

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 10  
**Address:** King Alfred Pub 11 Saxon Road Winchester Hampshire SO23 7DJ  
**Parish/Ward** Winchester Town  
**Proposal Description:** Replacement of existing play area and fencing (RETROSPECTIVE)  
**Applicants Name** Mr Gary Swan  
**Case No:** 04/01406/FUL  
**W No:** W02845/08  
**Case Officer:** Mr Jonathan Roach  
**Date Valid:** 7 October 2004  
**Reason for Committee:**

- 4 or more representations contrary to the Officer's recommendations have been received
- At the request of a Councillor

**Site Factors:** Winchester Conservation Area



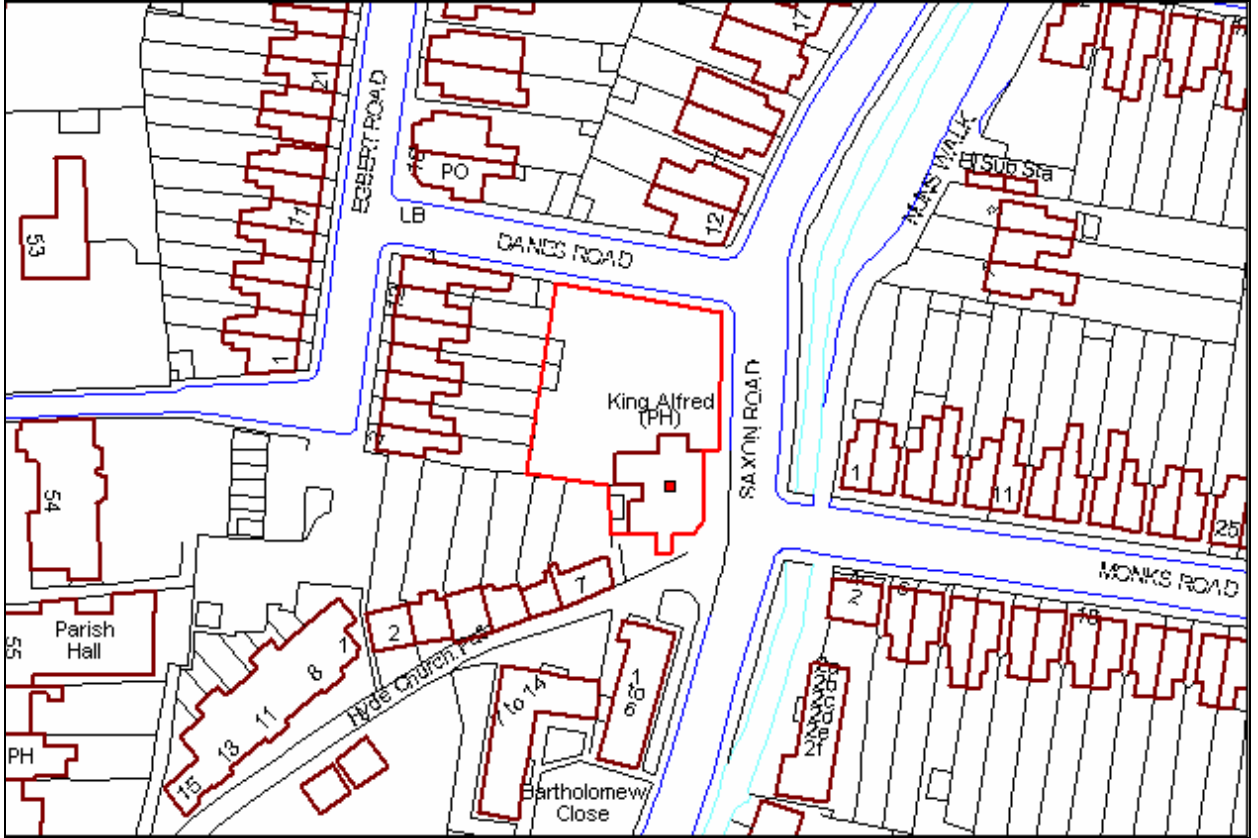
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**SITE LOCATION PLAN**

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**Site Description**

- The King Alfred Pub is situated within the defined settlement boundary of Winchester, on the western side of Saxon Road.
- The site is located within the Winchester Conservation Area and abuts residential properties along Egbert Road and Hyde Church Path to the west and south respectively.
- The King Alfred Pub is a double storey red brick and cream render building with a dark slate roof.
- The plot has a total area of approximately 1055m<sup>2</sup>.
- The ground level of the subject land rises from Saxon Road and is relatively higher than adjoining properties on Hyde Church Path and Egbert Road.

**Relevant Planning History**

<b>W02845</b>	Erection of garage to be used as case store - Application Permitted - 02/05/1977
<b>W02845/01</b>	Display of illuminated wall signs - Application Permitted - 12/07/1984
<b>W02845/02/A</b>	Display of illuminated letter signs, facility boards and lanterns - Application Permitted - 19/05/1989
<b>W02845/03</b>	Single storey side extension - Application Permitted - 14/01/1992
<b>W02845/04</b>	(AMENDED DESCRIPTION) Two externally illuminated wall name signs and one illuminated hanging sign - Application Permitted - 02/06/1992
<b>W02845/05A</b>	Externally illuminated signs to include: pictorial projecting sign, logo sign and fascia letters. 2 Non-illuminated facility signs - Application Permitted - 30/07/1998
<b>W02845/06</b>	Single storey side extension - Application Withdrawn - 12/10/2001
<b>W02845/07</b>	Single storey rear extension provide replacement kitchen and additional dining area - Application Permitted - 04/03/2002

**Proposal**

- Retrospective application for five pieces of playground equipment situated in the southwest corner of the King Alfred Pub.
- Concerns have been raised about the "Malaga", which is a climbing structure approximately three metres in height and setback 1.5 metres from the western boundary and 2 metres from the southern boundary.

**Consultations**

Conservation:

- No objection.

Enforcement:

- No objection. Recommend a condition be imposed requiring the structure to be screened to the satisfaction of the local planning authority, in order to reduce its impact on neighbouring properties.

**Representations:**

City of Winchester Trust:

- No comment.

Letters of representations have been received from seven Neighbours

- One letter of support was received on the grounds that the playground provides a much needed service for the community through the provision of recreation facilities for children in a safe environment and social environment.
- Six objection letters were received from adjoining neighbours on the grounds of increased

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noise and unacceptable loss of privacy. Objectors also state that prior to the erection of the playground equipment, the noise emitted from the pub was acceptable.

- It was suggested that the equipment be relocated to a more appropriate location within the site, where the impact upon adjoining properties is reduced.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3 and E16

Winchester District Local Plan

- EN.5, HG.6 and HG.7

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, HE.5 and HE.6

National Planning Policy Guidance/Statements:

- PPG 1 "General Policy and Principles".
- PPG 15 "Planning and the Historic Environment".
- PPG 17 "Sport and Recreation".
- PPG 18 "Enforcing Planning Control".
- PPG 24 "Planning and Noise".

**Planning Considerations**

The main considerations in respect of this application are:

Principle of development

- The use of playground equipment within a supervised environment is encouraged.
- Planning permission will not be granted for development that is not compatible with the design, scale, layout and density of its surroundings and fail to contribute to the quality of the built environment.
- New development which would detract from the immediate or wider landscape setting of any part of a Conservation Area will not normally be permitted.

Historic heritage/conservation area/listed building

- The playground equipment is not visible from the highway.
- Therefore the improvements are not considered to have a detrimental impact upon the character of the Winchester Conservation Area and have been supported by Council's Conservation Team.

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

- Due to the height and location of the structure, it is possible to clearly see into the rear yard area of neighbouring properties (ie Hyde Church Path no's 4, 5, 6, 7 and Egbert Road no's 2, 4, 6 and 8).
- Overlooking into these dwellings may be possible.
- Overlooking could result from children standing on the higher level of the climbing frame.
- The pub garden is slightly higher than the adjoining gardens.

Comments on representations

- There is a certain amount of noise associated with the activities of the pub and use of its garden.
- The additional noise generated by children using the play equipment would not be sufficient to justify refusal of permission.
- It is considered that they can be adequately addressed through the provision of appropriate screening on the top of the climbing frame.

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**Recommendation**

**APPROVE – subject to the following conditions:**

**Conditions/Reasons**

01 The southern and western elevation of the playground equipment shall be enclosed within three months from the date of determination. Materials and finishes to be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented within six months from the date of determination and thereafter permanently maintained.

Reason: to protect the amenities of adjoining occupiers.

**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: EN.5, HG.6 and HG.7  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, HE.5 and HE.6