

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 03  
**Address:** The Estate Office Stockbridge Road Sutton Scotney Winchester  
Hampshire SO21 3JW

**Parish/Ward** Wonston

**Proposal Description:** Change of use of office to single dwelling

**Applicants Name** Zurich Assurance Ltd

**Case No:** 05/02085/FUL

**W No:** W10718/05

**Case Officer:** Ms Nicola Whitehead

**Date Valid:** 22 August 2005

**Delegated or Committee:** Committee Decision

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

**Site Factors:** Sutton Scotney  
Within 50m of Listed Building  
Conservation Area

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**Site Description**

- The site is located within the settlement boundary of Sutton Scotney and accessed off of Stockbridge Road approximately 65m from its junction with the Oxford Road/ Winchester Hill road. Stockbridge Road is a narrow made road with properties to both sides.
- The property is currently divided into two parts with 2 separate businesses operating out of them. There is currently room for 4-5 cars to park on site, three formal spaces to the front of the site and room for 1-2 down the side of the site.
- The property is a mixture of styles The first section is a single storey, white rendered section, with gable roof and running parallel to the Western boundary. The second section is attached perpendicular to the first; This is a two storey section constructed of black timber board with a hipped roof. A third section follows the line of the second section but the roof changes back to gable and the exterior finish back to white render.
- The site is on a lower level than the properties to the south. The rear garden of Brightwells to the south is at the same level as the ledges of the ground floor windows. The property abuts this garden. The property to the south west is also at a higher level and abuts the site to the side where there is currently informal parking.

**Relevant Planning History**

- **W10718** Dwelling and garage - Application Permitted - 11/08/1988
- **W10718/01** 2 no. semi-detached dwellings with parking spaces and new access - Application Withdrawn - 21/04/1992
- **W10718/02** (AMENDED DESCRIPTION) Conversion of fishing hut to office and workshop (Light Industrial B1c use)- Application Permitted - 12/02/1996

**Proposal**

- As per Proposal Description

**Consultations**

Conservation:

- No Objection
- Enlarged windows and dormer window should be flush fitting and timber casement

Engineers: Drainage:

- There is no public sewer. EA should be consulted to use a non-mains drainage system.
- There will be a considerable increase in foul water and the applicant will need to satisfy building control that the disposal facility can cope.

Engineers: Highways:

- No Objection
- Westerly access should be stopped up

Environment Agency:

- No Objection in principle
- There is no live consent to discharge and an application would need to be submitted but may not be forthcoming

Southern Water:

- No adverse comments to make

**Representations:**

Wonston Parish Council

- Support the application

Letters of representations have been received from no Neighbours

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**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, R2

Winchester District Local Plan

- EN.5, EN.9, E.2, RT.3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, E.2, RT.3

National Planning Policy Guidance/Statements:

- PPS1 Delivering Sustainable Development

**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

Principle of development

- The proposals are within the settlement boundary of Sutton Scotney where the principle of residential development is acceptable however policies E.2 of the adopted and emerging plans state that there is a presumption against the loss of B1, B2, AND B8 sites unless the retention or expansion of the existing use would cause overriding environmental or highways objections... or where the need for the proposal outweighs the benefit of retaining the use.
- The applicant has stated that there is insufficient parking for the current use and that this is resulting in parking on the road however no evidence has been provided to quantify this problem and therefore the officer is not satisfied that an overriding case can have been proven. Therefore the proposals are contrary to policy in that they would result in an unjustified loss of premises for small business in the village.

Impact on character of area

- The proposals will largely retain the existing character of the property.
- The parking to the front will be minimised and there will be some landscaping incorporated at the front to soften the look of the site.
- Therefore the proposals will have no adverse impacts on the character of the area.

Residential Amenities

- The change of use from office to residential will result in changes of the use of the internal spaces with some becoming more primary rooms for activity than they are currently.
- The officer is concerned that the existing window on the ground floor in the room currently used as a store room will become a more actively used room as a dining room. The window is at the same height and abuts the rear garden of the neighbouring property (Brightwells) rear garden. These direct views into the garden will result in a significant loss of privacy and be detrimental to the enjoyment of the garden space.
- The windows to the west elevation will have some views across to the property to the south west (no. 4 Thatch Cottages) on the facing elevation no. 4 has an upstairs window and a conservatory which the occupiers of the property would be able to see into from the site.
- The proposed rear garden space of the site is set at a lower level than the surrounding properties. The amenity space may not be sufficient for a 3 bedroom dwelling in this location however more importantly the space is overlooked by the property to the south west and the gardens to the south. This compromises the quality of the private amenity space to a significant level and would not be acceptable as the only outdoor private amenity space.

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**Recommendation**

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

**Conditions/Reasons**

01 The proposals are contrary to Policies UB3 and R2 of the Hampshire County Structure Plan, Policies EN.5, EN.9, E.2 and RT.3 of the Winchester District Local Plan, and Policies DP.3, E.2 and RT.3 of the Emerging Winchester District Local Plan, in that:

- i) The proposal would result in a loss of B1 use without sufficient justification to override policy E.2 of the Winchester District Local Plan and Emerging Plan.
- ii) The upstairs bedroom windows in the West elevation would result in overlooking of the garden space and property at no. 4 Thatch cottages, and would therefore be detrimental to the amenities of the neighbouring property
- iii) The ground floor window in the South elevation would look directly into the rear garden of Brightwells, and would therefore be detrimental to the amenities of the neighbouring property
- iv) The location of the amenity space would be directly overlooked by no.4 Thatch Cottages and would be visible from the rear garden of Brightwells
- v) The proposal fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

**Informatives**

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

Hampshire County Structure Plan Review: UB3, R2

Winchester District Local Plan Proposals: EN.5, EN.9, E.2, RT.3

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