

Planning Department
Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9LJ

15 March 2022

Dear Sir/Madam,

Proposed Outbuilding at The Courtyard, Chilcomb, Winchester, SO21 1HS

I write further to the submission of a householder planning application via the planning portal for a proposed outbuilding at the above site. The planning application comprises the following plans:

- Site Location Plan
- Block Plan
- Proposed Elevations and Floorplans

The remainder of this letter is a statement providing background to, and justification for the proposed development, which should be considered as part of the planning application.

The Site

The Courtyard is located within the village of Chilcomb, approximately 2 miles to the east of Winchester. The dwelling was built in 2002 and has not been extended since this date. The property has one garage and no outbuildings. To the south east of the site are a pair of semi-detached cottages and a new dwelling currently under construction known as 'Paddock House'. To the west of the property is a dwelling known as Fawley Barn. To the north of the property are two fields used for the grazing of horses and beyond this is an area of planted trees.

The Proposals

This application proposes the erection of an outbuilding for the storage of a boat and a garden store. The proposed outbuilding is to be located to the east of The Courtyard. The proposed outbuilding comprises a timber frame structure, brick base, weatherboarding and a slate roof.

The outbuilding measures 14 by 4m and will be accessed via the existing drive to the property. The outbuilding is proposed to be located in the residential curtilage to the side of 'the Courtyard', the main dwelling on the site.

The outbuilding will be accessed via a new pair of gates to the east of the main dwelling. At present the site is occupied by a boat and small trailer.

Planning Policy Context

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, and Section 70 (2) of the Town and Country Planning Act 1990, the planning policy framework relevant to the determination of the application comprises the adopted Development Plan and relevant material considerations. Where the Development Plan contains relevant policies, applications for development which are in accordance with the plans should be allowed, unless material considerations state otherwise.

The site is in the administrative boundary of the South Downs National Park, as such the Development Plan comprises the South Downs Local Plan adopted 2019.

The "other material considerations" relevant as per Section 38(6) of the Planning and Compulsory Purchase Act and Section 70 (2) of the Town and Country Planning Act 1990, include the National Planning Policy Framework, the Planning Practice Guidance, Supplementary Planning Documents and other local guidance.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and forms the Government's planning policy at the national level. It is a material consideration in the determination of planning applications. The revised National Planning Policy Framework (NPPF) was published in July 2018 and updated in February 2019.

The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development through three overarching objectives: economic, social and environmental.

The Development Plan

The Development Plan comprises the South Downs National Park Local Plan 2019. The following policies contained within the Development Plan are relevant to the proposals:

- SD1 Sustainable Development
- SD2 Ecosystem Services
- SD4 Landscape Character
- SD5 Design
- SD8 Dark night Skies
- SD9 Biodiversity and Geodiversity
- SD11 Trees, Woodland and Hedgerows
- SD25 Development Strategy
- SD31 Extensions to existing dwellings and provision of annexes and outbuildings
- SD48 Climate Change and Sustainable Use of Resources

It should be noted that if the outbuilding were proposed to be to the rear of the dwelling, planning permission would not be required and the outbuilding could be constructed under Schedule 2, Part 1, Class E of the General Permitted Development Order. However, in light of criterion E.3, *“in the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse”*, planning permission is required hence this application.

Planning Assessment

The main planning considerations in respect of the proposed outbuilding are the principle of development, its design and appearance, its impact on the surrounding landscape and any impact on neighbouring amenity and ecology and trees.

Principle of Development

The site falls outside of a defined settlement boundary. Policy SD25 of the Local Plan allows development outside of settlement boundaries where it complies with the relevant policies of

the Local Plan. In this instance, the most relevant policy to the proposals is Policy SD31. Policy SD31 sets out that outbuildings will be permitted where they do not increase the floor space of the existing dwelling by more than approximately 30% unless there are exceptional circumstances. The main dwelling, the courtyard is approximately 465 sqm, whilst the outbuilding measures 56 sqm. The proposal would equate to a 12% increase in floor area.

Therefore, the proposed outbuilding does not increase the floorspace of the existing dwelling by more than 30% and is required for purposes incidental to the host dwelling, The Courtyard. At present, the boat is stored in the location where the outbuilding is proposed together with a small trailer, it is therefore considered that there is a need for the outbuilding and the principle of development is acceptable under Policy SD31 of the Development Plan.

Design and Appearance

Policy SD5 of the SDNP Local Plan seeks to ensure that development make a positive contribution to the overall character and appearance of the area. Proposals should integrate with the landscape, and should be sympathetic to the setting in terms of height, massing, roof form and materials. Policy SD31 of the SDNP Local Plan reiterates the aims of Policy SD5.

The outbuilding has been designed to integrate well with the existing built form. Limited areas of glazing are proposed to ensure a sufficient level of natural light enters the building.

The proposed development includes a limited number of windows which will ensure there is no light spill into the dark sky reserve. Therefore, the proposals are in accordance with Policy SD8 of the Development Plan.

It is considered that the proposed outbuilding makes a positive contribution to the overall appearance of the area through sensitive and high quality design. It is therefore in accordance with the relevant policies of the development plan, namely Policy SD5.

To avoid any pre-commencement condition for materials we provide the following information:

- Proposed Windows will be Dark Grey Aluminium
- Proposed Roof will be Slate
- Cladding will be Oak
- Doors will also be Oak

Landscape and Visual Impact

The proposed outbuilding has been sited in such a location that it is read with the existing built form. It does not exceed the 'building line' and has been sited to integrate well with the existing built form.

The outbuilding cannot be seen in views from the South Downs Way, to the south, or any other footpaths in the immediate vicinity. Glimpse views may be achieved from one of the footpaths out of the top of the village towards Cheesefoot Head, however it would be read in context with the existing built form and would not contribute an alien feature in the landscape. The development proposals are considered to conserve and enhance the surrounding landscape and are therefore in accordance with Policy SD4 of the Development Plan.

Neighbouring Amenity

The proposed outbuilding is located to the rear of Appletree and Enterprise Cottages. The outbuilding is single storey in height and has very few, low level south facing windows. In fact, the outbuilding will be largely screened in views from both properties by the close boarded fencing and beech hedging on the boundary.

It is located a sufficient distance from the boundary to ensure there is no impact on the amenity space of these properties. The proposed outbuilding would not result in a loss of light or privacy to either property.

It is therefore considered that the proposal would be sufficiently distanced, orientated and designed so as not to have an unacceptable effect on the amenities of the neighbouring properties, in particular to their outlook, privacy or available light and accords with policies SD5 (k) and SD31 (c) of the Local Plan.

Landscaping, Ecology and Trees

To the south of the proposed outbuilding is a row of beech hedging which was planted around 8 years ago, the majority of this will be retained and the outbuilding has been sited in a position which does not affect this hedging.

The site is part of the Courtyard's area of residential curtilage and is frequently maintained by the cutting of the grass. It is therefore considered to be of low ecological value. The new outbuilding could include a bird box to enhance the ecological value of the site.

Soft landscaping will be implemented along the northern elevation of the outbuilding. This will soften the built form and allow it to integrate well with the beech hedgerow backdrop.

In light of the above, the proposals are in accordance with Policies SD9 and SD11 of the Development Plan.

Ecosystem Services Statement

The proposed outbuilding will have a neutral to positive impact on ecosystem services for the following reasons:

- No water resources/environments will be affected by the proposed development;
- The risk of flooding on or off site will not be increased by the proposals;
- The proposed outbuilding will be a very high-quality building;
- The outbuilding will be constructed from sustainable, local raw materials where possible; and
- The outbuilding will enable storage of garden machinery in the rear garden which will mean such machinery is not stored elsewhere in not easily accessible locations.

Conclusion

In light of the above considerations, the proposal is considered to accord with the relevant development policies and material considerations, and will provide a high-quality building in a well-screened location.

We trust the above together with the submitted plans provide sufficient information to consider and approve the application. We look forward to receiving confirmation of the applications validation in due course.

Yours faithfully,

Mr and Mrs Sherlock