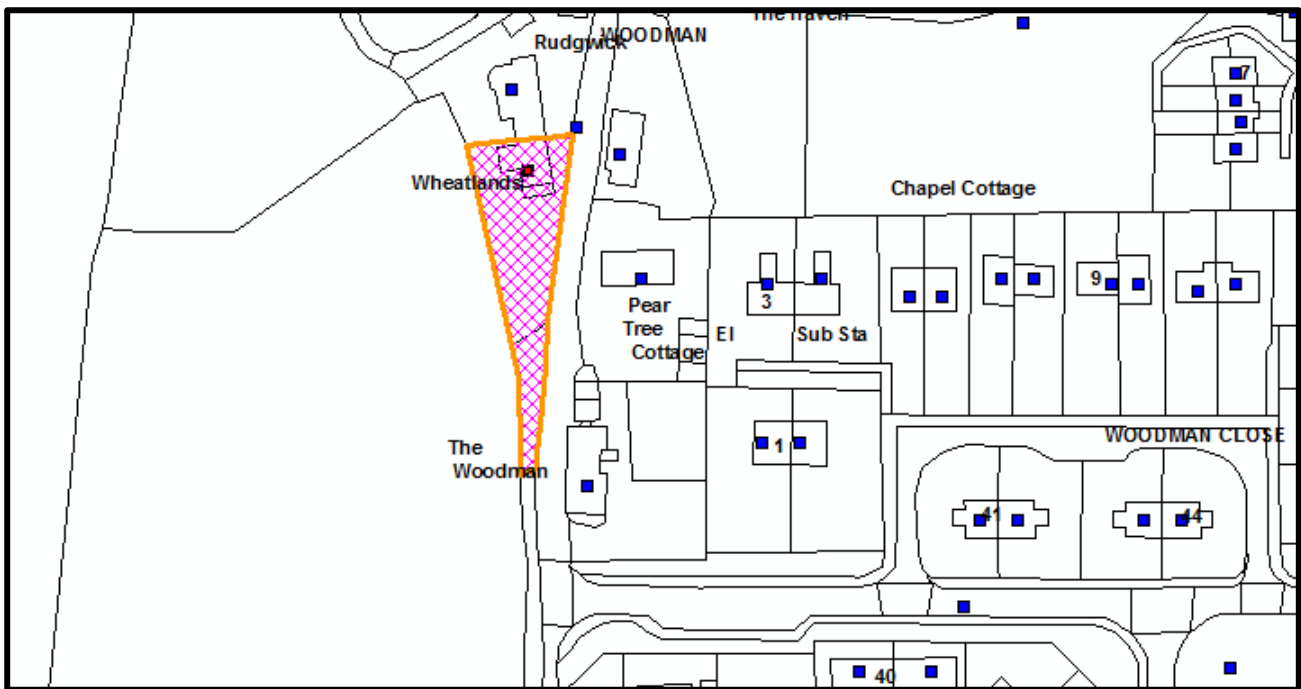


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 20/00293/HOU
Proposal Description: Replacement of a garden shed.
Address: Wheatlands Woodman Lane Sparsholt SO21 2NS
Parish, or Ward if within Winchester City: Sparsholt
Applicants Name: Miss Caroline Horrill
Case Officer: Sean Quigley
Date Valid: 29 June 2020
Recommendation: Application Permitted

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q5H59LBPJ3U00>

Pre Application Advice: None



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General Comments

The application is being reported to Committee because the applicant is a Winchester City Councillor Winchester City Council.

Site Description

The site is located within the settlement boundary of Sparsholt a small settlement set in countryside to the north west of Winchester Town. The site is on Woodman Lane, the main north-south vehicular route in the village, and close to its centre. The site is within the Sparsholt Conservation Area. The existing property, a semi-detached house on an elongated triangular plot, has an existing garden shed at the southern end of the garden where it narrows, some 30m way from the house. That shed is proposed to be replaced with a similar sized structure for the same use.

Proposal

The proposal is for a replacement garden shed.

Relevant Planning History

98/01194/FUL - First floor side extension, single storey rear extension. PER 10.8.1998

Consultations

None.

Representations:

Sparsholt Parish Council have expressed support from the proposal.

No other representations have been received.

Relevant Planning Policy

Winchester Local Plan Part 1 – Joint Core Strategy
Policies DS1, MTRA3, CP13 and CP20

Winchester Local Plan Part 2 - Development Management and Site Allocations
DM1, DM16, and DM27 of Local Plan Part 2 (2017).

Supplementary Planning Documents
High Quality Places - SPD (2015)

Other

Sparsholt Village Design Statement (1999)

National Planning Policy Guidance/Statements:
National Planning Policy Framework
Planning Practice Guidance

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National Design Guide

Planning Considerations

Principle of development

Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development is situated in the settlement boundary of Sparsholt where the principle of development is acceptable.

Policies DM1 (general support for development proposals within defined settlement boundaries) and DM27 (conserving the character and appearance of conservation areas) are the main policies against which the proposals will be assessed. The development is acceptable in principle provided it meets the requirements of local plan policies (including those relating to conservation areas) and unless material considerations indicate otherwise.

Impact on the character and appearance of the area

The proposed replacement garage (2.4m wide, 3.6m long and 2.5m high) is approximately the same size as the existing structure and in the same position at the southern end of the existing property's garden. Public views of the structure will be limited given the high hedging on the boundary of the site with the road. In any event, the replacement shed is of an appropriate size and suitable materials are used (green shiplap timber elevations, dark felt roof, timber windows and doors). The proposed design and material are in accordance with the Sparsholt Village Design Statement. The proposed development will not have a significant impact on the character or appearance of the area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act requires the planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The proposed replacement shed is of an appropriate domestic scale and uses materials which are in keeping with the conservation area. The proposal will not have a significant impact on the character or appearance of the host dwelling and would have a neutral impact on the surrounding area. It therefore preserves the conservation area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in compliance with DM27 of the LPP2 and para 16 of the NPPF which have therefore been taken into account.

The nearest listed building is St Stephen's Church to the north and the proposal will have no impact on the significance of this building.

Impact on residential amenity

Due to its size, location and orientation, the proposed replacement shed will not have a significant impact on the residential amenities of nearby properties.

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Highways/Parking

The proposed development raises no highway implications.

Ecology

The Biodiversity Checklist submitted with the application confirms that there are no concerns relating to ecological issues.

Other Matters

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Conclusion

It is considered that the proposal will not have a significant impact upon the character and appearance of the area, the conservation area or the residential amenities of neighbouring properties.

The proposal accords with the Development Plan and the following policies DS1, MTRA3, CP13 and CP20 of the Winchester District Local Plan Part 1; DM1, DM16, and DM27 of the Winchester District Local Plan Part 2, as well as the High Quality Places SPD.

Recommendation

APPROVE subject to the following conditions;

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

01 To comply with the provisions 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 be as specified in Section 5 of the submitted application form and the approved drawings.

02 In the interests of the visual amenities of the area

03 The development hereby approved shall be constructed in accordance with the following plans:

Plans and Elevations - Drawing received 10/2/20

Proposed position of shed - Drawing received 6/6/20

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03 For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

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:-

LPP1 Policies CP13 and CP20; and DM1, DM16 and DM27 of LPP2; and the High Quality Places SPD.

03 In accordance with paragraph 38 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

04 During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

05 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.