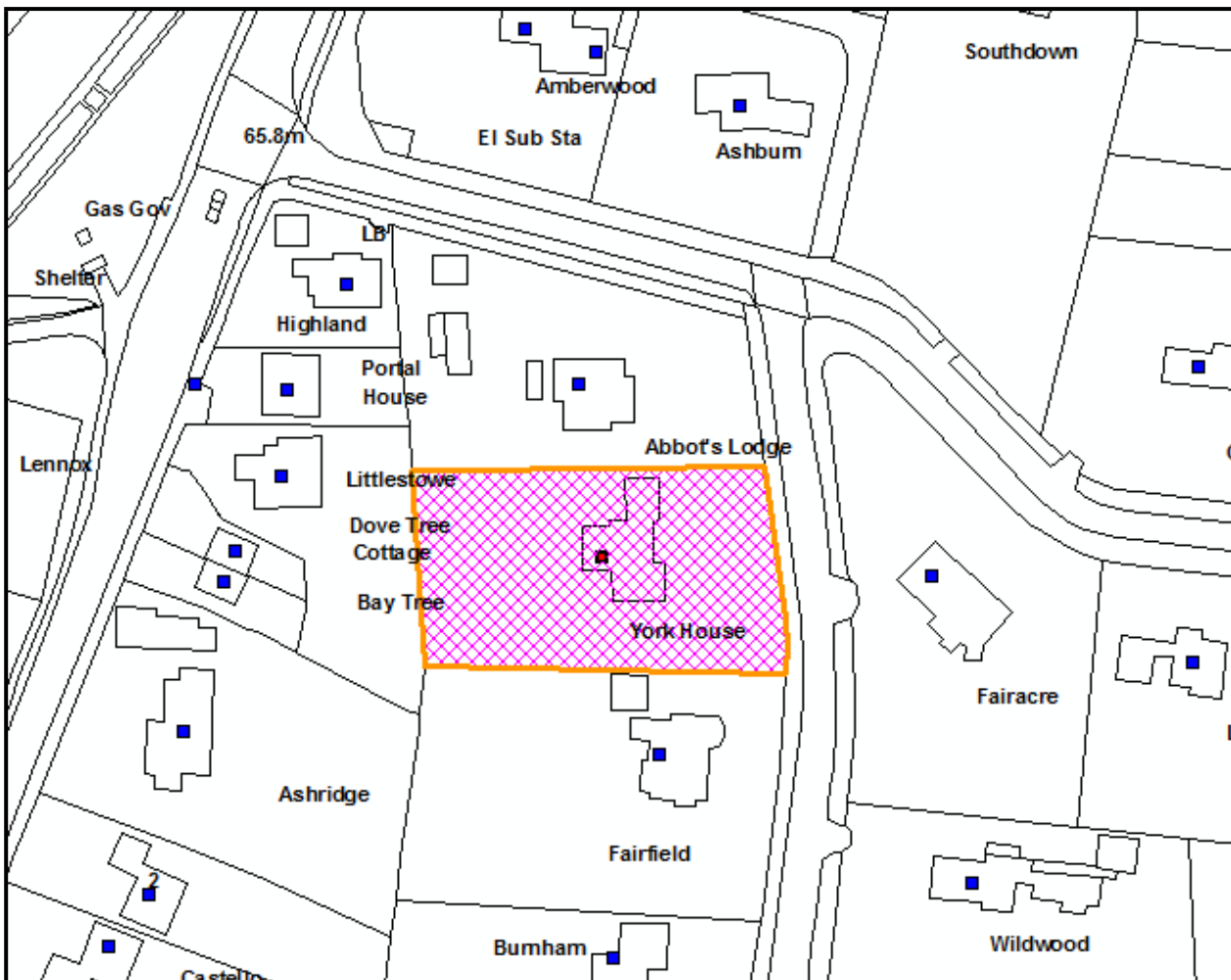


**Case No:** 18/01304/HOU  
**Proposal Description:** PROPOSED GARAGE  
**Address:** York House Fairfield Road Shawford Winchester Hampshire  
**Parish, or Ward if within Winchester City:** Compton And Shawford  
**Applicants Name:** MURDOCH  
**Case Officer:** Sean Quigley  
**Date Valid:** 24 May 2018

**Recommendation:** Permit



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## **General Comments**

**The application is reported to Committee due to the number of objections received which are contrary to the officer's recommendation.**

## **Site Description**

York House is a large two-storey detached residential dwelling set in its own grounds in the established residential area of Southdown. The area is characterised by large detached houses set in substantial grounds with large gaps between dwellings and mature landscaped settings. Fairfield Road itself is a narrow estate road with no pavements, lined with dense hedges, other vegetation and trees, with a grass verge between the road and the boundaries of properties. Houses are set well back from the road.

York House is constructed of brick with black stained timber framing with white render details and a clay tiled roof. The property has an existing double garage attached to its northern elevation, abutting the site's northern boundary. The property is set back approximately 20m from Fairfield Road. The garage is proposed to be built in the north-east corner of the site, between the front elevation of the house and Fairfield Road. This area is currently laid mainly to gravel and provides parking for several vehicles. The property is accessed by a drive towards the centre of the road frontage. The site's boundary with Fairfield Road has established dense evergreen hedge cover to a height of approximately 3-4m. To the north is a similarly-sized detached house in its own grounds, with a similar property to the south. The neighbouring properties are also set back from the road.

## **Proposal**

The proposal is for a detached L-shaped single-storey timber-clad garage building with a pitched clay-tiled roof. The building will have a single up-and-over garage door below a gable, and a separate single wooden door with a pitched-roof porch over. The building will accommodate space for one car and a "studio room". The proposed building will occupy the front right hand corner of the site, adjacent to the northern and southern boundaries of the site, and will back onto Fairfield Road.

## **Relevant Planning History**

There is no recent relevant planning history.

## **Consultations**

The Arboricultural Officer has commented on the proposal and has no objection.

No other consultation responses have been received.

## **Representations:**

Compton and Shawford Parish Council Parish Council responded as follows;

- The Parish Council objects to the proposed development as it does not accord with the general design guidelines contained in the Village Design Statement, i.e. those relating to the maintenance of the linear development associated with Southdown and that it would create a precedent for garages to be allowed in the front of dwellings.

24 letters received objecting to the application for the following reasons:

- The garage should be positioned to the rear or side of the house
- The garage will be ahead of the established building line, to the detriment of the character and appearance of the area which is unique
- The development is contrary to LPP1, LPP2 and the High Quality Places Supplementary Planning Guidance
- The development would create an unwelcome precedent of building ahead of the established building line,
- The development will adversely affect the mature tree(s) on the neighbouring site to the north
- The garage will be converted to a dwelling at a later date
- The development is contrary to the Compton and Shawford Village Design Statement
- The garage is too close to the site boundary and the road
- The development will adversely affect existing trees/vegetation, to the detriment of the ecological value of the site, reducing the natural amenities of the area.
- The purpose of the studio is unclear
- Residents should not be allowed to run businesses from their homes

Reasons aside not material to planning and therefore not addressed in this report

- There is no need for an additional garage
- The application form is misleading and inaccurate
- The development is being located in front of the property to facilitate additional building to the side of the house at a later date

1 “neutral” response was received

- No objection to the development

1 letter of support was received.

- The development will not impact on neighbouring properties and in this case it is appropriate to build ahead of the building line. Small, free-standing developments should be supported.

## **Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy (2013)

DS1 - Development Strategy and Principles

CP13 - High Quality Design

MTRA3 – Other Settlements in the Market Towns and Rural Area.

Winchester District Local Plan Part 2 – Development Management and Site Allocations Development Plan Document (2017)

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DM1 – Location of New Development  
DM15 – Local Distinctiveness  
DM16 – Site Design Criteria  
DM17 – Site Development Principles

National Planning Policy Guidance/Statements:  
National Planning Policy Framework

Supplementary Planning Guidance  
Compton and Shawford Village Design Statement (2011)  
High Quality places Supplementary Planning Document (2015)

## **Planning Considerations**

### Principle of development

The development is on land within the identified settlement boundary of Southdown where LPP1 Policy MTRA3 indicates that development and redevelopment opportunities will be supported. The principle of development is therefore acceptable, subject to it being in accordance with other relevant development plan policies and unless material considerations indicate otherwise.

### Design/layout

The proposed garage is an L-shaped detached building with horizontal timber board cladding to the elevations, a pitched roof of clay tiles, with a gable end over a single up-and-over garage door. There is a separate entrance door to the studio-room which has a pitched porch roof above. The garage is approximately 4.37m to ridge height, and 2.3m to eaves, has a maximum depth and width of 6.44m and 7.4m respectively. The garage is proposed to be built in the north-east corner of the site, between the front elevation of the house and the Fairfield Road. This area is well-screened from Fairfield Road by an established hedge and other planting on the site's eastern boundary. The eastern elevation of the garage is approximately 2m from the front boundary of the site and approximately 5m from the edge of Fairfield Road itself.

### Impact on character of area and neighbouring properties

Local Plan policies and design guidance seek to ensure that development proposals respect the qualities and characteristics that contribute to the distinctiveness of the area in which they are located. All development should be appropriate in scale and design and conserve each settlement's identity, key historic characteristics and local features. The key characteristics and features of this area are;

- houses typically set back between approximately 10 and 20m from the edge of the road
- whilst there are some outbuildings and/or garages ahead of the front elevations of properties in Fairfield Road, most are undeveloped. In this context, the Compton and Shawford Village Design Statement identifies the "linear character of the housing distribution"
- grass verges between the edge of Fairfield Road and the front boundaries of properties

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- front boundaries are typically tall, dense hedging, other planting and mature trees

The main consideration in the assessment of this proposal is the effect of the development on these characteristics. Whilst the proposed garage will be positioned in front of the principal elevation of the host property, it will be almost completely screened from public view by the established planting on the site boundary abutting Fairfield Road. At its current height, the established evergreen hedge and other planting will only leave approximately 0.5m of the proposed building visible from the road. If that planting is allowed to grow higher, it will be completely screened.

Whilst it is acknowledged that this development would not maintain the linear pattern of houses in this locality, because the building will be significantly screened from view, it is nevertheless considered that the proposed development would not adversely impact on the character of the surrounding area and the prevailing pattern of development.

The neighbour nearest to the proposed garage is a detached property known as Abbot's Lodge to the north. The property is approximately 30m away from the proposed garage and there is significant screening on the boundary between the two properties. The neighbour will not therefore be adversely affected by the proposed development.

Given the importance of the screening to the consideration of the proposed development, conditions will be attached to any permission to both protect nearby trees and other planting (including the mature tree on the neighbouring site) both during construction, and on an ongoing basis.

#### Landscape/Trees

The Arboricultural Officer has recommended that any permission should require a Method Statement to be submitted to the Council and approved by the Council pre commencement of any works on site. Any permission should also ensure that if the existing screening deteriorates in the future, it must be reinstated.

#### Highways/Parking

The proposal has no impact on highways or parking issues.

#### Other matters

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

#### Conclusion

There will be no significant impact on the character of the area or the residential amenity of neighbouring properties. The proposal complies with LPP1 Policies DS1, CP13 and MTRA3; LPP2 Policies DM1, DM15, DM16, DM17, the Council's High Quality Places Supplementary Planning Guidance (2015) and the Compton and Shawford Village Design Statement (2011). There are no other material considerations that would justify determining the application other than in accordance with the development plan.

## **Recommendation**

**APPROVE**

## **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 provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

Revised Floorplans and Elevations (10423-PL-03)  
Site Plan Revision A (10423-PL-02)

Reason: 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.

03 No development, groundwork or site clearance shall be carried out until an Arboricultural Method Statement has been submitted to and approved by the Local Planning Authority. All works prescribed, both to trees and that related to construction activities, shall be undertaken in strict accordance with this information. Protective measures, including fencing and ground protection, in accordance with this Arboricultural Information shall be installed prior to any construction or groundwork commencing on the site and will remain until the development is complete;

Reason: To ensure protection and long term viability of retained trees in accordance with Policy DM15 and Policy DM24 of the Winchester District Local Plan Part 2 2017 and to minimise impact of construction activity.

04. The existing hedges and other established planting on the eastern boundary of the site (the boundary north of the existing access) shall be retained and maintained at a height of 3.5m or greater. If any tree or plant in this area is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as the existing shall be planted in the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of the amenities of the locality.

05. The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: In the interests of the amenities of the locality.

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06. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be as specified in Section 11 of the submitted application form and on the approved plans.

Reason: In the interests of the visual amenities of the area

**Informatives:**

1. 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.

The Local Planning Authority has taken account of the following development plan policies and proposals; LPP1 Policies DS1, CP13 and MTRA3; LPP2 Policies DM1, DM15, DM16, DM1; also the Council's High Quality Places Supplementary Planning Guidance (2015) and the Compton and Shawford Village Design Statement (2011).

2. In accordance with paragraphs 186 and 187 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.

3. 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.

4. 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.