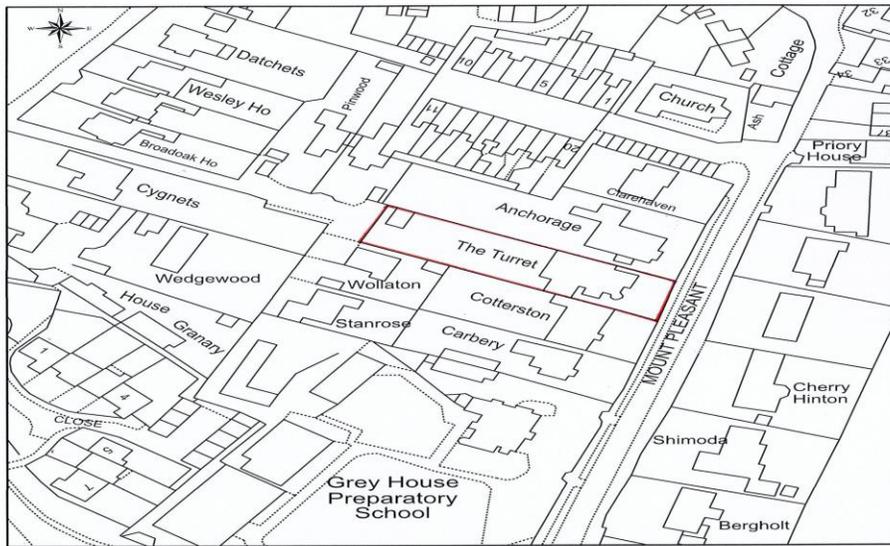


COMMITTEE REPORT

ITEM NUMBER: 101

| | |
|-------------------------|--|
| APPLICATION NO. | 21/00374/HOU |
| LOCATION | The Turret Mount Pleasant Hartley Wintney Hook RG27 8PW |
| PROPOSAL | Erection of a summer house for use as a store, garden room and gym. |
| APPLICANT | Mr and Mrs Miller |
| CONSULTATIONS EXPIRY | 12 March 2021 |
| APPLICATION EXPIRY | 05 April 2021 |
| WARD | Hartley Wintney |
| RECOMMENDATION | Grant |



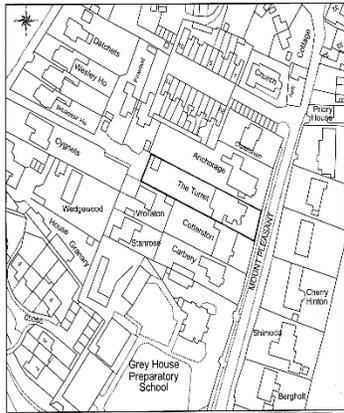
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Scale: 1:1250, paper size: A4



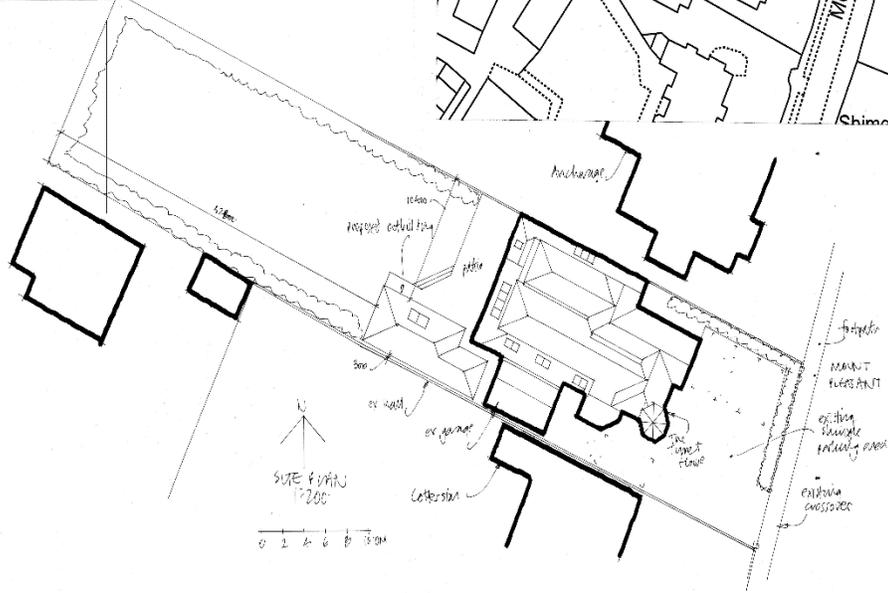
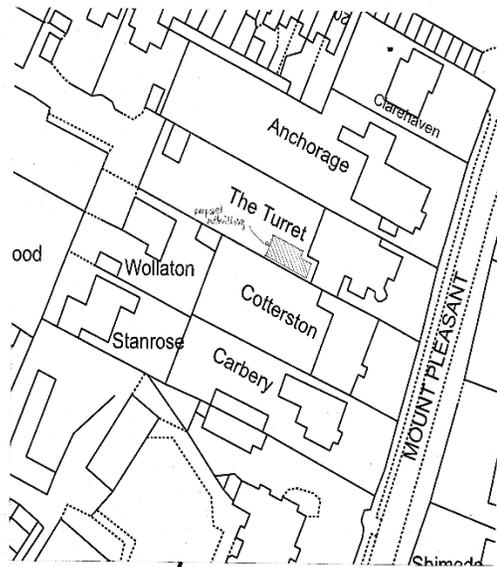
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plans

Prepared by: Guy.Everson, 02-02-2021



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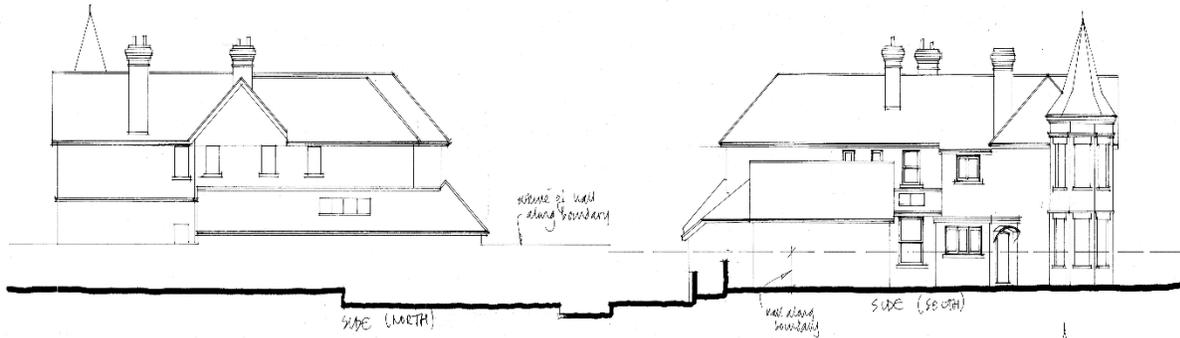
SCALE PLAN
 1:500
 0 10 20 30 40 50m



| | |
|---|---------------|
| FUSION Architecture Ltd | |
| Orchard Road Wollaton Nottingham NG8 2JF Tel: 0115 951 2224 | |
| Job Title | |
| The Linc House Mount Pleasant Nottingham NG8 2JF | |
| Client | |
| Mr and Mrs Miller | |
| Drawing Title | |
| New gymnasium house Site block and location plans | |
| Scale As shown | |
| Drawn J. Smith | Rev 02 |
| Drawn No. 2020/02 | |

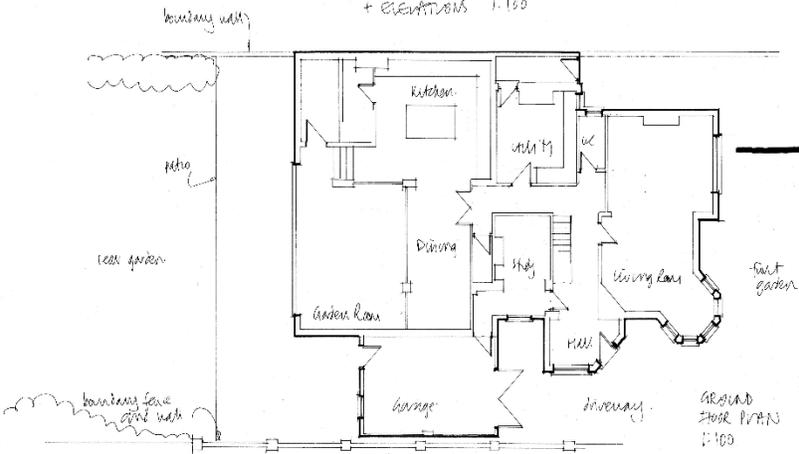
BLOCK PLAN / LOCATION PLAN/ SITE PLAN

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0 1 2 3 4 5m

EXISTING
FLOOR PLANS
+ ELEVATIONS 1:100



FUSION Architecture Ltd

Orchard End
102 Mayfield
Hartley Wintney
Hampshire
RG27 8JL
Tel: 01535 513225

Job title

The Turrells
Mount Pleasant
Hartley Wintney
RG27 8JL

Client

Mr and Mrs Miller

Drawing title

New 600kwh solar house
Existing floor plan and elevation

Scale as shown

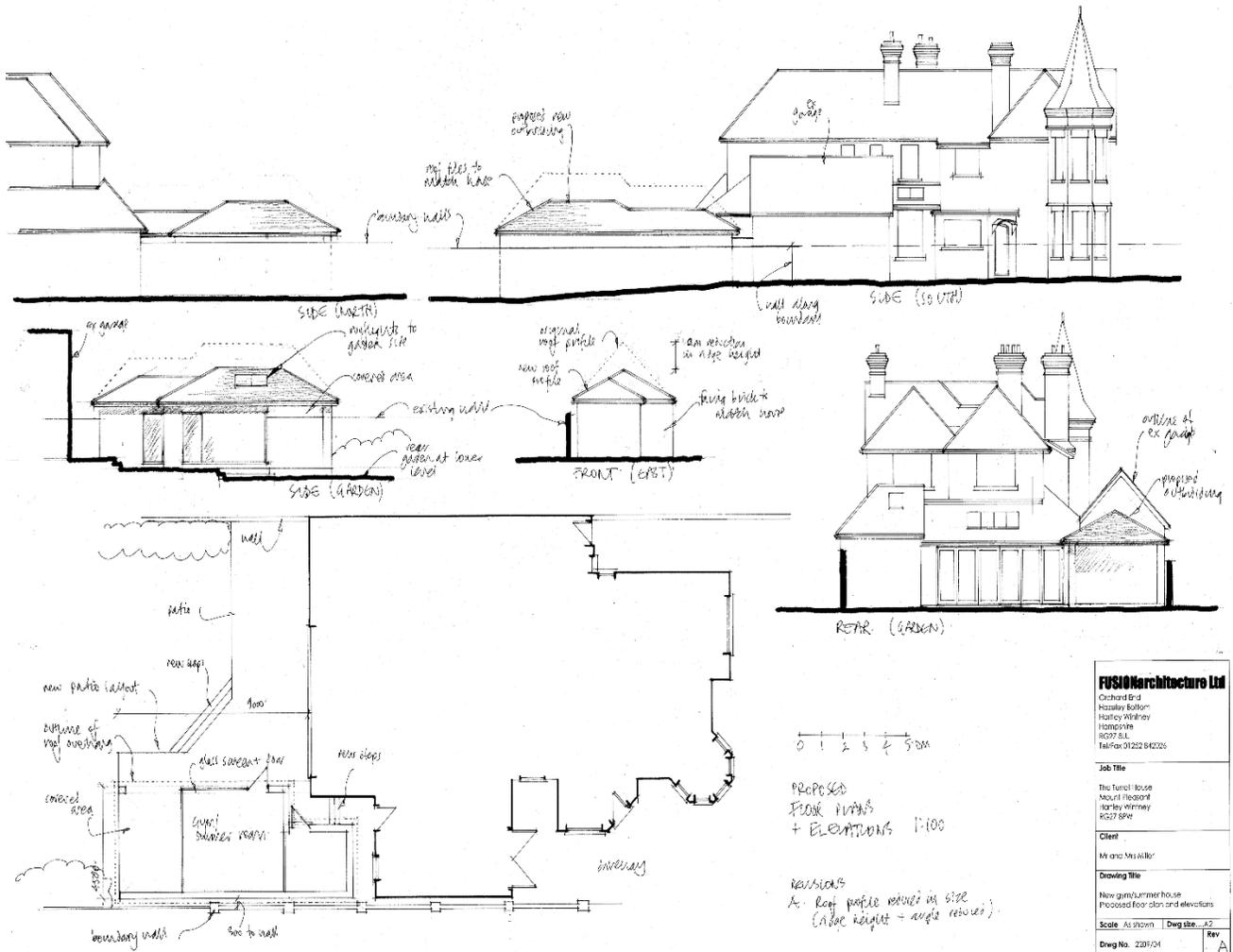
Dwg No. 2209/02

Dwg size: A2

Rev

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EXISTING PLANS



REVISED PROPOSED PLANS

| | |
|---|--------------------|
| FUSION Architecture Ltd | |
| Orchard End Hazelton Bottom Hartley Wintney Hampshire RG27 8PL Tel/Fax: 01252 842205 | |
| Job Title | |
| The Turret House Mount Henson Little Wymondley RG27 8PR | |
| Client | |
| Miro and Mia Miller | |
| Drawing Title | |
| New garden room for use Proposed floor plan and elevations | |
| Scale A4 90x60 | Dwg size A2 |
| Dwg No. 2205/04 | Rev A |

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Background

The application is being presented at Planning Committee at the request of a District Councillor following several objections received.

The Site

The Turret is a two-storey, gable roof detached dwellinghouse with detached garage which lies on the west side of Mount Pleasant, Hartley Wintney. The front boundary is enclosed by a brick wall with a high dense hedge behind. The frontage is a shingled driveway with access to the left side of the dwellinghouse and is able to accommodate in excess of four vehicles.

The site is within the urban settlement of Hartley Wintney, located in the Hartley Wintney Conservation Area and is subject to an Article 4 Direction.

Proposal

The erection of a summer house for use as a store, garden room and gym.

Planning History

Erection of a part two-storey and part single storey rear extension 14/02824/HMC Approved 10.02.2015.

Planning Policy

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.

The development plan for the site is the Hart Local Plan (Strategy & Sites) 2032 (HLP32), Saved Policies of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 (HLP96). The Saved Policies of the HLP96 are identified in the appendices of HLP32.

The application site is located within the designated settlement area of Hartley Wintney.

National Planning Policy Framework (NPPF) (February 2019)

Section 12 (Achieving well-designed places)

Section 16 (Conserving and enhancing the historic environment).

Hart Local Plan (Strategy & Sites) 2032

NBE8 (Historic Environment)

NBE9 (Design)

INF3 (Transport).

Hart District Local Plan (Replacement) 1996-2006 Saved Policies

GEN1 (General policy for development)

URB1 (Definition of areas covered by URB policies)

Hartley Wintney Neighbourhood Plan 2017-2032

Policy 2 - (Design Guide)

Policy 5 - (Conservation Areas)

Other Guidance

BRE Report - Site layout planning for daylight and sunlight: a guide to good practice (2011)

Section 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 - Conservation Area

Consultee Responses

Hartley Wintney Parish Council

Objection: The Turret lies within the Causeway Green and Cricket Green Conservation Area and therefore it is desirable to preserve and enhance its character or appearance, to quote the Planning Act 1990. The rear garden has already been developed with a games room which, while it does not appear on the plans, we are reliably informed stretches across the width of the garden at its furthest point from the house. The Hartley Wintney Conservation Area statement, para.9.3.1 states that where backland sites are developed, the existing open character of private gardens should be maintained, and that existing open green space, including private gardens should be protected from unsympathetic development. Councillors feel that this application represents a creeping over-development to the rear of the property with a significant loss of amenity to the neighbour due to the considerable height of the building above the shared boundary wall and should therefore be refused.

Conservation Officer

No objection

Neighbour Comments

Sixteen letters of objection have been received from thirteen households and the Hartley Wintney Heritage Society stating that they consider the proposal conflicts with the Conservation Area policy, would represent an overdevelopment of the site, would impact on neighbours amenity and result in loss of light, would be of an inappropriate design and

size, would be an overbearing structure and would be constructed of inappropriate materials.

Assessment

Principle of the Development

The site is located within the urban settlement boundary of Hartley Wintney; it is therefore considered that the principle of development is acceptable, subject to compliance with relevant development plan policies and that no unacceptable harm to residential amenity, the environment, highway safety or any other material planning considerations arise.

Local Plan Policy GEN1 permits development where, amongst other requirements, the design, scale, massing, height and prominence of the proposal is in character with the local area and is sympathetic to the existing dwelling and surrounding properties. Local Plan Policy NBE8 states that development proposals should conserve or enhance heritage assets and their settings, taking account of their significance. Policy NBE9 states that all developments should seek to achieve a high quality design and positively contribute to the overall appearance of the local area.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) requires special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) requires special attention be paid to the desirability of preserving or enhancing the character of appearance of that area.

Design and Impact on the Character of the Area

Local Plan policy NBE9 of the HLP32 and saved policy GEN1 of the HLP06 state that development should be permitted where the proposal is well designed, is in keeping with the local area and sympathetic to the existing dwelling.

The National Planning Policy Framework (February 2019) promotes good design which responds to local character and reflects the identity of local surroundings. Section 12 of the NPPF explains that development should good design should:

- a) function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

The proposed structure would be constructed to the rear of the existing garage. New Plans were submitted and accepted on the 10.3.21 reducing the ridge height.

The proposed development, by virtue of its location to the rear of the property, would not be visible within the public realm and as such would not give rise to any detrimental impacts upon the character of the area, street scene or Conservation Area. The structure would be seen protruding above the existing side boundary wall with Cotterston by approximately 1.7 metres in height. The rooflights on the front elevation would be relatively discreet and would sit comfortably within the roofslope.

By virtue of size, design and siting the proposal would not dominate or compete with the character of the host dwelling or neighbouring dwellings. Given its location within the rear garden it would be mostly screened by the existing garage and host dwellinghouse. The single storey nature and footprint of the extension would result in a subservient relationship with the host dwelling. The structure would serve as a gym/store/summer room with covered area. Ample rear amenity space to serve the occupants of the dwelling would be retained.

Given the proposed development is to be located within an existing residential plot, it is considered that no important views would be affected by this proposal and there would be no harm to the Conservation Area. The Conservation Officer has raised no objections.

The proposed materials have been considered and are deemed appropriate in this context.

As such, it is considered, having regard to the points made above, and having due regard for the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, that the proposals would accord with the National Planning Policy Framework (February 2019), policies NBE8 and NBE9 of the HLP32, saved policy GEN1 of the HLP06 and Neighbourhood Plan policies 2 and 5.

Neighbour Amenity

Policy NBE9 of the HLP32 and saved policy GEN1 of the HLP06 seek to ensure that developments will be permitted where they avoid any material loss of amenity to adjoining residential uses.

The rear extension would not be visible from the public realm by virtue of its location to the rear of the host property, therefore this aspect of the proposal would not directly disrupt the rhythm of the existing street scene.

Given the orientation of the site and the distances between the proposed extension and the adjacent properties it is considered the proposed development would not give rise to

any unacceptable impacts on neighbouring amenity by virtue of overlooking, dominance or loss of privacy.

The height of the proposed building would only be some 1.7 metres higher than the boundary wall with the dwelling at Cotterston and the structure would be 1.3 metres lower than the existing garage of The Turret which abuts the boundary between the two properties. Cotterston is located to the south of the application site and the development would therefore have no impact in terms of daylight and sunlight received by the rear windows and amenity area of the dwelling.

As such, the proposed development would not have any adverse impact on neighbouring residential amenity.

Historic Environment

Policy NBE8 of the HLP32 stated that development proposals which conserve or enhance heritage assets and their settings, taking account of their significance, will be permitted.

The Turret is noted as a Positive Building in the Hartley Wintney Conservation Area Character Appraisal and Management Proposals document (November 2008) and is shown to be located in Character Area 3: Causeway Green and Cricket Green.

It is acknowledged that the gardens in the vicinity of the application site create a pleasant open green space to the rear of these buildings, but it is not considered that the proposed development would result in any harm to the character and appearance of the area.

The roof slopes have been reduced in pitch, so as to reduce the height of the building by 1 metre from the original proposal, and this change is supported. Plain clay roof tiles are normally recommended for roof pitches at 37 degree or steeper, to protect the roofs from water ingress when there is driving rain, although there are select instances where plain clay tiles can achieve a lesser degree.

The external materials of the building would comprise brickwork and tiles to match the existing dwelling. An appropriately worded condition can be imposed to require the submission of details of the materials to ensure they match the existing dwelling.

The Council's Conservation Officer has raised no objection to the proposal.

As such, the proposal is acceptable in heritage terms and would accord with the requirements of policy NBE8 of the HLP32 as it would preserve the character and appearance of the area.

Parking

Policy INF3 of the HLP32 and saved policy GEN1(vii) of the HLP06 require that developments have adequate arrangements for the parking and servicing of vehicles. The development would not result in any increase in parking demand and therefore the proposal would have no impact in parking terms.

Conclusion

It is considered that the design and appearance of the proposal would be acceptable and that there would be no material loss of amenity to the neighbouring properties or harm to the street scene and the Hartley Wintney Conservation Area would be preserved. It is therefore considered that the proposal would comply with the relevant saved policies of the Local Plan.

The application is therefore recommended for approval.

RECOMMENDATION – Grant, subject to conditions.

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 Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documentation:

Site, Block and Location Plan - 2209-02

Proposed Floor Plans and Elevations - 2209-04A

REASON:

To ensure that the development is carried out in accordance with the approved details.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as described in the application form, emails submitted regarding roof tiles and as annotated on the approved plans.

REASON:

To ensure a satisfactory visual relationship of the new development and conservation area in accordance with the guidance contained within Section 16 of the National Planning Policy Framework (February 2019), Policy GEN1 of the Hart District Council Local Plan 1996-2006 (Saved Policies) and Policies NBE8 and NBE9 of the Hart Local Plan (Strategy & Sites) 2032.

4. No development above damp proof course level shall commence until details of the roof tiles, including their colour, the manufacturer's product links, brochures or samples (as relevant) of those to be used in the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Once approved, the

development shall be carried out in accordance with the submitted details. All other external materials shall be in accordance with the details supplied on the application form.

REASON:

Details are required in the interests of the visual amenities of the area in accordance with Policy NBE9 of the Hart Local Plan (Strategy & Sites) 2032, saved Policy GEN1 of the Hart District Council Local Plan 1996-2006 (Saved Policies) and Policy 5 of the Hartley Wintney Conservation Area.

INFORMATIVES

1. The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance:

The applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.

2. You may require Building Regulations Consent and we advise that you should contact Building Control on 01252 398715.