

**06/01913/FUL**

**ERECTION OF TWO STOREY DWELLING AND  
DETACHED GARAGE  
AT Land Adjacent To 10, Crofts End, Sherington  
FOR Mark Massetti (as amended by letter and  
drawing no. 053192-05-4E received 19.01.2007).**

**INTRODUCTION**

The application site consists of a deep and narrow strip of land to the side of No. 10 Crofts End on the south side of the road. The site, which is currently the side garden of No. 10 Crofts End, is roughly rectangular in shape and has a frontage to the road of approximately 9m, a depth of 40m and width of about 17.6m at the rear. It is currently occupied by a substantial single-storey barn/shed and is located within the Sherington Conservation Area.

The application seeks permission for the erection of detached dwelling house with detached double garage to rear. It is a resubmission of previous scheme ref: 06/00677/FUL, which was granted permission on 27.07.06. The current scheme as amended shows minor modifications to the layout and design of the dwelling including the following: -

1. The replacement of the porch on the eastern elevation with a single-storey link between the front and rear sections of the dwelling to form an integral porch area and utility room.
2. The replacement of a door in the eastern elevation in the front section of the dwelling with a window.
3. Insertion of a new window in the eastern elevation and;
4. The repositioning of one roof light in the roof slope of the rear elevation.

**PLANNING HISTORY**

05/01149/FUL - Application withdrawn for erection of one detached dwelling.

05/01604/FUL - Permission for erection of one detached dwelling

06/00677/FUL - Permission for erection of one detached dwelling

**RELEVANT PLANNING POLICIES**

The most relevant policies within the Adopted Local Plan are:

D1 (Impact of Proposals on Locality)

D2 (Design of Buildings)

D2A (Design of New Development)

HE6 (Development in Conservation Areas)

H7 - Housing on Unidentified Sites

T15 (Parking Provision)

Government Policy

PPG3 (Housing)

Site Location Plan  
**Croft's End, Sherington**

06/01913/FUL

Plan PPS 1

061913 24 NOV 06



Drawing Number : 053192 / 1  
Scale : 1 : 1,250  
Date : May 2006  
Drawn By : MTW



Site Boundary

**p.p.s.**

Phillips Planning Services Ltd.  
Kingsbrook House, 7 Kingsway, Bedford, MK42 9BA  
Tel: 01234 272811 / 01234 271412  
e-mail: info@phillips-planning.co.uk

pps

Proposed: 19/01/07  
Approved: 19/01/07  
Drawing Number: 053192-05-4E

Amended 06/01/13/FUL

DEVELOPMENT CONTROL  
19 JAN 2007  
RECEIVED

06/01/13/FUL

1 PROPOSED SCHEME

□ Approved area

Proposed Conservatory  
& revised site  
Site plan  
Croft's End,

Doc 05 amended from local address  
E Jan 07 alterations to parking arrangement  
Drawing Number: 053192-05-4E  
Scale: 1:200  
Date: January 2007  
Drawn By: FH



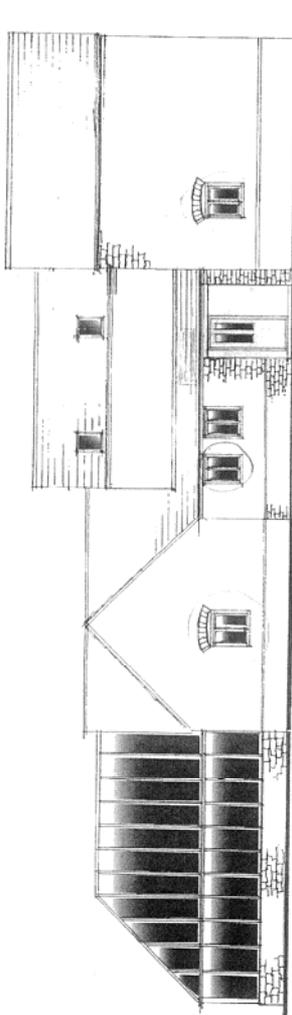


**p.p.s.**

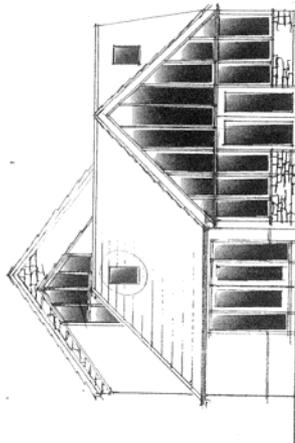
INCORPORATED  
100, 7 SHERINGTON ROAD, SHERINGTON, WIMBORNE, DORSET, BH21 3JF  
TEL: 01204 771111 FAX: 01204 771113  
WWW.P.P.S.CO.UK

06191324NOV06

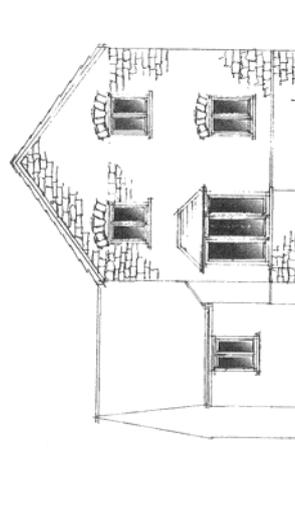
06/01913/FUL  
- PROPOSED SCHEME



EAST ELEVATION TO SIDE



SOUTH ELEVATION TO REAR



NORTH ELEVATION TO CROFTS END

**Proposed Conservatory  
Elevations  
Croft's End,  
Sherington**

E oct 06 porch area amended  
Drawing Number : 053192.052E  
Scale : 1 : 100  
Date : November 2006  
Drawn By :

**p.p.s.**

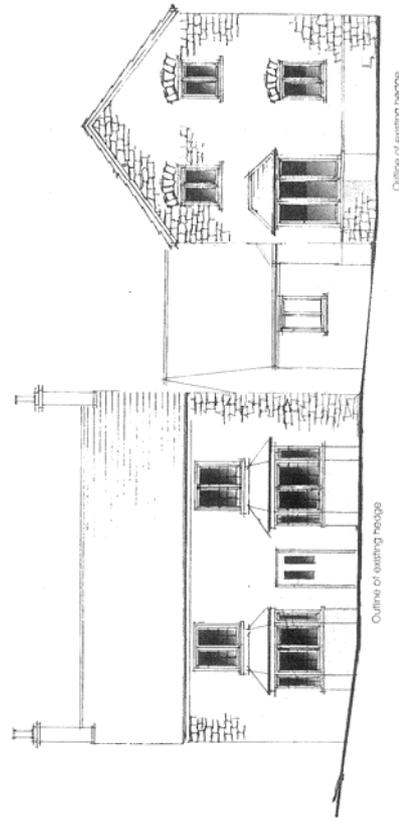
PRINCIPAL ARCHITECTS LTD  
Kingsdown House, 7 Kingsway, London, WC2R 0JA  
Tel: 020 7493 2222  
E-mail: info@ppsa.com

06191324NOV04



WEST ELEVATION

06/01913/FUL  
- PROPOSED SCHEME



NORTH ELEVATION TO CROFT'S END

### Proposed conservatory Street and side elevations Croft's End, Sherington

D: Oct '06, obscure gabled window added

Drawing Number : 03192-05-3D  
Scale : 1 : 100  
Date : November 2005  
Drawn By : PR

pps

Philipps Planning Services Ltd  
11 Kingsway, London, EC1A 3DF  
Tel: 020 7463 8888  
www.philippsplanning.co.uk

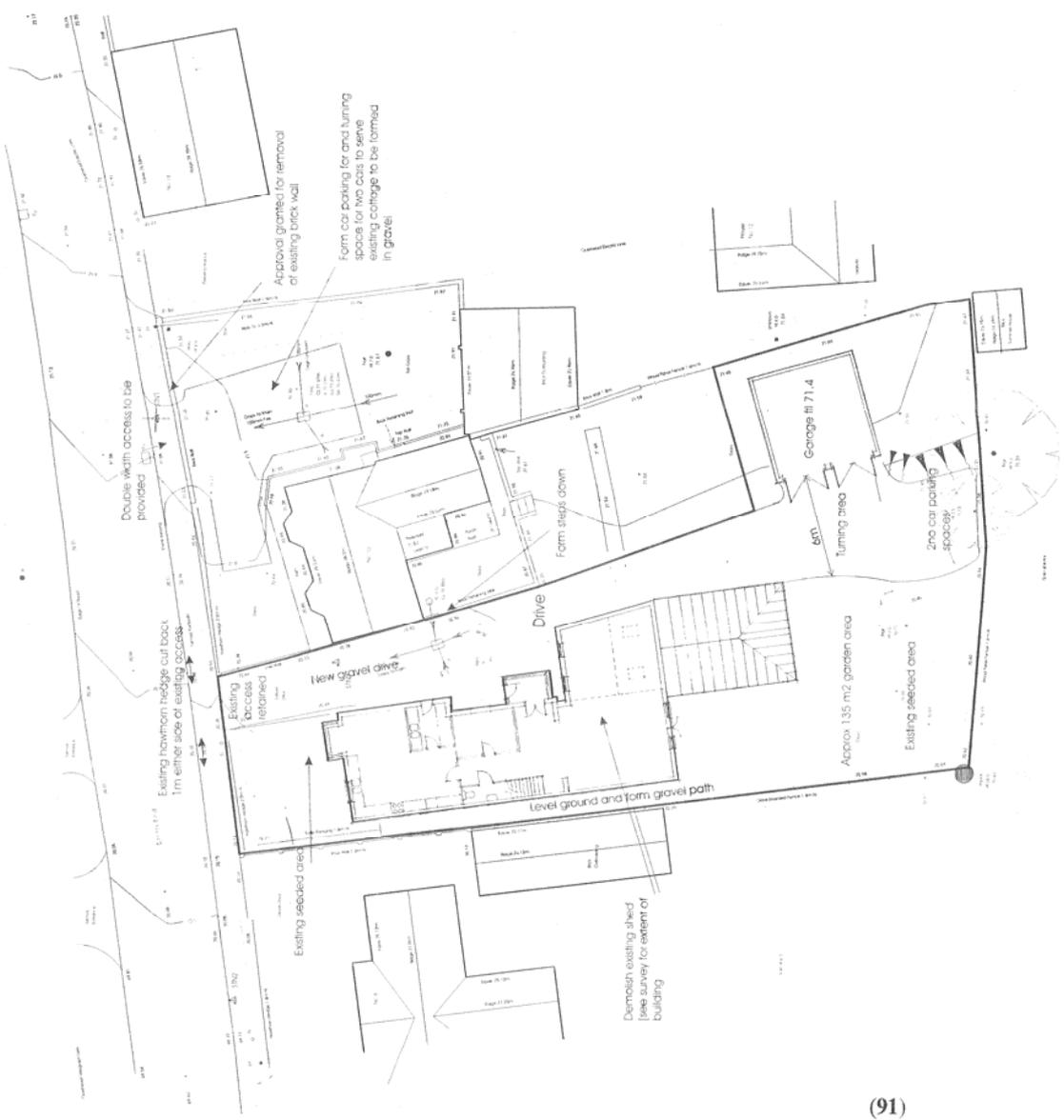
03/01913/FUL

# OC/01913/FUL - PREVIOUSLY PERMITTED SCHEME

Application site

## Proposed Conservatory & revised site Site plan Croft's End,

Drawing Number : 03192-05-4C  
Scale : 1:200  
Date : April 2006  
Drawn By :



**p.p.s.**

PLANNING PERMISSIONS  
Kempston House, 7, Ashdown Road, Woking, Surrey, GU24 0JF  
Tel: 01483 250000 Fax: 01483 250001  
E: [enquiries@ppsp.co.uk](mailto:enquiries@ppsp.co.uk) [www.ppsp.co.uk](http://www.ppsp.co.uk)

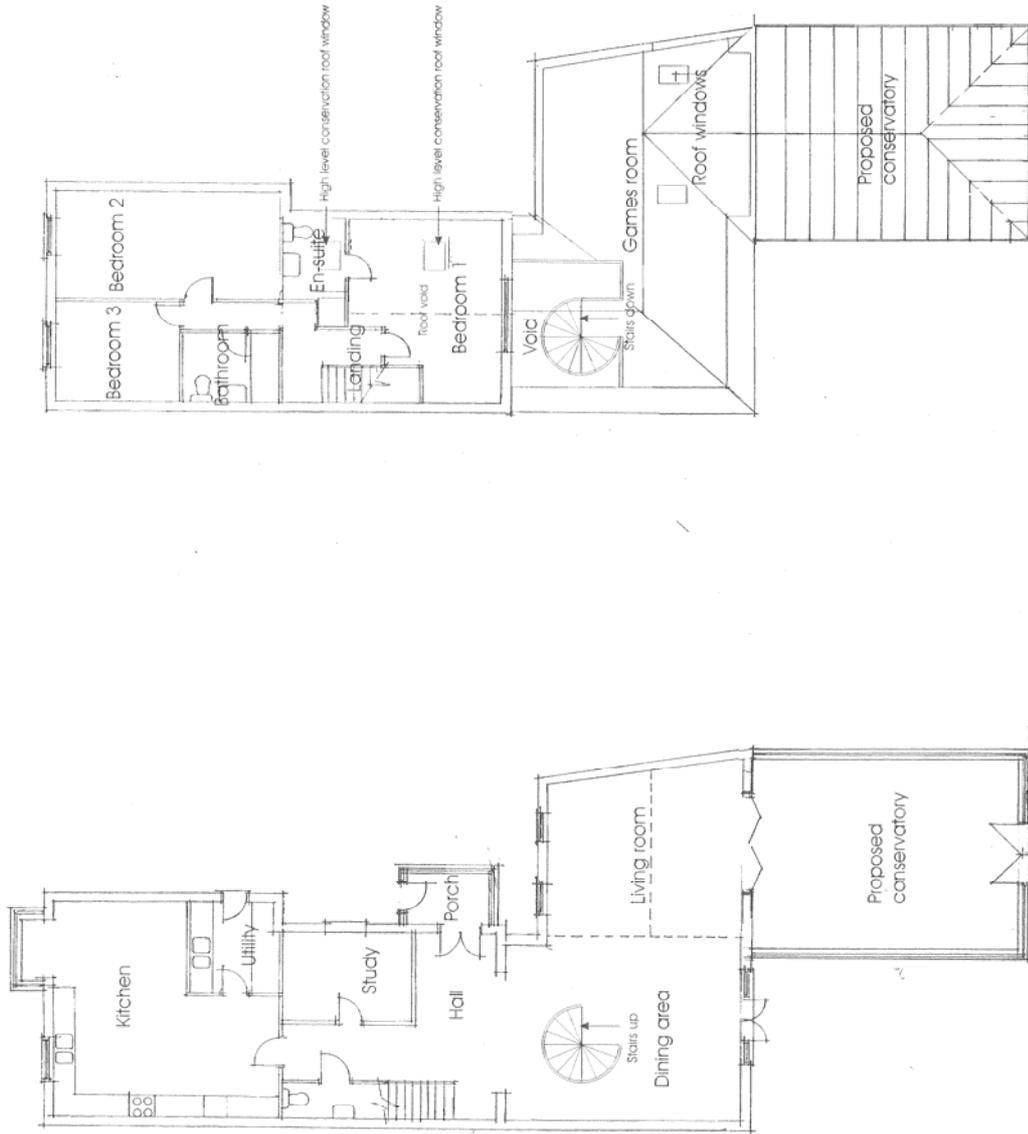
060677038401

06/01913/FUL

- PREVIOUSLY PERMITTED SCHEME

**Proposed conservatory**  
**Floor plans**  
**Croft's End,**  
**Sherington**

Drawing Number : 053192-05-ID  
Scale : 1 : 100  
Date : april 2006  
Drawn By :



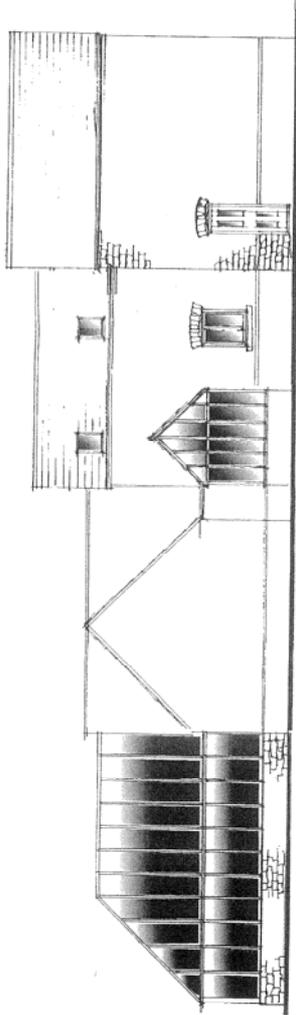
**pps.**

Planning Services Ltd  
14, 22, 28, 34, 40, 46, 52, 58, 64, 70, 76, 82, 88, 94, 100, 106, 112, 118, 124, 130, 136, 142, 148, 154, 160, 166, 172, 178, 184, 190, 196, 202, 208, 214, 220, 226, 232, 238, 244, 250, 256, 262, 268, 274, 280, 286, 292, 298, 304, 310, 316, 322, 328, 334, 340, 346, 352, 358, 364, 370, 376, 382, 388, 394, 400, 406, 412, 418, 424, 430, 436, 442, 448, 454, 460, 466, 472, 478, 484, 490, 496, 502, 508, 514, 520, 526, 532, 538, 544, 550, 556, 562, 568, 574, 580, 586, 592, 598, 604, 610, 616, 622, 628, 634, 640, 646, 652, 658, 664, 670, 676, 682, 688, 694, 700, 706, 712, 718, 724, 730, 736, 742, 748, 754, 760, 766, 772, 778, 784, 790, 796, 802, 808, 814, 820, 826, 832, 838, 844, 850, 856, 862, 868, 874, 880, 886, 892, 898, 904, 910, 916, 922, 928, 934, 940, 946, 952, 958, 964, 970, 976, 982, 988, 994, 1000

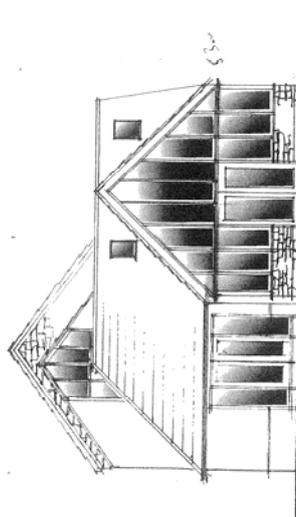
0606770 0006

06/01913/FUL

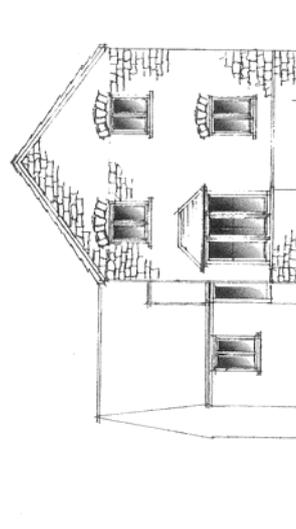
- PREVIOUSLY PERMITTED SCHEME



EAST ELEVATION TO SIDE



SOUTH ELEVATION TO REAR



NORTH ELEVATION TO CROFT'S END

**Proposed Conservatory  
Elevations  
Croft's End,  
Sherington**

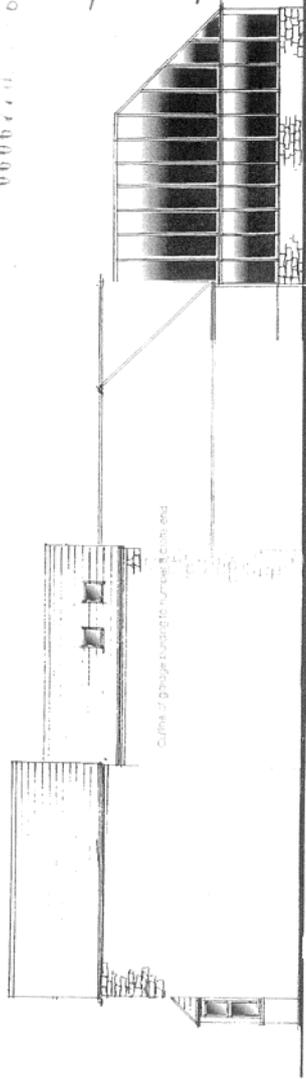
Drawing Number : 03192-05-2D  
Scale : 1 : 100  
Date : April 2006  
Drawn By :

**pps.**

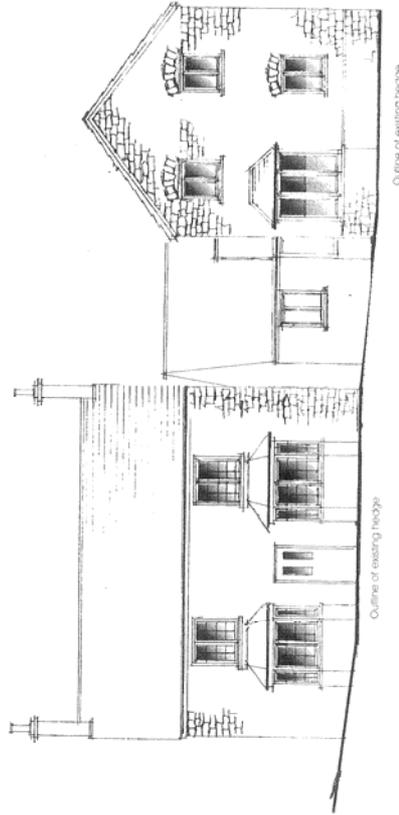
Planning Services Ltd.  
11, St. Andrew's House, 100, High Street, London, E14 4AB  
Tel: 020 7323 2323 Fax: 020 7323 2323  
www.planning-ppsp.com

0606770

06/01913/FUL - PREVIOUSLY PERMITTED SCHEME.



WEST ELEVATION



NORTH ELEVATION TO CROFTS END

**Proposed conservatory  
Street and side elevations  
Croft's End,  
Sherington**

Drawing Number : 03192-05-3C  
Scale : 1 : 100  
Date : November 2005  
Drawn By : PR

## PPG13 (Transport)

### MAIN ISSUES

- 1) Whether or not the proposal would have a significant adverse impact on the character and appearance of the Conservation Area.
- 2) Whether or not the proposal would have a significant adverse impact on the residential amenities of nearby properties.

### CONSULTATIONS AND REPRESENTATIONS

Highway Officer - Commented that a revised plan is required to show adequate turning area in front of the garage on the southern boundary of the site. Also the parking spaces should be allocated to enable vehicles to reverse in the area in front of the garage. A satisfactory revised plan has since been received.

Design and Conservation Officer - No objection.

Chief Environmental Health Officer - No objection subject to a ground contamination survey.

Archaeological Officer - No objection.

Parish Council - Objects to the proposal on the grounds that it would result in overdevelopment of the site.

Access Group MK - Commented that provisions should be made for disabled people in accordance with the Approved Document M of the Building Regulations.

Two letters of objection have been received from the occupiers of the adjacent residential properties summarised below: -

The proposed development would result in the over-development of the site.  
Overlooking and loss of privacy  
Overbearing and loss of outlook  
Impact on the character and appearance of the Sherington Conservation Area  
A 3-bedroom cottage would be more appropriate to the site.  
The position of the double garage would result in loss of light by reason of its height.  
Inadequate provision for parking and turning area for vehicles within the site

### CONSIDERATIONS

Impact on Conservation Area

The submitted amended plans demonstrate that a detached gable-fronted two-storey dwelling can be accommodated on the site in a manner that is felt to be acceptable in Conservation Area terms pursuant to Policy HE6 of the Adopted Local Plan. There are only minor differences between the current proposal and the previously permitted dwelling on this site.

#### Impact on Neighbouring Properties

There is no uniform or regular front building line of the dwellings on the south side of Crofts End. The proposed dwelling would maintain adequate separation between the existing and neighbouring properties and would thus reflect the character and appearance of the built form of development in the area. With regard to visual intrusion and loss of privacy, it is considered that the existing single-storey detached outbuilding at No.8 located along the boundary with the site would help to minimise the impact upon that property by virtue of its height and proximity to the boundary. The only window proposed in the elevation facing No. 8 would be obscure glazed and on the ground floor with the exception of roof lights.

It is considered that there would be no significant additional adverse impact upon the amenities of nearby residential properties compared to the scheme previously granted permission under reference no. 06/00677/FUL.

#### RECOMMENDATION

It is recommended that permission be granted subject to conditions relating to materials, details, access, parking, levels, boundary treatment, landscaping, drainage, no overhead wires, garage use and withdrawal of permitted development rights.