

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 May 2005

Item No: 05
Address: The Dower House, Springvale Road, Headbourne Worthy,
Winchester Hampshire SO23 7JG

Parish/Ward Headbourne Worthy

Proposal Description: Development of 2 No. two bedroom and 1 No. three bedroom
cottages with extension and alteration to existing barn to provide
garaging; re-provision of car parking (AMENDED DESCRIPTION)

Applicants Name Mrs J Lywood

Case No: 05/00531/FUL

W No: W00403/44

Case Officer: Lorna Hutchings

Date Valid: 7 March 2005

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer
recommendation

Reason for Committee: 4 or more representations contrary to the Officer's recommendations
have been received

Site Factors: None

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 May 2005

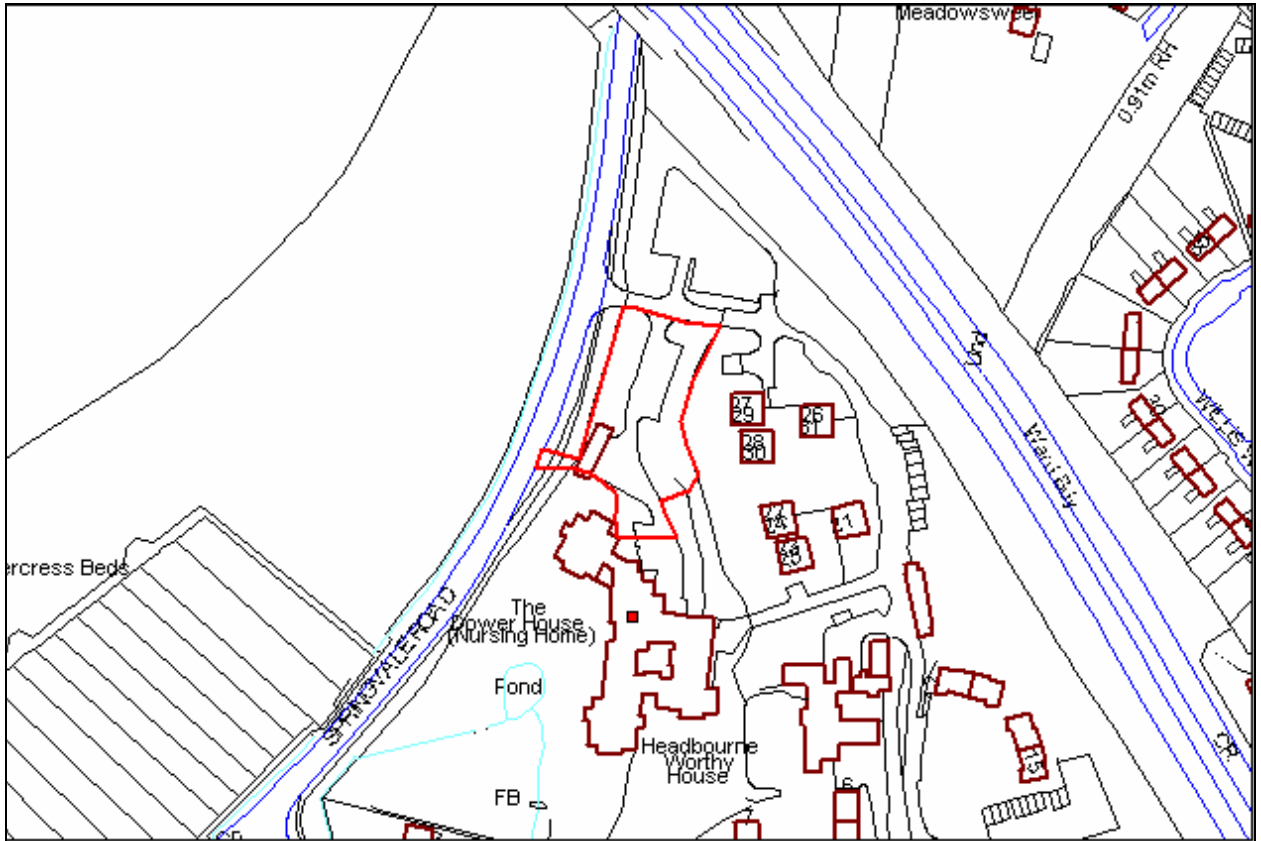
SITE LOCATION PLAN

Case No: 05/00531/FUL

W No: W00403/44

Address: The Dower House Springvale Road Headbourne Worthy Winchester
Hampshire

Proposal Description: Development of 2 No. two bedroom and 1 No. three bedroom cottages with extension and alteration to existing barn to provide garaging; re-provision of car parking (AMENDED DESCRIPTION)



WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 May 2005

Site Description

- The proposal site comprises a site to the north of the Dower house, a one and two storey nursing home, which is currently used for its access and parking with a groundsmans building to the south side.
- Springvale road bounds the west of the site and there are some pavilion style houses on higher land bounding the east of the side. Levels rise across the site from Springvale Road towards the east and to a lesser extent from south to north.
- There is a significant tree belt along the frontage of the site which adds to the character of the site and area and is prominent in view with significant visual amenity.

Relevant Planning History

All history prior to /40 relates to the Dower House itself.

W00403/40 Erection of 3 no. two bedroom and 2 no. three bedroom detached residential units with new access, car parking and landscaping - The Dower House Springvale Road Headbourne Worthy Winchester Hampshire SO23 7JG - Application Refused - 01/11/2002

W00403/41 Erection of 8 no. two bedroom semi-detached dwellings with associated garages, parking, landscaping and new access - The Dower House Springvale Road Headbourne Worthy Winchester Hampshire SO23 7JG - Application Refused - 06/06/2003 Appeal dismissed 13.05.2004.

W00403/42 Erection of 2 no. two bedroom and 2 no. three bedroom detached two storey dwellings, carparking, landscaping and new access, refused 10.11.2004.

W00403/43 Conservatory to rear - 41 Headbourne Worthy House Bedfield Lane Headbourne Worthy Winchester Hampshire SO23 7JG - Application Permitted - 02/04/2004

Proposal

- 2 no. 2 bed and 1 no. 3 bed dwellings for the over 55s.
- Replacement of existing parking spaces with 6 additional spaces.
- 9m extension of maintenance shed.

Consultations

Engineers:Highways:

- no objection, subject to conditions as recommended; proposals address objections previously raised.

Environment Agency:

- no objection, subject to conditions as recommended.

Landscape:

- better than previous schemes in terms of layout, density, spatial arrangements with trees and boundaries; additional section required through site to assess levels changes around access and through formal garden area (now received), otherwise no objections although it is preferable that garden areas are defined so that trees around the periphery are outside of them.

Southern Water:

- no adverse comments.

Arboriculture:

- have had extensive discussions with Barrell treecare and the report indicates well how trees will be protected. No harm to trees subject to conditions as recommended.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 May 2005

Representations:

Headbourne Worthy Parish Council.

- Object – overdevelopment, having a severe detrimental effect on residents and loss of privacy and enjoyment of properties and environment; inclusion of a 3 bed house as Inspector noted that only 2 bed houses respond directly to the needs of elderly persons; large size of 2 bed houses.

Letters of representations have been received from 27 Neighbours objecting.

- Very large houses; disturbance to flats particularly for very frail; detriment to existing residents; inappropriate development; increased traffic; highway safety; insufficient parking; TPO trees health threatened; overdevelopment; possible subsidence as on sloping land; outlook onto blank walls; nuisance of noise and dust in construction; water table will rise; loss of light vital for the elderly; too high density (EN1); restrict views; access restricted for emergency vehicles; housing is suitable for young families; not enough amenities; overshadowing; overlooking; out of keeping; regard must be had to Article 1 & 8 of Human Rights; Section 52 Agreement restricts further development; over dominant appearance, out of character.
- Broadleaf Management Services on behalf of residents – object, grounds included above and the form, scale and size is also inappropriate and too large for the frail / elderly with 1st floor.
- Chairman of Headbourne Worthy House Residents Association – object.
- Winchester Group for Disabled People – comment that houses should be made accessible.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, H7, E6, E16.

Winchester District Local Plan

H1, H7, EN1, EN4, EN5, EN8, T9.

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, H7, DP1, DP3, DP4, DP5, T1.

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester District Landscape Character Assessment
- Winchester District Urban Capacity Study
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPS 1 Delivering Sustainable Development.
- PPG 3 Housing
- PPS 7 Sustainable development in rural areas.
- PPG 13 Transport

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/trees
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Housing density and mix.
- Comments on representations

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 May 2005

Principle of development

- The development site is located within the H2 settlement boundary of Headbourne Worthy and has been identified in the urban capacity study for additional development, therefore the principle of this development is acceptable.
- The site contained within the blue lined land is subject to a legal agreement restricting further development.
- There have been 3 previous applications for the red lined site each reducing the number and scale of the proposed dwellings. The appeal inspector accepted the principle of allowing the residential development here for the over 55s and noted the importance of the characteristic slope of the land, the tree line to the front of the site and the need to preserve space about the buildings.

Impact on character of area / spatial characteristics / trees.

- In comparison to previous schemes (see /40, /41, /42 in history) the number of units has been greatly reduced and their form has been reduced so that footprints are smaller and broken into 2 no. 2 storey linked elements.
- The inspector noted that two storey buildings set close to Springvale Road would consolidate the built up frontage to the detriment of the open landscaped areas.
- The developers have therefore been steered to utilise the rear (east) of the site in order to address this issue.
- The Inspector also noted that the large footprints previously proposed would consume the characteristic slope of the land in order to achieve level plots. It is considered that adequate space around the dwellings is now proposed so that the trees can be retained without detriment to their health, additional planting can be implemented and spatial characteristics of the proposal are in keeping with the character of the area.

Detailed design.

- The Inspector in dismissing the appeal did not consider the design in itself harmful to the visual amenities and character of the area and no reason for refusal was including relating to this in the previous proposal /42. The pavilion style of the proposed dwellings differs from the existing properties but is, therefore, not detrimental to the character of the area.

Residential amenities

- This issue has been carefully considered as it is grounds for many of the objections received. There are 2 buildings directly to the east of the proposal site for no.s 27 – 30 and the proposal has been carefully designed so that no windows directly face these flats so there will be no harm to the privacy of the existing residents or issues of overlooking between the 3 new dwellings proposed.
- The sections submitted demonstrate that there is enough distance between these properties in addition to the lower land levels of the proposed dwellings so that there will be no detrimental impacts on the visual amenities and outlook from the existing properties.
- Notwithstanding the above comments, the Inspector and previous refusal reasons for the larger properties also proposed along the eastern boundary, did not raise issues of harm regarding loss of light, outlook, overshadowing or privacy.

Highways

- Adequate parking and service / delivery / emergency vehicle manoeuvring is proposed. The existing access to the north will be stopped up and former access to the southwest will be reopened and it is not considered that there will be any detrimental impacts to highway safety, on or off site.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 May 2005

Public Open Space provision.

- No financial contribution is required for this proposal. The provision of this was not upheld at appeal as a reason for refusal as housing for the elderly is only subject to this provision where a scheme of benefit to the elderly is proposed locally. There is no land available in the area for such a scheme and none is progressing.

Density and housing mix.

- The density of development is 21 d/ha which is considered acceptable due to the need to preserve the character of the area. It is evident that a number of schemes of higher densities have been tested but were not successful due to constraints of the site and high amenity value of the open space and tree line.
- The proposal accords with policy H7 regarding housing mix as more than 50% of the dwellings proposed are 2 bed.
- The 2 bed units are larger than the normal requirement of 75m² proposed at 82m² however the larger size has been accepted by the Inspector as directly responding to the needs of elderly persons by widening the available choices in line with the aims of current policy and no limit is specified in the prevailing policy.

Comments on representations

- Most of the objection grounds have been addressed in the report above.
- In addition, adequate amenity space within the proposal site is provided for those dwellings proposed, construction disturbance will be minimal and limited to certain hours, building control will ensure that the development of the land and buildings is stable, young people will not be able to purchase the properties as a condition is recommended to restrict them for the over 55s as intended by the applicants and the EA have recommended conditions to deal with flood risk.
- In conclusion the proposal will now have no detrimental impacts on the character of the area and will be in keeping within the grounds of The Dower House.

Recommendation

APPROVE subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing in accordance with details specified within Barrell Tree cares report ref: 5017-AIA-MW and plan BT1 and in accordance with BS 5837, before development commences.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 May 2005

03 Reason: To retain and protect the trees which form an important part of the visual amenity of the area.

04 The Local Authority Arboricultural Officer shall be contacted once the protective fencing measures are in place prior to the commencement of development of the site on 01962 848102.

04 Reason: To ensure that the trees are adequately protected.

05 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

05 - means of enclosure, including any retaining structures:

05 - hard surfacing materials:

05 - minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):

05 - planting plans:

05 - written specifications (including cultivation and other operations associated with plant and grass establishment:

05 - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

05 - implementation programme:

05 Reason: To improve the appearance of the site in the interests of visual amenity.

06 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant 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 that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

06 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

07 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

07 Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 May 2005

08 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

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

09 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

09 Reason: To protect the amenities of the locality and to maintain a good quality environment.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the east elevation(s) of dwellings hereby permitted.

10 Reason: To protect the amenity and privacy of the adjoining residential properties.

11 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

11 Reason: In the interests of highway safety.

12 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

12 Reason: To ensure the permanent availability of parking for the property.

13 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage shall be passed through an oil bypass interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

13 Reason: To prevent pollution of the water environment.

14 The method of demolition and construction for the development shall be carried out in accordance with a scheme to be approved in writing with the Local Planning Authority prior to any development commencing.

14 Reason: The site is in a very sensitive location with respect to groundwater and in order to protect the quality of drinking water supplies the working methods will need to be carefully considered.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 May 2005

15 No development shall be commenced until a scheme for the provision of a surface water regulation system is designed and implemented to the satisfaction of the planning authority and supported by detailed calculations. The regulation system for the site must ensure that the runoff from the 1% probability storm is controlled and will restrict the outflow to that which would have occurred had the site been a green field. The scheme shall include a maintenance program and establish ownership of the storage system for the future.

15 Reason: To prevent flooding and ensure future maintenance.

16 Unless otherwise agreed in writing by the Local Planning Authority, no dwelling hereby permitted shall be used otherwise than to provide residential accommodation for persons where at least one member of the household is aged fifty five (55) or over (the "specified age") save that such restriction shall not apply to the continued occupation of any of the dwellings by a surviving spouse or partner or member of the household under the specified age after the death of the member of the household who was of the specified age.

16 Reason: To ensure that the development is retained in the terms of the application as housing for the elderly in the interests of the amenities of the area and as the floor area proposed for the small dwellings hereby permitted would otherwise not have been allowed.

Informatives

01. 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.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, H7, E6, E16.

Winchester District Local Plan Proposals: H1, H7, EN1, EN4, EN5, EN8, T9.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, H7, DP1, DP3, DP4, DP5, T1.

03. If dewatering of the site and discharge of associated water is necessary during construction operations, the Environment Agency should be notified regarding the dewatering and consulted regarding the need for discharge consent.

04. Any watercourse within a development should have ownership fully resolved before work commences, this is to ensure that during development and in the future any problems can be resolved quickly. Upon completion of the development, riparian owners must be informed of their rights and responsibilities particularly regarding future maintenance, to prevent the situation arising where no-one admits to owning a watercourse with subsequent maintenance problems.