
APPLICATION NO.	13/00622/FULLN
SITE	Water Cottage, Mill Lane, Abbots Ann, ABBOTTS ANN
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COMMITTEE DATE	11 June 2013

1.0 **AMENDMENTS**

- 1.1 Amended plans were received on 10/06/2013 confirming that the existing plain clay tiles on the garage/cartshed roof are to be retained and that the pantiles to be used in the proposed changing facility would be Sandtoft Bridgwater tiles.

2.0 **REPRESENTATIONS**

Parish Council – A letter has been received from the Chairman of the Parish Council who is concerned about the incorporation of water meadow into the domestic curtilage, the impact the proposals would have on the Local Gap proposed in the draft revised Local Plan map and that there has been inconsistency with dealing with the current proposals on the site and those that have previously been refused and dismissed at appeal. Each of the issues raised will be discussed separately below.

2.1 Incorporation of water meadow into the domestic curtilage

The application before the Planning Control Committee does not seek any change of use of land. The application site encompasses only land that is within the residential curtilage of the property. The agenda report sets out why the proposal for the leisure/changing facility building is recommended to be acceptable by Officers.

2.2 Impact on the Local Gap

The report to Planning Control Committee includes assessment in respect of policy SET05 of the Test Valley Borough Local Plan 2006 as the site is located within the Local Gap as identified in the plan (para. 2.11).

2.3 Inconsistency in dealing with the current proposals and those previously refused
Application numbers 07/01489/LBWN with 07/01495/FULLN and 08/00127/LBWN with 08/00124/FULLN proposed the demolition of the cartshed and replacement with an extension to the cottage. Both of these proposals showed a higher ridgeline than for the existing cartshed. The first of the earlier proposals was for a two storey extension fully attached to the cottage and the second was for a new building on the footprint of the cartshed with a link to the cottage. The linked extension proposal was dismissed at appeal with the design and size of the building being the main issues. The current proposals do not involve replacing the existing cartshed but converting it, hence the height of the building is not increased and the design of the building in the treatment of its elevations is different. This proposal has been considered appropriate from a design and character point of view in relation to the listed building and conservation area (as per the assessment in the NAPC report para. 8.5). Listed Building Consent has been granted for the proposals. Thus there is no inconsistency with how this current and previously refused applications have been assessed and reported on by Officers.

3.0 **RECOMMENDATION**

No change.