

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	06/03066/FUL	Valid Date	6 October 2006
W No:	01111/07	Recommendation Date	15 December 2006
Case Officer:	Mrs Jill Lee	8 Week Date	1 December 2006
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	1 No 4 bedroom house with detached garage, 1 No 2 bedroom bungalow and 1 No 2 bedroom bungalow
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Site:	Rutledge 29 Main Road Littleton Winchester Hampshire
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
YES	Y	N	Y	N	N	Y

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		18 December 2006
TEAM MANAGER		

AMENDED PLANS DATE:- 06/04/SKID and SK4B dated 31 October 2006 showing amended house name and number for neighbouring property.

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Item No: 05
Case No: 06/03066/FUL / W01111/07
Proposal Description: 1 No 4 bedroom house with detached garage, 1 No 2 bedroom bungalow and 1 No 2 bedroom bungalow
Address: Rutledge, 29 Main Road, Littleton, Winchester, Hampshire
Parish/Ward: Littleton And Harestock
Applicants Name: Mr And Mrs R Hammond
Case Officer: Mrs Jill Lee
Date Valid: 6 October 2006
Site Factors:

Tree Preservation Order

Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received
This application is reported to Committee at the request of Littleton and Harestock Parish Council, whose request is appended in full to this report
Amended plans were received on 31 October which amend the number and name of the adjoining properties to the northern boundary of the site which were wrongly referenced on the originally submitted plans.

There have been previous applications on this site, none of which have been to committee and which have been withdrawn or refused because of lack of information and adverse impact on neighbours. The currently submitted scheme seeks to address all of the problems and issues that have been highlighted in the past. The two dwellings to the rear of the site have been reduced to single storey so that they won't impact on the neighbours and the arrangement of the house and garage on plot 1 has been altered to reduce the impact on number 4 Valley Road which has a short rear garden. All windows in the first floor side elevations have been removed.

Site Description

The application site covers an area of approximately 0.1 hectare and accords with the density identified in PPS3 and policy DP3 of the Winchester District Local Plan Review. The site is located on the western side of Main Road in the settlement of Littleton in an area characterised by detached houses, some of which are on small plots and some as in the case of the application site on larger plots. The site currently contains a large two storey house with a substantial garden containing a swimming pool with associated building and stables towards the rear of the site. The site is well contained by existing hedges and vegetation which will help to minimise the impact of the proposed building. The site is surrounded on all boundaries by existing two storey residential properties.

The site lies at a slightly higher level than the properties on Valley Road and slightly lower level than number 31A Main Road.

The existing house is to be retained and so the appearance in the street scene will remain the same.

Proposal

The current proposal is for the redevelopment of the rear garden of the existing dwelling by the erection of two 2 bedroom bungalows and 1 four bedroom house at 2 storeys. It is proposed to utilise the existing access onto Main Road. The two bungalows will have 2 parking spaces each, the detached dwelling has a double garage parking space and there is a new double garage and two parking spaces to be constructed for the existing dwelling. The buildings are to be traditionally built with brick elevations with some tile hanging, plain clay tiles for the roof of the new house and

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natural slate for the roof of the bungalows. The proposed new house will be 13m from the rear wall of number 4 Valley Road and 10m from the side wall of 31A Main Road. The two bungalows which are semi – detached will be 26m from the dwelling closest to the rear of the site, 10m from number 6 Valley Road and 10m to the closest point of number 31A Main Road. There is a gap of 20m between the proposed bungalows and the new house. The proposed density is 30DPH which is in accordance with PPS3 and policy DP3 of the Winchester District Local Plan Review. This relatively low density has taken into account the constraints of the site being surrounded by existing residential development and the lower density development surrounding it.

Relevant Planning History

Previous applications for the redevelopment of the site have either been withdrawn or refused because of the potential for adverse impact on the occupiers of adjacent residential properties and because of unresolved drainage issues. The currently submitted application has sought to resolve these issues and also provide additional information regarding the relationship of the proposed dwellings with those adjacent to the site. Attention has also been paid to the issue of possible overlooking from first floor windows of the proposed house.

W01111/05 – residential redevelopment, application withdrawn 7/9/05, but would have been refused due to adverse impact of the buildings on the neighbours and lack of supporting information with the application.

W01111/06 – Residential redevelopment refused 15/5/06 for lack of information and no open space.

Consultations

Engineers: Drainage:

No objection to the scheme provided that consent to discharge is obtained from the Environment Agency, prior to the installation of the treatment works and building regulations consent.

Engineers: Highways:

The highways implications of the scheme have been looked at carefully reflecting neighbours concerns. The access and visibility splays are within the control of the applicant and included in the application. Car parking is provided to full standard and the access drive widened to allow cars to pass. No highways objection to the application.

Landscape:

The revised plans now show additional planting of trees and shrubs adjacent to the southern boundary between plots 1 and 2 as previously requested.

Environment Agency:

Comment that the drainage system is under the driveway which it is not. The scheme has been revised to take into account the previous concerns of the EA and is now within the garden area of the existing house to be retained.

Southern Water:

No adverse comments.

Representations:

Littleton and Harestock Parish Council – object to the application. WDLP and PPG3 do not require a minimum density for windfall housing sites. Proposed density too high for character of the area. Proposed new houses are not in character with area and may be detrimental to amenities of adjoining uses. Beneficial landscape features are not retained and the private garden space is insufficient. Proposed development is also contrary to Littleton Village Design Statement, houses would not blend in and would dominate and significantly change character of village. Too high density and not enough landscaping. Access is dangerous and does not comply with standards in Manual for Streets.

Councillor Jackson – objects to the application as it would represent overdevelopment of the site. The proposed development would be out of character with the area, the proposals would result in overlooking of the neighbours gardens. The access is dangerous and has inadequate visibility.

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23 letters received objecting to the application for the following reasons:

- Development would be out of character with the area.
- Density too high
- Not enough room for landscaping
- Gardens too small
- Overlooking to neighbours houses and gardens
- Dangerous access with inadequate visibility.
- Applicant does not own visibility splays.
- One dwelling would be acceptable
- Lack of parking
- Will set precedent for other gardens to be developed.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3

Winchester District Local Plan Review

DP3, H3, H7, T4, RT4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

Supplementary Planning Guidance

Littleton Village Design Statement

Other Planning guidance

Movement, Access, Streets and Spaces

Parking Standards 2002

Technical Paper: Open Space Provision and Funding

Planning Considerations

Principle of development

The application site is located within the settlement boundary of Littleton where the principle of residential development is acceptable subject to normal development control criteria. The application also has to be considered against the criteria of PPS3 and the need to make good use of previously developed land. The site is currently garden area for the house to be retained and so in terms of policy is previously developed land. The application is for three houses and so there is no requirement for affordable housing. There is a requirement for 50% of the total number of houses to be small units either 1 or 2 bedrooms and under 75m². One of the proposed houses is four bedrooms but the other two are 2 bedrooms and are under the required floor space threshold and so comply with this policy requirement.

Government and local plan policy also require new development to be suitable in terms of density, design, layout, materials and respect the character of the area. The current scheme has been designed to overcome the previous objections to the application and is considered to be acceptable in policy terms. The amenity of neighbours has been considered and additional levels and sections submitted to show the relationship between the new and the existing houses. Room has been made within the site for landscaping and parking has been provided to full standard. The applicant has not made provision for contributions towards public open space in accordance with policy RT4, but this will be secured by the proposed legal agreement, to be entered into before permission is granted.

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Design/layout

The site is surrounded by existing residential development and so there are many constraints which affect its development. Tandem development as proposed is not unusual in the area. The next door site has been developed in such a way although with one large house rather than 3. The existing access onto Main Road is being utilised and whilst there is currently an access way which runs the length of the site on the southern boundary whilst the application proposes a driveway on the northern boundary.

The proposed bungalows to the rear of the site have been designed as single storey to minimise any adverse impact on neighbours. Because these buildings are single storey they will not give rise to overlooking and will not cause loss of light to neighbouring properties or garden areas. These properties have two bedrooms and have small gardens which are considered to be acceptable for the size of accommodation being provided.

The four bedroom house has been designed so that first floor windows look east and west to avoid direct overlooking to the neighbours. This property also benefits from good screening from a substantial hedgerow which runs along the southern boundary.

Impact on character of area and neighbouring property

The relationship of the proposed building with the existing surrounding dwellings has been carefully considered by the applicant. The two dwellings to the rear of the site have been reduced to single storey only and so will not adversely affect any neighbours. They will not cause overlooking, loss of light or be overbearing. The four bedroom dwelling has been designed so that there are no habitable room windows at first floor that directly overlook either neighbours windows or gardens. The buildings are to the north of the properties on Valley Road and so will not overshadow or cause loss of light and this is important given how short their private rear garden areas are. The two storey dwelling is opposite the parking and turning area of number 31A Main Road but is also at a distance of 5m to the boundary and this relationship is considered to be acceptable.

The new development will not be easily viewed from the road as the existing dwelling is to be retained so impact on the street scene is minimal.

The density of the development is at the bottom end of the recommended densities for previously developed land. There are no overriding constraints such as trees within the site which would demand a lower density development. The existing constraints of the surrounding development have been addressed and it is considered that 30 DPH can be accommodated within the site making efficient use of the land available without an unacceptable level of detriment to neighbours or the character of the area.

Landscape/Trees

The existing hedges are the most important landscape features within the site and it is proposed to keep these as they provide an important screening function. The retention has been conditioned. It is also proposed to provide some additional planting within the site particularly to the western boundary which currently has no screening. The landscape features within the site are important to close neighbours only and have no wider importance.

Highways/Parking

Parking is to be provided to full standard with each of the 2 bedroom bungalows having 2 parking spaces, the four bedroom house will have a double garage and one car parking space and a double garage with two spaces is being provided for the house which is to be retained. The access will utilise the existing access point onto Main Road and is considered to be safe with adequate visibility splays on land over which the applicant has control.

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Planning Obligations/Agreements

In seeking the planning obligation for public open space the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

Application Permitted subject to the following condition(s):

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

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 the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 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 and hard surfaced areas 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.

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

3 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

4 The existing hedgerows to the northern and southern boundaries of the site shall be retained, protected during construction and maintained at a minimum height to be agreed in writing with the local planning authority before development commences and where necessary reinforced with appropriate species. Details of the protective fencing shall be submitted to and agreed in writing by the local planning authority prior to development commencing, development shall be undertaken in accordance with the agreed details. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

Reason: To protect the privacy and amenity of neighbours and in the interests of the visual amenities of the area.

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5 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 and E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

6 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 first floor windows other than those expressly authorised by this permission shall, at any time, be constructed in any elevation of the dwelling on plot 1 hereby permitted.

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

7 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway 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 duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

8 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.

Reason: In the interests of highway safety.

9 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.

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

10 No development shall commence until a scheme for the disposal of foul drainage has been submitted to and approved in writing by the local planning authority, development shall be undertaken in accordance with the approved details.

Reason: To ensure satisfactory provision of foul and surface water drainage.

11 No development, works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development, the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

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Informatives:

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.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review: DP3, H3, H7, T4, RT4.