contribution to the conservation area, its impact on nearby listed buildings is not considered significant.

Planning Obligations/Agreements

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

In seeking the planning obligation and/or financial contributions for play and sports provision the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

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 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 details specified on Drawing number 01 and the assessment of trees report by Keith Rushford dated 12 August 2003 Ref 2564 and in accordance with BS 5837. This fencing shall be erected prior to any works on site or the storage of any materials and the fencing shall be approved by the Council's arboricultural officer before any work on site begins.

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

03 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.

03 To ensure a satisfactory relationship between the new development and adjacent buildings and roads, amenity areas and trees.

04 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces, including window detailing, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

04 To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

05 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

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

06 To protect the amenities of the locality and neighbours, to maintain a good quality environment and to ensure that the smaller dwellings remain within the size threshold of the Local Plan Review.

07 Prior to the first occupation of any dwelling on the site the junction of Headon View and the A32 shall be improved in accordance with plan 1135/09 received on 19 April 2004. The area marked pink on that plan shall be re-modelled to ensure that nothing within the area exceeds 1.05 metres in height from the carriageway and it shall be maintained to ensure that no obstruction or vegetation obscures within this area.

07 Reason: In the interests of highway safety.

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

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

09 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.

09 Reason: In the interests of highway safety.

10 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.

10 Reason: To ensure satisfactory road access is provided.

11 During construction any facilities for the storage of fuels shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank. All filling points, vents ,gauges, and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

11 To prevent pollution to the water environment

12 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

12 To prevent pollution to the water environment

Informatives

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

Hampshire County Structure Plan Review: UB3, T5, T6, H5, H7, H8 and R2; Winchester District Local Plan EN.5, EN.7, H.5, FS.3, T.9, T.12 and RT.3; Winchester District Local Plan Review Deposit and Revised Deposit: DP.1, DP.3, DP.5, DP.6, H.5, H.7, T.2 and RT.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 therefore be granted.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:
Address: The Hurdles Brockbridge Droxford Southampton
Hampshire SO32 3QT

Parish/Ward Soberton

Proposal Description: (AMENDED PLANS) Paving, two pergolas, garden steps, children's play equipment in rear garden, timber screen to gas tank, landscaping and alterations to car park (PART RETROSPECTIVE)

Applicant Quindell Leisure

Case No: 04/00380/FUL

W No: W03914/18

Case Officer: Mrs Julie Pinnock

Date Valid: 13 February 2004

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Site Description

- The Hurdles is a public house situated on the south side of the B2150
- The site has a dual frontage occupying a corner plot, with vehicular access from Station Road
- The site is situated in a countryside location within the East Hampshire Area of Outstanding Natural Beauty
- The site is raised from the road, with a large grass bank adjacent to the highway verge
- There is a difference in levels within the site

Relevant Planning History

- W03914 - Conversion of stables into overnight accommodation 11 rooms - Application Permitted - 17/08/1978
- W03914/01 - Installation of septic tank - Application Permitted - 18/09/1980
- W03914/02 - Conversion of cottage house and stables to single dwelling house - Application Permitted - 13/04/1981
- W03914/03 - Erection of single storey rear extension and porch - Adj The Hurdles Public House Brockbridge - Application Permitted - 15/02/1984
- W03914/04 - Conversion of stable and coach house to flat and accommodation units - Application Permitted - 04/09/1984
- W03914/05 - Use of land as site for caravan - Coach House Brockbridge - Application Permitted - 11/04/1985
- W03914/06 - Garage first floor side extension and single storey rear extension - The Coach House Brockbridge Droxford - Application Permitted - 11/04/1985
- W03914/07 - Siting of caravan for a temporary period - The Hurdles Public House Brockbridge Droxford - Application Permitted - 19/03/1986
- W03914/08 - Installation of septic tank - The Coach House Brockbridge Nr Droxford - Application Permitted - 15/08/1986
- W03914/09 - Single storey side extension - The Hurdles Brockbridge - Application Permitted - 09/03/1988
- W03914/10 Dwelling for hotel proprietor - The Hurdles Public House Brockbridge - Application Refused - 08/02/1988
- W03914/11 - Extension and conversion of car port to provide four additional rooms - The Coach House Motel Brockbridge Soberton - Application Refused - 17/08/1988
- W03914/12 - Two storey rear extension - The Coach House Motel Brockbridge Droxford - Application Refused - 04/04/1989
- W03914/13 - Erection of dwelling and garage - Coach House Motel Brockbridge - Application Permitted - 03/10/1989
- W03914/14 - Change of use from motel to 1 no. dwelling - The Hurdles Public House Brockbridge Droxford Southampton Hants SO32 3QT - Application Permitted - 04/08/1994
- W03914/15 - New fence, wall, chimney, doors and windows - The Hurdles Public House Brockbridge Droxford Southampton Hants SO32 3QT - Application Permitted - 04/10/1994
- W03914/16 - (AMENDED DESCRIPTION) Conversion and extension of public house to 4 no. three bedroom dwellings, garaging and associated parking - The Hurdles Public House Brockbridge Droxford Southampton Hants SO32 3QT - Application Refused - 27/04/2000 - check details/appeal!
- W03914/17 - Conversion of existing integral double garage to conservatory/garden room - The Coach House Hambledon Road Droxford Southampton Hampshire SO32 3QT - Application Permitted - 24/01/2003

Proposal

- As per Proposal Description
- Two pergola's which are complete - although the landscaping is yet to be undertaken
- Revised parking layout
- Children's play equipment
- Timber screen to enclose two gas tanks

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- New timber steps which lead up to rear garden area

Consultations

Engineers:Highways:

- The proposal meets current standards of 1 space per 5 sq.m. of public areas available to the public within the public house.
- The applicant has confirmed that there is one residential unit at first floor level
- As the overall use of the site remains as a pub/restaurant it would be difficult to introduce reasons for refusal on issues that currently exist

Environmental Health:

- Raise issues relating to odour and noise from the kitchen extract system, however recognise that this falls outside the consideration of this application.
- Raises concerns regarding potential for noise disturbance arising from the use of children's play equipment (close to noise sensitive properties) late in the evening
- Therefore recommend conditions to deal with these concerns which relate to no outdoor lighting and to limit the hours of use of the outdoor area and play area until dusk or 9.00 pm whichever is earlier

Representations:

Soberton Parish Council

- Concern - access and noise

Letters of representations have been received from 10 Neighbours

- Noise as a result of pub garden and children's play equipment
- Branches of trees overhang this seating/play area – they provide a screen, their loss would result in a loss of privacy
- Provision of additional toilets – problems with existing drainage/leaking manhole
- Concern that upstairs may be used for Bed and Breakfast
- Raise concerns about the opening of the steps to the front, and the single storey rear extension
- Insufficient parking for indoor and outdoor seating areas – the standards have only been calculated on the internal floor area
- Concern of highway safety particularly if over spill car parking leads onto Station Hill or B2150
- Ownership information correct and does not extend in front of The Coach House
- Object to signage
- Object to the pergola's and therefore outdoor seating areas on the basis of visual intrusion, noise/privacy and traffic
- Problems with large delivery vehicles using track

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, E7

Winchester District Local Plan

- C.1, C.2, C.7, EN.5, EN.7, T.9

Winchester District Local Plan Review Deposit and Revised Deposit:

- C.1, C.7, DP.3, DP.5, T.4

Supplementary Planning Guidance:

- Soberton Village Design Statement

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Residential amenities
- Highways
- Comments on representations

Principle of development

- The site is situated in the countryside, and has a lawful use as a public house with a single residential element at first floor.
- There are no specific policies which deal with alterations within the grounds of such public houses.
- There is however a presumption in favour of development unless material considerations indicate otherwise.
- The pergola's, timber screen, timber steps and children's play equipment must be considered on their merits and assessed against policies which seek to protect the countryside.
- There are specific standards which deal with car parking provision.

Impact on the character of the area

- The site is situated on a corner plot with active frontage to the B2150 and Station Road, where existing vehicular access is provided
- The pergola's have been constructed, one is situated to the northern boundary of the site, visible from the B2150
- Due to the raised position of the site, this pergola is visible in public views from the east, west and the south.
- The pergola will provide an outside seating area shaded by climbers which will soften the appearance of the timbers.
- The new timber steps proposed enable pedestrian access to a raised garden level to the southern part of the area.
- These steps will be visible in public views, although they are set back into the site and are not considered harmful to the rural character of the area.
- There is no other harm to the character of the area as a result of the pergola proposed adjacent to the west elevation of the public house or the car parking.

Residential amenities

- The site although in a countryside location, is situated in a small cluster of residential dwellings
- The seating area to the south corner is situated adjacent to the boundary with an existing residential dwelling, however the use of this area as an outdoor seating area does not require planning permission
- The only elements that require planning permission here is the children's play area and the steps to access this area.
- The Environmental Health Officer does have concerns over the outdoor noise, however has recommended conditions to deal with this.

Highways

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- The Highway Engineer is satisfied that the proposal meets with current parking standings

Comments on representations

- There are a number of areas of objection raised by local residents.
- The first relates to noise concerns and loss of privacy as a result of the proposed use of the rear garden area in the south east corner of the site.
- The proposal is to use this garden area as a pub garden with children's play equipment
- The use of this land for outdoor seating for visitors to the pub does not require planning permission.
- The only aspects that require planning permission are the provision of the external timber steps to serve this area and the children's play equipment.
- The timber steps are acceptable, and although visible in the public realm do not affect the character of the area
- Therefore on this matter, the only other issue, which can be considered, is the children's play equipment.
- This corner of the pub garden is bordered to the east by the rear garden of the Old coach House, and to the south by the side garden area of Borderland.
- The southern boundary comprises a 1.8m close boarded fence, with mature tree planting beyond, some of the branches of these trees do overhang the site, however even if these are cut back slightly, they provide a visual screen between the site and the neighbouring dwelling
- In addition the Environmental Health Officer is recommending a condition to limit the use of this outdoor area to 9.00 pm or dusk whichever is earlier to protect the amenities of local residents after this time.
- The second area of objection relates to serious concerns over parking provision.
- Local residents are concerned that the outdoor seating areas will encourage additional visitors to the pub, and require additional parking spaces.
- The highway engineer is satisfied that the proposal meets with current standards, which require that 1 space per 5 sq.m. of the public areas within the building are provided.
- There is no requirement for additional parking as a result of outdoor seating areas.
- In addition there are concerns relating to the provision for a parking space for the existing residential unit of accommodation at first floor level.
- As the overall use of the site remains as a pub/restaurant it would be difficult to introduce highway reasons for refusal on this issues that currently exist
- Other concerns relate to the opening up of the steps to the front of the public house and the single storey rear extension already constructed, and concerns that the first floor may be used for bed and breakfast.
- These are not for consideration as part of this application.

Recommendation

APPROVE – subject to the following condition(s):

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 floodlighting, whether free standing or affixed to an existing structure, shall be provided on the site at any time.

02 Reason: In the interests of the amenities of the locality.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

03 The use of the gardens and external play areas from which noise disturbance may arise shall not commence before the start of normal opening hours and shall cease at dusk or at 2100 hours, whichever is the earlier.

03 Reason: In the interests of the amenities of the locality.

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: C1, C2, E7

Winchester District Local Plan Proposals: C.1, C.2, C.7, EN.5, EN.7, T.9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C.1, C.7, DP.3, DP.5, T.4

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: Church Farm Woodman Lane Sparsholt Winchester Hampshire

Parish/Ward Sparsholt

Proposal Description: Change of Use from agricultural land to recreation - for use of cycle track and skate board ramp

Applicant Sparsholt Playground Associaton

Case No: 04/00780/FUL

W No: W18849

Case Officer: Emma Norgate

Date Valid: 23 March 2004

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Reason for Committee: The application has been submitted by/or on behalf of a Member/Officer of the Council which they have notified to the Director of Development Services

Site Factors:

Site Description

- Site is in an elevated position on the south - eastern edge of the village development.
- Site is next to a complex of farm buildings.
- Site has a bridleway and footpath in close proximity.

Relevant Planning History

- No previous relevant applications.

Proposal

- As per Proposal Description.
- Site is to be fenced off using post and wire mesh fence, no intention to fell any trees.
- Intention to locate the skate board ramp to the eastern part of the site.
- A further application would be required for the skate board ramp.

Consultations

Environmental Health:

- Concerned about the potential for noise disturbance from the recreational activities nearby residents, minded to recommend refusal on noise grounds, would ideally want a full acoustic report.

Landscape:

- Recommends refusal – site is in an elevated position, with far reaching views and public footpath and bridleway.
- Site provides an effective landscape buffer and the existing mature trees and shrub understorey have great amenity and ecological value.
- No fences or hedgerows to separate the adjoining field from the site and noise may be an issue, proposals are close to neighbouring properties.
- Landscape Character Assessment supports the conservation of rural hill top locations of settlements set within their structure of mature trees and Sparsholt VDS guidelines include the retention of indigenous tree cover to conserve the villages appearance from the outside.
- No details regarding the siting or layout of facilities, therefore not possible to determine the extent of any changes in levels, if trees will be affected, how much of the site will need to be cleared or if boundary fencing is to be required.
- Supports the general principle of providing the facilities but this site is sensitive and for the above reasons the proposals will be detrimental in this location.

Others:

- Hampshire Police – visited the site and spoken to local officers, they have no comments or objections.

Representations:

Sparsholt Parish Council

- support

Letters of representations have been received from 0 Neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- R3, C2

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Winchester District Local Plan

- RT4, C2, C24, EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, RT7, C27

Supplementary Planning Guidance:

- Sparsholt Village Design Statement
- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 17 Sport and Recreation

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Residential amenities

Principle of Development

- Site falls in designated countryside in both the WDLP and revised deposit plans.
- Policy RT4 allows for formal recreation facilities in suitable areas of countryside providing certain criteria are complied with.
- A proposal should maintain or enhance the landscape quality of the area and accord with C2 and C24 and other relevant proposals, it should also require only small scale buildings and hard surfaced areas ancillary to the primary open recreational use of the land.
- This policy is rolled forward as policy RT7 in the revised and review deposit plan, although there are objections to this policy and at this stage, greater weight should be given to the adopted policy.
- Policy C2 indicates that important landscape features should be conserved and a proposal should complement the character of the surrounding area, should have appropriate landscaping, access and storage of materials or plant and should not result in an adverse impact in terms of noise.
- Policy C24 allows for recreation facilities and activities subject to certain criteria.

Impact on the character of the area.

- Site falls in designated countryside and has a footpath which runs to the north of the site, due to the topography, there are open views across to the application site.
- Landscape Architect highlights that the site is in an elevated position with far reaching views to the south.
- It is highlighted that the site provides an effective landscape buffer when viewed from the south whilst the existing mature trees and shrub understorey have ecological and amenity value.
- Built form strategies in the Landscape Character Assessment support the conservation of rural hill top locations set within their structure of mature trees.
- Sparsholt VDS guidelines include the retention of existing indigenous tree cover when viewed from the outside.
- Whilst supportive of the principle, is of the opinion that the site is sensitive and proposals would therefore be detrimental in this location.
- The proposal therefore fails in this location on criteria I of Policy RT4 in that it fails to accord

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

with proposals of C2 and C24.

Residential amenities

- The site is located to the rear of a garage block behind the houses on Bostock Place.
- Dwellings in Stockwell Close are approximately 20m from the site, with Woodman Close approximately 40m from the site.
- Key concern is regard to potential noise disturbance from the site given the proximity to dwellings and this is an issue raised by Environmental Health.
- The site is accessed one of two ways either via the alley behind the garages or past the dwellings at Church Farm Cottages.
- Another issue is that the site is not well overlooked and there is no natural surveillance of the site.
- Whilst officers support the principle of increased recreational use within the village and appreciate the work that has been undertaken to secure suitable sites with local landowners, officers are unable support the application for the reasons identified within the report.

Recommendation

REFUSE – subject to the following refusal reason(s):

Reasons

01 The proposal is contrary to Policy R3 and C2 of the Hampshire County Structure Plan (Review) and Policies C2, C24, EN5 and RT4 of the Winchester District Local Plan and would be likely to prejudice the emerging policies RT7 and C27 of the Revised and Review Deposit Local Plan in that:

by reason of its siting, the proposal would be detrimental to the character of the area.

02 Notwithstanding the above, it is considered that the siting of the proposal would result in a detrimental impact on the amenities of neighbouring properties by virtue of the activities to be undertaken there.

Informatives

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

Hampshire County Structure Plan Review: C2, R3

Winchester District Local Plan Proposals: RT4, C2, C24, EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C27, RT7

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: BordersideSouthwick Road Wickham Fareham Hampshire PO17 6HX

Parish/Ward Wickham

Proposal Description: Extension to existing vehicle repair workshop

Applicant Mr Chris Fletcher

Case No: 04/00616/FUL

W No: W04659/02

Case Officer: MR Andrew Amery

Date Valid: 9 March 2004

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Site Description

- Countryside location.
- Approx' 1km east of Wickham on south side of Southwick Road
- Existing residential bungalow with access.
- To rear is a former agricultural barn currently used for servicing and repairs of Landrovers.
- Remainder of site is residential garden backing onto open countryside.
- There are residential properties to either side.

Relevant Planning History

- Agricultural Store: Approved 1979: W04659.
- Extension to 'workshop': Refused 20 November 2003

Proposal

- The application seeks to extend the existing building to provide additional workshop facilities.
- The extension would measure 7.5m wide x 7.5m deep x 6m high.
- The resultant building would be 16.5m long.
- This would enable the applicant to work on the new range of Landrover vehicles.
- It would also enable more than one vehicle to be worked on at the site.

Consultations

Engineers:Highways:

- Comment that the sightlines are sub-standard, on-site turning is inadequate and the proposal could generate additional traffic.
- Suggest conditions may be able to overcome concerns.

Representations:

Wickham Parish Council

- Support – 'thriving local business of service to the rural community.'

Letters of representations have been received from 0 Neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, UB3

Winchester District Local Plan

- C1, C2, C12, C13, EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, DP3

Supplementary Planning Guidance:

- Boarhunt Village Design Statement
- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- The Hampshire Landscape: A Strategy for the future
- A Strategy for the Forest of Bere

National Planning Policy Guidance/Statements:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- PPG 1 General Policy and Principles
- PPG 4 Industrial and Commercial Development by Small Firms
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 23 Planning and Pollution Control
- PPG 24 Planning and Noise

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Detailed design
- Highways

Principle of development:

- The site is located in the countryside
- The existing commercial activity does have had the benefit of planning consent:
- However, enforcement action has not been pursued.
- There are no records of complaints having been received
- Countryside policies are particularly restrictive.
- It is not considered essential that the activities take place in the countryside.
- It would appear that the building is no longer suitable in it's current form for the activity without significant extension.
- For these reasons the new development is contrary to the adopted countryside policies_

Impact on character of the Area

- The layout of the site and the position of the existing building mean that the extension would not be particularly visible from Southwick Road.
- However, it would be clearly visible from the agricultural fields to the rear and from adjacent properties.

Detailed design

- The design of the extension is utilitarian but not out of character with what is there at present.
- However, the scale and massing of the resulting building will have an impact on the character of the area and on residential amenities.

Highways

- Concern has been raised on the following grounds:
- Sub-standard visibility splays at access onto Southwick Road
- Lack of on-site turning
- Potential for increased traffic generation.
- It is indicated that if the principle of development is considered to be acceptable these concerns may be able to be addressed by condition(s).

Recommendation

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The proposed development is contrary to policies C1, C2 and UB3 of the Hampshire Structure Plan, Policies C1, C2, C12, C13 and EN5 of the Winchester District Local Plan and would be likely to prejudice the emerging policies of C1 and DP3 of the Winchester District Local Plan Review in that:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- i. the activity on the site is not a use for which a rural location is essential and the building is no longer suitable for the activity without extensive conversion or extension works.
- ii. The proposed extension, would create a building of a size that would have a greater visual impact on the open countryside to the rear and, given the proximity to the eastern boundary and the nature of the use, a detrimental impact on the amenities of adjacent occupiers.
- iii. The extension to the existing building gives rise to the potential for increased activity on the site, including traffic generation. Given the sub-standard visibility splays and turning areas provided any increase in traffic generation is likely to prejudice highway safety.

Informatives

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

Hampshire County Structure Plan Review: C1, C2, UB3

Winchester District Local Plan Proposals: C1, C2, C12, C13, EN5

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: Knowle Village Knowle Avenue Knowle Fareham Hampshire

Parish/Ward Wickham

Proposal Description: Erection of 41 no. dwellings comprising of 5 no. two bedroom ,12 no. four bedroom and 24 no. three bedroom dwellings, associated garages and parking, section of distribution road, pumping station and landscaping (Details in compliance with outline Planning Permission W14097/33)

Applicant Berkeley Homes Hampshire Ltd

Case No: 03/02538/REM

W No: W14097/34

Case Officer: Mr Andrew Amery

Date Valid: 17 October 2003

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor
Reason for Committee: Parish Council submitted representations contrary to officer recommendation
Reason for Committee: The application is for a major development
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Description

- The site, known as Phase 9, is just under 2 hectares in area
- Located within Knowle Village settlement boundary
- Has the benefit of outline planning consent
- It is sloping site at the western edge of the village bounded by Mayles Lane.
- There are existing trees along the Mayles Lane boundary and within the site.

Relevant Planning History

- Outline planning consent for the village was granted in August 1997
- The consent was renewed most recently on 21 October 2003 (W14097/33)

Proposal

- The proposed development represents Phase 9 of the overall village development
- It is a 'reserved matters' application pursuant to the outline consent identified above.
- It comprises 41 dwellings and associated parking and garaging.
- In addition provision is made for a pumping station to ensure appropriate foul drainage
- A pedestrian 'green link' is provided from Mayles Lane to the woodland opposite.
- The scheme has been significantly amended from it's original submission:
- The proposed embankment has been removed
- Whilst there is some re-contouring the general existing levels are retained
- A segregated rather than shared surface has been provided for the access roads
- The landscaping scheme has been worked up following advice from the landscape officers
- The houses have been re-aligned to avoid a continuous wall of development along Mayles Lane
- The houses have been re-orientated to gain views out over the countryside and to avoid a line of back gardens/fences adjacent to Mayles Lane
- The design of the houses and the range of materials has been simplified.

Consultations

Conservation:

- No Objections raised

Engineers:Drainage:

- Drainage proposals are acceptable

Engineers:Highways:

- The layout differs from the originally approved alignment of the loop road and the masterplan
- However, no objection in principle to layout, including segregated surface
- Sightlines at junctions onto loop road need to be maintained therefore tree planting needs to be carefully considered
- Increase in parking provision welcomed

Environment Agency:

- No objection subject to a condition to regulate surface water run off

Environmental Health:

- No objection

Landscape:

- The revised landscape details are broadly in line with the issues raised with the applicant.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Southern Water:

- Unable to comment as the developer is not using SWS as the sewage statutory undertaker

Others:

- Archaeology – request that the archaeological investigation be undertaken in accordance with the originally imposed condition .
- Comments were not received from Fareham Borough Council, English Heritage, Victorian Society and Hampshire Police.

Representations:

Wickham Parish Council

- Object on the basis that no further phases of development should be approved until the outstanding issues on the Chapel/community building have been resolved.

Letters of representations have been received from 3 local residents.

- Position and design of pumping station would be unsightly and out of character: there are better alternative positions for the facility which would have less visual impact.
- Service access to the pumping station should be from within the site not Mayles Lane.
- The external appearance should be controlled and agreed at this stage.
- The proposed footpath link to/from the Totsome/Deans access is problematic:
- The crossing point is unlit, with no pavement and would be dangerous for children.
- The road is likely to be used as a parking area for residents or visitors of Phase 9 given the lack of on site parking.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, T2, H1, H2, H5, H7, H8, R2, E16

Winchester District Local Plan

- NC22, H5, H7, EN5, EN8, EN9, RT3, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- NC1, H5, H7, DP3, DP6, DP7, DP12, RT3, RT9, T2, T3, T4

Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4
- Achieving a Better Mix in New Housing Developments
- Knowle Village Development Brief
- Knowle Village: A Master Plan for Development
- Knowle Village: An Urban Design Framework
- Guide to the Open Space Funding System
- Assessment of Playing Field Provision in the Winchester Built-Up Area
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport
- PPG 15 Planning and the Historic Environment

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- PPG 17 Sport and Recreation

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Detailed design
- Highways
- Comments on representations

Principle of development

- The site is part of the Knowle village and has the benefit of outline planning consent.

Impact on Character of the area

- Does not impact directly on the setting of listed buildings
- But is one of the more prominent sites when viewed beyond the village.
- The impact along Mayles Lane, the adjacent countryside and nearby houses is important
- Retention of tree belt along Mayles Lane also important
- The revised scheme significantly improves this relationship and reduces the impact by:
- Removal of the embankment
- Re-orientating the houses to prevent a continuous line of close boarded fences along Mayles Lane.
- Re-siting the houses to break up the continuous line of development
- Introduction of segregated access roads/pedestrian facilities
- Strengthening of planting belt along Mayles lane
- Simplification of house design and materials
- Control of the detailed design of the sub-station.
- Whilst there will be an impact when viewed from Mayles Lane this is now considered to be acceptable.

Detailed design

- The design house types and the range of materials used has been simplified to reflect more closely the principles set out in the masterplan.
- The detailed design is considered to be appropriate for and in keeping with the village.

Highways

- The layout of the link road and access points differs from that originally approved by HCC
- However there are no objections in principle to the layout shown.

Comments on Representations

- The issue with the chapel is a separate matter and can not be used to hold up a decision on this application
- The position of the pumping station is fixed by existing infrastructure, the levels of the site and the requirements of the future sewage operators
- The access arrangements for the servicing of the pumping station again has to be in accordance with the operators requirements.
- The design can be controlled and detailed plans of the design of the structure, the surrounding fencing and landscaping have been submitted for consideration.
- The public link across the Totsome/Deans access into the woodland is an important part of the masterplan.
- It creates a physical link between open spaces and play areas throughout the village.
- Parking provision on Phase 9 is higher than on other phases of the village and will help reduce the potential problem.
- However there would be no planning controls on parking should residents or visitors choose

to leave vehicles here.

Recommendation

APPROVE –

Conditions/Reasons

00 Approve the matters reserved by Condition 05 (part) namely:

- (i) Existing tree survey and schedule of works.
- (ii) Proposed hard and soft landscaping scheme and finished levels.
- (iii) - the siting of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.
 - the design of all buildings
 - the provision to be made for the parking, turning, loading and unloading of vehicles
 - the provision to be made for the storage and disposal of refuse
 -

Informatives

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

Hampshire County Structure Plan Review: UB3, T2, H1, H2, H5, H7, H8, R2, E16
Winchester District Local Plan Proposals: NC22, H5, H7, EN5, EN8, EN9, RT3, T9,
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: NC1, H5, H7,
DP3, DP6, DP7, DP12, RT3, RT9, T2, T3, T4

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 CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: Land Adjacent To 11 Seldon Close Winchester Hampshire

Parish/Ward Olivers Battery

Proposal Description: (AMENDED DESCRIPTION AND PLANS) Relocation of bungalow on site

Applicant Mr And Mrs J S Dyer

Case No: 04/00397/FUL

W No: W13254/03

Case Officer: Mrs Angela Banham

Date Valid: 13 February 2004

Delegated or Committee: Committee

Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Description

- This site is located at the end of Seldon Close, close to a vehicular barrier which separates it from Mount View Road to the south.
- The neighbouring houses and bungalows are of a variety of designs in good sized plots.
- The site is small measuring approx 20 metres in depth and 12.5 metres at its widest point and it shares a boundary with no 31 Mount View Road which has a recent, large two storey extension to the rear
- The site currently has a hardstanding area and a concrete garage and surrounds an electricity sub station to the south.
- There is a hedge with an existing access along the road boundary and trees in neighbouring gardens help to screen the site.

Relevant Planning History

- W/13254 Detached bungalow with rooms in the roof. Refused 03.08.1993
- Dismissed on Appeal 19.05.1994
- W/13254/01 Detached bungalow. Refused 14.12.1993
- Dismissed on Appeal 19.05.1994
- W/13254/02 Detached bungalow Refused 13.02.2003
Dismissed at Appeal 11.11.2003
- Extracts from Appeal decision above
Para 2 I consider the main issues in this case are the effects of the proposal on:
(a) the character and appearance of the area;
(b) the living conditions of future occupiers, with particular respect to usable garden space, outlook, overshadowing and overlooking.

Para 7 In my opinion, just because the proposal would be in a contemporary style, stand on a smaller plot than its neighbours and not copy the existing character of the locality does not mean that it would necessarily harm the street scene. On the first issue (a) above, I find that simply because the proposal would be different is not a good reason to prevent a new dwelling on a previously developed site in a suitable location for housing.

Para 8 On the second issue (b) above, in my opinion, outlook from this room onto a narrow shaded courtyard, a north facing wall against the substation and the two storey extension just beyond that, would be bleake, create an unacceptable sense of enclosure and lead to unpleasant living conditions for future occupiers.

Para 10 For the above reasons I find that the proposals would not cause significant harm to the character of the appearance of the area and that in this case the limited garden area should not prevent development in this location. However, notwithstanding my conclusion on the first issue, I conclude that the outlook, overshadowing and sense of overlooking would lead to unacceptable living conditions for future occupiers, contrary to the Local Plan, and that for these reasons the Appeal should be dismissed.

Proposal

- The proposal is for a modern, well designed one bedroom bungalow with a living room bathroom and kitchen.
- It differs from the application which was previously refused in that the L shaped extension to the rear is now located on the other side of the plot and has an outlook facing away from the large extension to no 31. (See discussion of Appeal decision)
- There is space on the site for a patio area and parking space for one, possibly two cars.

Consultations

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Engineers:Drainage:

- Provided site records of drainage.

Engineers:Highways:

- No objection - there is room for one space with turning area on site and a second would be possible reversing onto the road.

Environment Agency:

- No objection

Environmental Health:

- No objection subject to noise condition.

Southern Water:

- Public sewer crosses the site; its exact location to be determined before finalising location of building. The sewer crosses the site of no 11 and follows the line of the drive and does not cross this site.

Representations:

Olivers Battery Parish Council

- The proposed development is not in keeping with the existing street scene and is over development of the site.

Letters of representations have been received from 8 Neighbours

- Overdevelopment of the site, the site should not be developed, and out of character with other houses in the locality.
- Inadequate parking which will lead to visitors parking in the road.
- Proximity to electricity sub station.
- Lowering of site by 600mm will lead to destruction of trees in neighbouring property.
- Re-location of the L shaped element does not overcome the issues of outlook, overshadowing and sense of overlooking identified by the Planning Inspector.
- Do not agree with the findings of the Appeal.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3 T2

Winchester District Local Plan

- EN5 EN9 H1 T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 DP6 H2 T4

Supplementary Planning Guidance:

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Headings As applicable for considerations

Principle of development

- The site lies within the designated boundary of Winchester as shown in the Local Plan and as discussed in the Appeal decision there is no reason why it should not be developed.

- Impact on the character of the area and street scene

The bungalow is small and of contemporary design. The site is fronted by a hedge which is to be retained and although the design is different it will provide an interesting variation to the existing character.

Highways

- WCC Highway Engineers have no objection to this proposal as the requirement for parking and turning on site can be satisfied.

Public Open Space provision

As there is no existing Permission on this site Open Space contributions are payable and a Proviso has been added to the recommendation.

Comments on representations

- Local residents have made very full and consistent objections and there have been objections to the principle of development and to the impact on the character of the area. However the Inspectors Appeal decision dismissed these issues so they cannot be re-addressed here.
- There have also been objections on the grounds that re-locating the L shaped element of the building to the other side of the site does not overcome the problems of outlook, overshadowing and sense of overlooking identified by the Inspector.
- The patio and the bedroom windows now look towards the north and will have less sense of overshadowing and overlooking than the previous application.
- Residents have also objected to the proximity of the electricity sub station and the low hum which it emits, but there appear to be no guidelines from Environmental Health which are applicable to this situation.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

Conditions/Reasons

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

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 Before the development hereby approved is first brought into use, a minimum of one car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

02 Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

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.

04 The parking area hereby approved shall not be used for any other purpose than the parking of cars.

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

05 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.

05 Reason: In the interests of highway safety.

06 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway 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 duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

06 Reason: In the interests of highway safety.

07 The exact location of the public sewer shall be determined and submitted to the Local Planning Authority before development commences and no new building or tree shall be located within 3 metres of the public sewer.

07 Reason: in the interest of satisfactory development.

08 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 Part 1 of Parts Classes A, B, C, D, E, F, G, H of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

08 Reason: in the interest of the amenities of the neighbourhood.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

09 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 Class A of Parts Part 2 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

09 Reason: in the interest of the amenities of the locality.

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.

11 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 at least 1 metre metres from the tree trunks in accordance with BS 5837.

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

12 Details of a scheme for protecting the proposed dwelling from noise from the electricity sub station shall be submitted to and approved by the Local Planning Authority in writing before development commences. Any works which form part of the approved scheme shall be completed before the dwelling is occupied. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

12 Reason: To ensure that acceptable levels of noise are not exceeded within the dwelling.

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 T2

Winchester District Local Plan Proposals: EN5 EN9 H1 T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3 DP6 H2 T4

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 May 2004

Item No:
Address: Land At Morn Hill, Alresford Road, Winchester Hampshire SO21 1HX

Parish/Ward Chilcomb

Proposal Description: Variation of condition no.s 2, 3, 4, 6, 7, 12, 13, 15, 16, 17, 18, 22, 24, 27, 28, 29, 30 and 40 of planning permission W01706/07

Applicant Mr G Williams

Case No: 04/00890/FUL

W No: W01706/11

Case Officer: Mrs Jill Lee

Date Valid: 14 April 2004

Delegated or Committee: Committee Decision

Reason for Committee: The Officers consider the application to be controversial or potentially controversial

Reason for Committee: The application is for a major development

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- The application site is located in an area known as Morn Hill, on a peninsular of land between the Alresford Road and the A31. It forms part of a larger site which has already been developed by NTL and for the provision of the Intech building. The site is within the countryside and is close to the boundary with the East Hampshire Area of Outstanding Natural Beauty. Close to the site on the opposite side of the roundabout is the Percy Hobbs public house.

Relevant Planning History

- W01706/07 – satellite teleport (21 dish antennae up to 16.4m diameter) and 2 subterranean equipment buildings. Educational building INTECH (3530sq.m) 120 bedroom hotel (9885sq.m), vehicular access, car parking, fencing and landscaping. – granted subject to a legal agreement and conditions 4 June 1999.

Proposal

- Variation of condition no.s 2, 3, 4, 6, 7, 12, 13, 15, 16, 17, 18, 22, 24, 27, 28, 29, 30 and 40 of planning permission W01706/07.

Consultations

Building Control:

- No objection to the revised wording of condition 29 relating to disabled access.

Engineers:Drainage:

- Subject to revision to wording do not object to the application.

Engineers:Highways:

- No objection to the revised wording of the condition.

Environment Agency:

- No objection to the application.

Landscape:

- No objection to the revised wording of the conditions.

Archaeology:

- No objection to the conditions relating to archaeology being discharged.

Representations:

Chilcomb Parish Council

- No representation received at the time the report was written.

No letters of representation have been received from neighbours.

Relevant Planning Policy:

The original application for the Morn Hill site was granted as an exception to policy. However the following policies are relevant:

HCSP (R) - R3, R7, C1, C2, E6, E7.

WDLP - C1, C2, C7, EN5, RT11, RT12

WDLP Review – DP3,C1, C7, RT14

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles

Planning Considerations

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

The main considerations in respect of this application are:

Principle of development

Principle of development.

- This application is made under Section 73 and is for the variation of conditions imposed under planning permission reference W01706/07. The application dealt with the overall development of the site including the INTECH building and NTL site. Planning permission was also granted for a 120 bedroom hotel and this part of the permission has not yet been implemented.
- Under normal circumstances there is no end date on the completion of a development once the permission has been implemented. However in this instance as the site was an exception to policy and considered to be sensitive in terms of its location and the scale of the development a legal agreement was drawn up which amongst other things had a proviso that if works on the construction of the hotel had not commenced within 5 years of the date of the permission (4 June 2004) then the permission would lapse and the land would be required to be restored to open countryside.
- The hotel site is in the process of being sold and as yet no work has commenced on site. There are still a number of outstanding conditions which have to be discharged prior to development starting on site and the Applicant's Agent is concerned that time is running out and has made an application to have some of the conditions varied.
- In order that the planning consent for the hotel is not lost information is being submitted to allow some of the conditions to be discharged. In addition to this the application has been made to vary the conditions in case they cannot all be discharged in order to allow work on site to start prior to the 4 June date.
- There is also an application to vary the terms of the Section 106 agreement to allow a further year for works on site to commence. This is subject of a separate PDC report.
- The basis of the variation to the conditions is to delete the requirement for information to be submitted and approved **prior to work commencing on site**. This will allow work to commence on site prior to 4 June 2004 without being in breach of condition.
- In most cases this is acceptable and the amended wording suggested by the Agent is approved. There are two conditions relating to details for parking of contractors vehicles and preventing mud on the highway which must be discharged prior to work commencing on site and so these conditions have been re - imposed in their original form. It is hoped that the details will be submitted and approved in the near future so that these conditions can be discharged.
- There are other conditions on the original planning consent which will still apply to the development in their original form.
- The revised conditions will still be subject to the terms of the existing 106 agreement and it is proposed that this be varied to make reference to the varied conditions under reference W01706/11 as well as the previous planning permission reference W01706/07.
-
- It is considered that the application to vary the wording of the conditions is acceptable. It does not jeopardise the local Planning Authorities ability to retain control over the details of the scheme but allows the Applicant to start work within the required period without all of the

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

conditions being discharged.

Planning Obligations/Agreements

In seeking the planning obligations, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

That subject to the existing Section 106 agreement dated 4 June 1999 being amended to include reference to planning permission reference W01706/11 then planning permission be granted subject to the following conditions:

(Note: If the amendment to the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions/Reasons

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

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

03 The external facing materials to be used for the proposed hotel building shall be in accordance with the details described in "Facades and Materials" as approved by the Local Planning Authority. Details of the texture and colour of these materials and any variation to the details themselves shall be submitted to and approved by the Local Planning Authority in writing prior to the relevant part of the building being constructed.

04 To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

05 The proposed finished levels, hard landscaping of the access and car park, enclosure of the site and landscaping of the site periphery shall be carried out in accordance with drawings 9835 - GAL/ST/BT/01Rev B and 9835 GA P 01. Plans showing the proposed landscaping of the car parking area and the immediate environs to the hotel shall be submitted and approved by the Local Planning Authority in writing prior to the hotel being brought into use.

06 To improve the appearance of the site in the interests of visual amenity.

07 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.

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- 09 Details of any earthworks to the land within the hotel site shall be submitted to and approved in writing by the Local Planning Authority before the earthworks are undertaken. These details shall include the finished grading and mounding of land and the proposed finished grading contours relative to the hotel building, together with details of the temporary storage and protection of topsoil. These earthworks shall be carried out prior to the first planting season following completion of the building, unless the Local Planning Authority gives its written consent to any variation.
- 10 In the interests of maintaining the amenity value of the area.
- 11 The approved boundary details shown on drawing 9835 GA P 01 shall be completed before the buildings or land are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 12 In the interests of the visual amenities of the area.
- 13 Notwithstanding the provisions of the Planning (General Permitted Development Order 1995) or any Order revoking and re - enacting the Order no buildings, structures, fences or other means of enclosure or plant/machinery other than as shown on the approved drawings, shall be erected within the site without the prior written consent of the Local Planning Authority.
- 14 To protect the amenities of the locality and to maintain a good quality environment.
- 15 All work relating to the development hereby approved including works of demolition or site preparation prior to operations, shall only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.
- 16 To protect the amenities of occupiers of nearby properties.
- 17 Apart from during the construction period no outside storage in connection with any development/use hereby permitted shall take place without the written consent of the Local Planning Authority.
- 18 In order to protect the amenities of the locality.
- 19 Details of the siting and design of any meter boxes, ducting, flues, chimneys, pipes, vents or other projections exterior to the building or above the surface of the hard and soft landscaping areas shall be submitted to and approved in writing by the Local Planning Authority. No such structures shall be installed unless details of these have previously been submitted and approved.
- 20 To protect the character and appearance of the building.
- 21 Details of the position and type of sewage treatment works including surrounding ground levels shall be submitted to and approved in writing by the Local Planning Authority prior to the hotel being brought into use. The agreed works shall be fully implemented before the buildings are occupied.
- 22 To ensure satisfactory provision of foul drainage.
- 23 A detailed drainage layout, long sections and specification for the foul and surface water sewers, shall be submitted to and approved in writing by the Local Planning Authority.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

NOTE: Entering into an Agreement with Southern Water Services Ltd under Section 104 Water Industry Act 1991 shall be deemed to satisfy this condition.

- 24 To ensure the satisfactory provision of foul and surface water drainage.
- 25 surface water draining from the proposed car park shall either first be passed through an appropriate oil interceptor, prior to discharge, or shall otherwise be treated in a manner approved by the Environment Agency as appropriate for this site and use. These details shall be agreed prior to the final surfacing of the car park.
- 26 To prevent the pollution of the water environment.
- 27 No sewage or trade effluent (including vehicle wash or vehicle steam cleaning waters) shall be discharged to any surface water drainage system.
- 28 To prevent the pollution of the water environment.
- 29 Any below ground petrol/oil/chemical storage tank shall be constructed to incorporate anti-pollution measure.
- 30 To prevent pollution of the water environment.
- 31 Any above ground oil/chemical storage tank container and associated pipework shall be banded in a manner so as to retain at least 110% volume of the tank capacity. All filling points, vents, gauges and sight glasses must be located within the bund which shall be sealed so as to retain any spillages.
- 32 To prevent pollution of the water environment.
- 33 Before the buildings on the hotel site are first brought into use any plant such as air conditioning and heating systems serving the buildings, structures and equipment hereby permitted shall be insulated against the emission of noise (in accordance with a scheme to be approved by the Local Planning Authority). Such noise insulation shall be thereafter maintained and operated in accordance with the approved scheme. Any new plant installed subsequent to the approval shall not increase background levels of noise as agreed without the approval of the Local Planning Authority in writing.
- 34 To ensure that the plant is adequately sound proofed in the interests of the amenities of the occupants of nearby premises.
- 35 Prior to the hotel being brought into use provision shall be made for the storage and disposal of refuse, in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority.
- 36 In the interests of the amenities of the locality.
- 37 No external lighting to the hotel or adjacent car parking area shall be installed unless details of such lighting, including an assessment of its visual impact, have been submitted to and approved in writing by the Local Planning Authority beforehand.
- 38 to ensure that such items are satisfactorily dealt with in the interests of the visual amenity of the site.
- 39 No external plant, equipment, storage tanks or waste storage facilities shall be installed within the hotel site unless details of the siting, design and appearance of these have been submitted to and approved in writing by the Local Planning Authority beforehand.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- 40 In the interests of the amenity of the area.
- 41 The proposed hotel shall incorporate suitable measures to provide access to and other facilities for the disabled either employed at the site or visiting the hotel. These facilities shall be provided prior to the hotel use commencing and in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority
- 42 To ensure adequate access and facilities for the disabled.
- 43 The hotel shall not be brought into use until provision has been made for the secure parking of motor cycles and bicycles, together with washing facilities for cyclists, in accordance with details that have been submitted to and approved in writing by the Local Planning Authority beforehand.
- 44 To ensure access by a range of transport means.
- 45 Prior to the occupation of the hotel a visitor information board/panel shall be erected within the site, details of which shall be first submitted to and approved by the Local Planning Authority in writing.
- 46 to provide information about the architecture/structures for visitors to the site.
- 47 No materials shall at any time be burnt on site.
- 48 To protect the amenity of occupiers of nearby properties and in the interests of public health.
- 49 No external lighting shall be erected/installed without the prior written consent of the Local Planning Authority.
- 50 In the interests of the visual amenities of the area.
- 51 Details of the provisions to be made for the parking and turning on site of operative and construction vehicles during the period of construction, within the hotel site shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development relating to the hotel site commences. Such measures shall be retained for the construction period.
- 52 In the interests of highway safety
- 53 The measures to prevent mud/spoil from vehicles leaving the site being deposited on the public highway during the construction works within the hotel site shall be implemented before development commences and shall thereafter be maintained. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.
- 54 In the interests of highway safety

Informatives

1. This permission is granted for the following reasons:

The development is not in accordance with the policies and proposals of the Development Plan set out below but there are other material considerations for example removal of a

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

scrapyard and knackers yard from a prominent site close to the City and the AONB which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 54A of the Town and Country Planning Act 1990 (as amended).

Item No:
Address: Land Adjacent To Pitt View Enmill Lane Pitt Winchester Hampshire

Parish/Ward Hursley

Proposal Description: Erection of 1 no. four bedroom dwelling with attached double garage, alterations to existing access and provision of associated parking

Applicant Mr And Mrs L Palmer

Case No: 04/00929/FUL

W No: W03577/05

Case Officer: MR Andrew Amery

Date Valid: 8 April 2004

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- Countryside location to west of main group of houses at Pitt
- Area designated as Hursley ASLQ
- Well screened by hedge and trees to three sides
- Materials and temporary structures on the site but not overly intrusive.

Relevant Planning History

- Lawful development certificate for depot and storage of builders materials gained in Feb 2003
- Application for dwelling refused 01.03.04 (W03577/04)

Proposal

- Detached four bedroom dwelling and double garage with alterations to existing access.

Consultations

Engineers:Highways:

- No objection raised

Environment Agency:

- No objection raised

Landscape:

-

Representations:

Hursley Parish Council

- State that they have 'no specific objection but normal policy should apply'.

Letters of representations have been received from 5 Neighbours in support of the application.

- Applicant has lived and worked in village for many years.
 - Development is natural progression to village.
 - Site is well screened and the house fits comfortably on the site
 - Site is a rural brownfield site.
 - Sites such as these should be used for this purpose given the current housing shortages.
- The current use of the site could be far more intrusive than the proposed dwelling.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, H10, R2

Winchester District Local Plan

- C1, C2, C7, C14, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C6, C21, RT3

Supplementary Planning Guidance:

- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- The Hampshire Landscape: A Strategy for the future

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- Winchester Housing Needs Survey
- Rural Housing Information Booklet
- Winchester District Urban Capacity Study
- Housing Monitoring Report
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Assessment of Playing Field Provision in the Winchester Built-Up Area

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Detailed design
- Public open space provision

Principle of Development

- The site is located in the countryside.
- No case has been made demonstrating an over-riding need for a dwelling on agricultural or other grounds.
- The development is contrary to the policies set out in the development plan.

Impact on the character of the area

- Whilst well screened from Enmill Lane the property would be visible from open countryside and along Enmill Lane from the west

Detailed design

- Large detached 'Potton' house in excess of 300sq m total floor area.
- Not designed to reflect character of site or area.

Public Open Space

- Public Open space contributions are required to the adopted standards.

Recommendation

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The proposed development is contrary to policies C1, C2 and H10 of the Hampshire County Structure Plan 1996-2011 (Review), policies C1, C2, C7ii, and C14 of the Winchester District Local Plan 1998 and policies C1, C6 and C21 of the Winchester District Revised Deposit Plan (2003) in that it would represent an additional dwelling in the countryside for which there is no over-riding justification.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

02 The proposal is contrary to policy R2 of the Hampshire County Structure Plan 1996-2011 (Review), policy RT3 of the Winchester District Local Plan (1998) and policy RT3 of the Winchester District Revised Deposit Local Plan (2003) in that it fails to make 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: C1, C2, H10, R2

Winchester District Local Plan Proposals: C1, C2, C7, C14, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C6, C21, RT3