

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE REPORT

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| Item No: | 02 |
| Address: | The Pine Stocks Lane Meonstoke Southampton Hampshire SO32 3NQ |
| Parish/Ward | Corhampton And Meonstoke |
| Proposal Description: | Erection of 1 no. five-bedroom dwelling (amendment to W19389/01 for single-storey link between house and garage, plus extension to garage) (RESUBMISSION) |
| Applicants Name | Classic Construction |
| Case No: | 05/02710/FUL |
| W No: | W19389/02 |
| Case Officer: | Lorna Hutchings |
| Date Valid: | 11 November 2005 |
| Delegated or Committee: | Committee Decision |
| Reason for Committee: | Parish Council submitted representations contrary to officer recommendation validation date pre 01/12/2005. |
| Site Factors: | Area of Outstanding Natural Beauty |

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE REPORT

Site Factors:

Area of Outstanding Natural Beauty

Site Description

- Large residential site within the AONB enclosed by mature deciduous trees and screened by a high hedge along the right side of the southern boundary and the east boundary to the neighbour.
- A single storey dwelling was formerly sited to the east side of the curtilage and towards the rear however it has since been demolished and construction has begun on a replacement 2 storey dwelling.
- Immediately to the east of the site is the neighbouring single storey dwelling which is of a simple design and construction.
- Levels across the site are generally even and there is a general fall across the wider countryside from the south to the north.
- Views into the site are minimal due to the dense nature of the mature trees.

Relevant Planning History

- W19389 Demolition of existing bungalow and erection of 1 no. five bedroom dwelling and detached double garage, refused 15 March 2005.
- W19389/01 Demolition of existing bungalow and erection of 1 no. five bedroom dwelling and detached double garage, approved 23 January 2005.

Proposal

- Extension to the rear of the garage providing access to its 1st floor and a link to the main house although with external doors.

Consultations

- Landscape - The site is in the AONB, in a relatively open landscape but screened by trees, which are an important landscape feature.
- Given the size and character of the approved replacement dwelling, it is not considered that this proposal will result in increased visual intrusion to the area.
- It is important that tree cover is still maintained around the site and this is controlled by condition and provision of tree protective fencing under the original permission.
- Environment Agency – no objection.
- Drainage – EA must be consulted as site close to flood zone.
- Highways – no significant highway implications.

Representations:

- Corhampton And Meonstoke Parish Council = object – it is further increasing the size of the replacement dwelling. A substantial link is proposed and the appearance of the rear elevation of the garage shows it is clearly for domestic use. The application is contrary to C22 policy in that it materially alters the character and size of the original dwelling and will have a significantly increased visual impact in the AONB at the foot of Old Winchester Hill.
- Neighbour Representation = none.
- AONB panel – object – objections were previously raised, the original house only just exceeded the limits of a small dwelling, and the new dwelling would be much more dominant in the countryside. Approving the proposal would further increase the size and dominance of the building. Granting permission would ease the potential to use the generously sized garage as living accommodation.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE REPORT

UB3, C1, E6, E7.

Winchester District Local Plan

C1, C2, C7, C19, EN5, T9.

Winchester District Local Plan Review Deposit and Revised Deposit:

C1, C7, C22, DP3, T1.

Proposed modifications

DP3, C1, C22.

Supplementary Planning Guidance:

- Corehampton and Meonstoke Village Design Statement.

National Planning Policy Guidance/Statements:

- PPS1
- PPS7

Planning Considerations

- Principle.
- Detailed design.
- Impact in countryside.
- Tree.
- Neighbour amenity.

Principle of development

- Policies allow for the replacement of dwellings within the countryside and planning permission has already been granted for a 2 storey replacement dwelling with a marginally larger footprint than the house that previously existed, as it was considered that its size and appearance were not visually intrusive within the AONB.
- The approved dwelling minimises its impact as it maintains the form and general appearance of a single storey dwelling with various hipped roofs and single storey elements and it utilises the roof space for internal accommodation with only one 1st floor dormer window in the front elevation.
- A large detached garage to the east with low roof eaves has also been approved.
- There was no size restriction to consider when the replacement dwelling was approved at Committee previously, as the original dwelling was above the 120m² threshold with 3 bedrooms.
- Therefore the garage extension to its rear and link in between the garage and dwelling is the only element to be considered in this planning application.

Detailed design

- The design of the proposal is in keeping with the approved replacement dwelling in terms of its roof pitch, eaves height and timber materials.

Impact on character and trees.

- From the main viewpoint in through the site entrance, 3.2m of the single storey link element will be visible to the east side of the main house next to the attached single storey utility, and the west of the garage.
- It will not be evident that the garage has been extended as it is behind the approved rear elevation with windows only on this side.
- There were no restrictions placed on the garage when originally permitted in terms of its use and there is no change to its height, so it could always be used ancillary to the accommodation in the main dwelling with the height allowing for 1st floor accommodation without further permission required.
- Additional windows are proposed in the rear elevation of the garage; however these will not be visible and will not increase the impact of the garage.
- It is therefore considered that the proposal has no materially more harmful impacts than what has already been approved, within the AONB. Tree coverage is continued to be maintained by

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE REPORT

this proposal as it is still further away from the large retained tree to the northeast than the original dwelling and will be located outside the tree protective fencing.

Neighbours amenity

- The approved house is further away from the neighbouring property to the east than the original and so its bulk was considered to have no detrimental impacts on the neighbours amenity especially with the high hedging retained along the adjoining boundary.
- The lower sloping elevation of the garage will continue to be sited adjacent the neighbours boundary and the extension behind, although increasing the extent of the elevation, will have no further impact on this property due to its minimal length of 2.6m.
- No additional windows are proposed which will overlook the neighbour.

Recommendation

APPROVE – subject to the following condition(s):

Conditions

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

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.

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 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, E6, E7.

Winchester District Local Plan Proposals: C1, C2, C7, C19, EN5, T9.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C7, C22, DP3, T1.