

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	07/02392/FUL	Valid Date	25 September 2007
W No:	20858	Recommendation Date	13 November 2007
Case Officer:	Mr Simon Finch	8 Week Date	20 November 2007
		Committee date	31 January 2008
Recommendation:	Application Permitted	Decision:	Delegated Decision

Proposal: Replacement 1 no. six bedroom dwelling with associated parking

Site: Crabwood Vale Farm Lanham Lane Sparsholt Winchester Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	N	N	N	Y

DELEGATED ITEM SIGN OFF		
	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

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Item No:	Item 7
Case No:	07/02392/FUL / W20858
Proposal Description:	Replacement 1 no. six bedroom dwelling with associated parking
Address:	Crabwood Vale Farm Lanham Lane Sparsholt Winchester Hampshire
Parish/Ward:	Sparsholt
Applicants Name:	Mr McNeely
Case Officer:	Mr Simon Finch
Date Valid:	25 September 2007
Site Factors:	Countryside
Recommendation:	Application Refused

General Comments

This application is reported to Committee at the request of Councillor Wood, whose request is appended in full to this report.

Site Description

The application site is in an isolated position off Lanham Lane. The lane is surfaced coming from the Sarum Road direction but then becomes an unsurfaced byway connecting to the Teg Down area of Winchester. Access is from this track, downhill and through trees to the rear of a bungalow and old farm buildings.

The existing house is a log cabin with a grassed roof. The site is 0.23ha and slopes down to the north. A bridleway from Sparsholt passes behind trees and hedges to the west of the site and joins Lanham Lane.

Proposal

The proposal is to demolish the existing single-storey dwelling, which exceeds 120 sq.m. in floor area, and replace it with a two-storey house.

Relevant Planning History

- **WIR9397**- Agricultural worker's dwelling (outline) - Permitted 1962
- **WIR 9397/1** – Details in compliance with W9397 – plans of log cabin – Granted 1963.
- **LDC 412** – Residential use without compliance with occupancy condition – Granted 2007.

Consultations

Landscape – Happy with the principle, architectural style and materials. Necessary to ensure that building fits in to landscape and kept as low as possible. New drive could damage tree belt. Need details of contours and existing levels.

Southern Water – no public sewers so means of disposing of foul sewage will be required

A water supply can be provided, if requested

Environment Agency – area of low environmental risk

Representations:

Sparsholt Parish Council - nothing received

No letters of representation received

Relevant Planning Policy:

Hampshire County Structure Plan Review:

None

Winchester District Local Plan Review

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CE23, DP3, DP4

National Planning Policy Guidance/Statements:
PPS 7 Sustainable Development in Rural Areas
Supplementary Planning Guidance
Sparsholt Village Design Statement

Other Planning Guidance
Winchester District Landscape Assessment

Planning Considerations

Principle of development

One of the key principles of PPS 7 is that new building development in the open countryside, away from existing settlements, should be strictly controlled. Para.1(iv) goes on to say *'the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all'*.

Policy CE23 of the Winchester District Local Plan Review (WDLPR) allows for, in principle, the one-for-one replacement of dwellings in the countryside, provided that they do not involve the loss of 'small' dwellings and that the replacement does not significantly change the character of the existing dwelling or result in increased visual intrusion. In this case, the existing dwelling has three bedrooms and is more than 120 sq.m in gross floor area. As such it is not classed as 'small' and affordable, albeit it is a modest dwelling which has little impact, visually, in the countryside.

Whether it will change the character of the existing dwelling or result in increased visual intrusion is discussed below.

Policy DP3 of WDLPR requires that all development should respond positively to the character, appearance and variety of the local environment, in terms of design, scale and layout.

The Sparsholt Village Design Statement is silent on the subject of development in the open countryside

Design/layout

It is acknowledged that the replacement dwelling has been designed specifically for this countryside site in an 'Arts and Crafts' style and incorporates the use of red brick, timber cladding and clay roof tiles.

It would be located on the site of the existing house but, because of its additional footprint, it would have to be partly cut in to the hillside.

The proposal has two storeys with a high-pitched roof. This results in a building of 7.5m in height but this would be 6.5m above existing ground level.

This is substantially different to the existing building, which is a single-storey construction, with timber walls and a low-pitched grass roof

Impact on character of area and neighbouring property

There are no neighbouring properties to be adversely affected by this proposal.

The existing dwelling has a somewhat unusual design, in so much as it has timber log walls with a green roof, which is not typical of dwellings in this area. However, it is a modest building which sits comfortably in its plot and the roof height of the structure is only 4.2m. The bungalow is only glimpsed from a limited number of vantage points along the bridleway to Sparsholt. These are restricted, long-distance views and the dwelling has little visual impact.

The proposed replacement house will be 6.5m above existing ground levels and its scale and mass will be far larger than the existing, Whilst the increase in floor space of the replacement

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dwelling is not an issue in itself, it does provide an indication of the difference in scale between the existing and proposed units. The existing bungalow has a floor area of circa 130 sq.m. whereas the new house would have a floorspace of approximately 485 sq.m. More of the replacement house will be seen from these two vantage points along the bridleway and it will have a significantly greater visual impact on the countryside.

Although the Council's Landscape Architect accepts the principle of replacement, and the architectural style and materials, she points out that the area has a very rural quality, the site is relatively isolated and that it will be necessary to ensure that the building is designed to fit into the landscape and kept as low as possible. She points out that the proposal does not take full advantage of existing ground levels and that further work is required with regard to contours and structural planting to assimilate the building into the landscape.

Overall, the proposed dwelling would be of a substantially greater scale and mass compared to the existing bungalow, and would have an unacceptably greater impact on the visual amenities of the countryside, especially when viewed from the nearby public bridleway.

Landscape - Trees

The Council's Arboricultural Officer points out that an Arboricultural Impact Assessment will be required if the drive is to be re-routed, as shown on the submitted drawings. However, this could be covered by a condition, if planning permission were to be granted.

Conclusion

Although your officers accept that this is a bespoke design, which is intended to relate sympathetically to its rural setting, it would result in a building that is contrary to Policies CE23 and DP3 of the Local Plan in that it is of a far greater scale and mass than the existing dwelling and it would be detrimental to the character and appearance of the countryside.

Recommendation

Application Refused for the following reason:

Development as proposed is contrary to Policies DP.3(ii) and CE.23 of the Winchester District Local Plan Review in that it would result in a dwelling which would be of a substantially greater scale and mass than the existing bungalow and it would result in increased visual intrusion in the countryside.

Informatives:

The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Hampshire County Structure Plan Review: None

Winchester District Local Plan Review: CE23, DP3, DP4