

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 December 2005

Item No:	04
Address:	Rozel Forge Stapleford Lane Durley Southampton Hampshire SO32 2BU
Parish/Ward	Durley
Proposal Description:	Replace existing garage, sunroom and workshop; Build facing brick wall and replace roof to stable block (RETROSPECTIVE)
Applicants Name	Ms Stevenson
Case No:	05/01613/FUL
W No:	W04105/07
Case Officer:	Mrs Angela Banham
Date Valid:	5 September 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation
Site Factors:	Civil Aviation Within 50m of Listed Building

Site Description

- A new detached house is being built at the front of this site fronting Stapleford Lane, Durley.
- The site is adjacent to industrial premises (Volvo tech Services) and to the rear are located stables in old farm buildings.
- The site is located within Open Countryside.

Relevant Planning History

- 02/02211/FUL Demolish existing dwelling and replace with detached 4 bedroom dwelling. Refused 14.01 2003 - Allowed on Appeal 16.06.2003
- Enforcement case no 05/00280/COU Unauthorised development

Proposal

- This proposal relates to buildings to the rear of the house which were not part of the application allowed on Appeal.
- The application which is retrospective is to replace the existing garage, sunroom and workshop, replace the roof to the stable block and build a facing brick wall.
- The application was generated by the Enforcement Team who invited an application to regularise the development.

Consultations

Enforcement:

- Investigated the site made decision not to take Enforcement action. Invited this application.

Representations:

Durley Parish Council

- Object-lack of information on the plans which are not to scale

Letters of representations none

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3 C1 C2

Winchester District Local Plan

- EN5 C1 C2 C19

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 C1 C2 C22

National Planning Policy Guidance/Statements:

- PPS 1 Delivering Sustainable Development
- PPG 3 Housing
- PPS7 Sustainable Development in Rural Areas

Planning Considerations

The main considerations in respect of this application are:

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

Principle of development

- Buildings previously existed to the rear of this property which were part of the larger site which previously existed here.

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- Investigation of historical records has failed to find any existing permitted uses for these buildings. It is likely that they were built under agricultural Permitted development Rights.
- Current Local Plan Policies allow for the development of ancillary buildings within the curtilage of existing dwellings in the Countryside, providing that they do not result in increased intrusion into the Countryside.

Impact on character of area

- The new materials used to rebuild and refurbish these buildings will make them appear more apparent in the setting of the house.
- However they are largely contained within the curtilage and not visible over long distances.
- It is not possible to remove Permitted Development Rights from this application because it was not removed on the Appeal decision. However, conditions have been added to limit the use of the buildings and ensure that Planning Permission is required for any further development.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three 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 (as amended).

02 The garage, sunroom and workshop and stable block shall only be used for purposes ancillary to the residential use of the main house and for no commercial purposes whatsoever.

02 Reason: in the interest of the locality where further commercial use would be undesirable.

03 The stables hereby permitted shall be used only for horses in the ownership of the applicant and her family and for no commercial Livery or Riding school, without the Consent of the Local Planning Authority.

03 Reason: in the interest of the amenities of neighbouring properties.

04 The buildings which are the subject of this application shall at no time be used for residential accommodation.

04 Reason: Such use would lead to over development of the site.

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 38(6) of the Planning and Compulsory Purchase Act 2004, 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 C2

Winchester District Local Plan Proposals: EN5 C1 C19

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