

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	08/00064/FUL	Valid Date	16 January 2008
W No:	LDC/448	Recommendation Date	4 February 2008
Case Officer:	Mr Andrew Rushmer	8 Week Date	12th March 2008
		Committee date	20th February 2008
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Erection of garden building (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
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Site:	The Garden House Brandy Mount Westfield Road Cheriton Alresford
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
	N	N	N	N	N	Y

DELEGATED ITEM SIGN OFF		
<p style="text-align: center; margin: 0;">APPROVE</p> <p style="margin: 0;">Subject to the condition(s) listed</p>		
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

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Item No: 4
Case No: 08/00064/FUL / WLDC/448
Proposal Description: Erection of garden building (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
Address: The Garden House Brandy Mount Westfield Road Cheriton Alresford
Parish/Ward: Cheriton
Applicants Name: Mr H Verney
Case Officer: Mr Andrew Rushmer
Date Valid: 16 January 2008
Site Factors: Cheriton Conservation Area

Recommendation: Application Permitted

General Comments

This application is reported to the Planning Development Control Committee because the applicant is a Winchester City Council Councillor (Cllr Verney).

The proposed shed only requires consent as a result of its location within the Conservation Area and Area of Outstanding Natural Beauty.

Site Description

The Garden House and its surrounding grounds occupy an area of approximately half a hectare.

The site currently accommodates a large detached house (The Garden House), and a spacious garden. The garden is virtually completely enclosed by a mixture of trees, walls, hedges, and assorted foliage. The means of access is via a single lane track, which connects the site with Westfield Road; parking is located to the rear of the property.

In terms of the general character of the area, the site is located within the Cheriton Conservation Area, and numerous listed buildings are located within the vicinity of the site. The site is also located within the East Hampshire Area of Outstanding Natural Beauty although, due to the extensive boundary enclosure, the site is largely isolated from the surrounding landscape.

Proposal

The proposal is for the erection of a timber shed within the grounds of the Garden House. The shed is to be located approximately 13m. to the south of the host property. The nearest dwellings are a small group of properties called The Goodens. These properties are located approximately 28m. away (in the case of the closest dwelling) although due to the extensive boundary screening they are not visible from the site of the proposed development. The proposed materials are timber for the elevations, and heavy duty green mineral felt for the roof. In addition, the building will be raised above ground level by approximately 150mm. on a concrete slab, in order to avoid any surface water entering the building.

Relevant Planning History

94/01526/OLD Construction of macadam tennis court – Permitted – 08/03/1994.

07/00777/FUL Single and first floor extensions to create annexe; dormer windows to create rooms in roof – Permitted – 31/05/2007

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Consultations

Conservation: Raised no objection to the proposal.

The Conservation Officer considered that the proposed design and materials relate poorly to the conservation area and adjacent listed buildings. However, because of its location, scale and existing screening, it will have no harmful effects on views of the conservation area from the public domain, or on the setting of the listed buildings in the vicinity.

Others:

The Rights of Way Officer had no objection to the proposal, subject to:

- all boundary features being retained;
- there being no surface alterations to the right of way, nor any works carried out which affect the surface of the right of way, without first seeking the permission of the rights of way officer; and
- nothing connected with the development or its future use having an adverse effect on the right of way, which must remain available for public use at all times.

Representations:

Cheriton Parish Council:

Registered no objection to the proposal, subject to no services being provided to the building.

No neighbour representations have been received (if any are received subsequent to the writing of this report they will be added to the update sheet).

Relevant Planning Policy:

Winchester District Local Plan Review 2006:

DP3, DP4, CE6, HE5

National Planning Guidance:

Planning Policy Guidance Note 15

Planning Considerations

Principle of development

The site of the proposed development is located within the defined settlement boundary of Cheriton, in which development is considered to be acceptable in principle.

It is considered that the proposed development is in compliance with Policy DP3 of the Winchester District Local Plan Review 2006. In terms of design, the use of timber and green felt should ensure that the proposed development is effectively integrated with the surrounding trees and vegetation, and in any case the proposed development will not be visible from outside the site and so will not result in any demonstrable detrimental impact on the visual amenities of the area. Concerning the potential impact on adjoining land, it is considered that the proposed development will result in no materially detrimental impact, as it is a satisfactory distance from nearby properties (over 25m. away) and substantial boundary screening separates the site of the proposed development from nearby properties.

Turning to the potential impact of the proposal on the conservation area, it is considered that the proposal is in compliance with Policy HE5 of the Winchester District Local Plan Review 2006 and PPG15. The Conservation Officer has criticised the design and use of materials, however, it is considered that because of its location, scale and existing screening, it will have no harmful effects on views of the conservation area from the public domain, or on the setting of the listed buildings in the vicinity.

With regard to the potential impact of the proposal on the AONB, the proposal is considered to be acceptable. As a result of the extensive boundary enclosure surrounding the site, the proposal will

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have no impact on the AONB and therefore satisfies Policy CE6 of the Winchester District Local Plan Review 2006.

Impact on character of area

The proposed development will not be visible from outside of the site, and so will not have a detrimental impact on the character of the area. Furthermore, sheds are already a feature of the nearby Goodens housing estate, and the proposal is therefore considered to be consistent with the character of the area.

Landscape/Trees

The site of the proposed development is not within the crown spread of any trees and is not considered likely to result in any detrimental impact to trees in the vicinity. Furthermore, the proposal will not result in the loss of any hedgerows. Therefore, it is considered that the proposal complies with Policy DP4 of the Winchester District Local Plan Review 2006.

Recommendation

Application permitted, subject to the following condition:

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Informatives:

1. This permission is granted for the following reason:

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.

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

Winchester District Local Plan Review 2006: DP3, DP4, CE6, HE5
Planning Policy Guidance Note 15

3. The public right of way must remain available for public use at all times.
4. There will be no surface alterations to the right of way, nor any works carried out which affect the surface of the right of way, without first seeking the permission of the Rights of Way Officer.