

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

## Committee Decision

<b>Case No:</b>	07/00964/FUL	<b>Valid Date</b>	4 April 2007
<b>W No:</b>	09068/27	<b>Recommendation Date</b>	
<b>Case Officer:</b>	Elaine Walters	<b>8 Week Date</b>	<b>30 May 2007</b>
		<b>Committee date</b>	<b>14 June 2007</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

<b>Proposal:</b>	Erection of 1 no. detached three bedroom dwelling with cycle store, associated parking and landscaping (RESUBMISSION)
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<b>Site:</b>	Land Adjacent To West House South Hill Droxford Hampshire
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
<b>Y</b>	<b>Y</b>	<b>N</b>	<b>Y</b>	<b>N</b>	<b>N</b>	<b>Y</b>

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
<b>CASE OFFICER</b>		
<b>TEAM MANAGER</b>		

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**AMENDED PLANS DATE:-**

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 06  
**Case No:** 07/00964/FUL / W09068/27  
**Proposal Description:** Erection of 1 no. detached three bedroom dwelling with cycle store, associated parking and landscaping (RESUBMISSION)  
**Address:** Land Adjacent To West House South Hill Droxford Hampshire  
**Parish/Ward:** Droxford  
**Applicants Name:** Perham Fry Developments Ltd  
**Case Officer:** Elaine Walters  
**Date Valid:** 4 April 2007  
**Site Factors:** Droxford Conservation Area  
Area of Outstanding Natural Beauty  
Civil Aviation  
Conservation Area  
**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee because of the number of objections received.

This application is a resubmission showing a decrease in the height of the building and the omission of a rear bedroom window facing the neighbouring dwellings West House.

### Site Description

The site measures c.0.04Ha. This site and the land adjacent to the west previously formed a walled private garden to West House, the Grade II listed building to the south, and lies within the Droxford Conservation Area.

The site was grassed but has recently been used to store building materials during the construction of 3 no. new dwellings to the west.

A 2m high brick wall screens the site from the road and there is a 2m high brick wall and some mature trees on the boundary with West House, which are to be retained.

This current application site was marked as land within the applicant's ownership on the 2005 application for 3 no. new dwellings to the west.

### Proposal

A new two storey dwelling is proposed, with 3 bedrooms. Traditional building materials would be proposed with brickwork to match the new houses, plain clay roof tiles and a conservation rooflight.

The dwelling measures some 8.3m in height to the ridge. Ground levels rise across the site from north to south, up from the access drive toward West House. The dwelling is to be dug down into the site, with a retaining wall terracing their garden ground to the rear.

The new dwelling will measure approximately 13m from West House, and 15m from the nearest new dwelling to the west.

Vehicle access will be shared with the 3 no. new dwellings to the west. This vehicle access was improved following the planning permission for the new dwellings in 2005. Two car parking spaces are proposed for this new dwelling.

Drainage for this dwelling is linked into the sewage treatment plant previously approved.

The density of development equates to 25 Units per Ha.

### Relevant Planning History

W09068/22 [ON SITE ADJACENT] Erection of 2 no. two bedroom semi-detached dwellings and 1 no. five bedroom detached dwelling with detached garage; associated parking, landscaping and alterations to existing access (AT LAND ADJACENT TO WEST HOUSE) PER 2005

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

W09068/23 Erection of 1 no. three bedroom dwelling with attached double carport/cycle store  
APPEAL DISMISSED 2006

W09068/24 Erection of 1 no. detached three bedroom dwelling with cycle store, associated parking and landscaping. Withdrawn Jan 2007

### Consultations

#### Conservation:

In light of the 2006 Inspector's decision, this application is in agreement with PPG15 and Local Plan Policies HE4, HE5 and HE16. Conditions to cover flues, rainwater goods and door and window details are attached. [09 - 11]

#### Engineers: Drainage:

The proposed disposal of storm water to soakaways and foul water to a treatment plant is acceptable. The Environment Agency have given a discharge consent for 6 dwellings [which includes this current proposal] to use the treatment plant.

#### Engineers: Highways:

Vehicular access will be via a joint private driveway. Two car parking spaces are to be provided and sufficient area exists to allow vehicles to turn within the private areas, thereby allowing vehicles to enter and leave the adjoining public highway in a forward gear. It is unlikely the proposal will cause demonstrable harm to users of the adjoining highway network.

#### Landscape:

It would be possible to construct the proposed house without damage to trees on site, provided that the remaining ones are protected in accordance with BS 5837 and with the tree report. Condition 06 is attached to this effect.

Under the 2005 application for the 3 no. new dwellings adjacent, 2 no. ornamental trees were proposed on the front of this site and there are now 3 no. proposed here. It should be noted however, that this site was excluded from the red line area of the previous 2005 application site.

*NB: Details of proposed planting have now been passed on to the Landscape Officer and Committee will be updated.*

#### Environment Agency:

Have given a Consent to Discharge from the sewage treatment plant for 6 no. houses.

#### Southern Water:

Environment Agency should be consulted regarding private wastewater treatment works. Building Control should be asked to comment on soakaways to dispose of surface water drainage.

### Representations:

Droxford Parish Council:

No comments received at time of completing the report. Committee will be updated if comments are received.

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

- This is an overdevelopment of the garden ground site, there will be too many houses here, causing harm to the character of the Conservation Area. The elevation drawings give a false impression as levels rise here and the dwelling will tower above its surrounds and create an unsightly view.
- The proposal would harm the setting of the listed building West House, in terms of its design and position on site. West House will no longer be visible from the village, only from the busy A32 road.
- Tudor Lodge will be overlooked by the upstairs windows of this new dwelling. West House will also be overlooked by the ground floor windows. The privacy of the dwellings to the north and west are also threatened.
- The additional traffic generated will cause an additional hazard entering the very busy road opposite the White Horse Inn which has large delivery vehicles visiting daily and near a school crossing. Additional noise will also be generated by the traffic. There is insufficient space on site for the inhabitants and their visitors' cars in addition to the other

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

three houses adjacent. There is insufficient public parking in Droxford.

- The height of the roof is likely to be increased to build additional rooms in the loft space.
- There is no provision for open space on site.
- If approved the dwelling should be dug into the site to lower it by 2m.
- The proposal is contrary to Policies E16 of the Structure Plan and Policies DP3, HE5, HE16 of the Winchester Local Plan Review.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, T2, H1, H2, H5, H7, H8, R2, E16

Winchester District Local Plan Review

- NC1, H5, H7, HE.13, HE.14, HE.16 DP3, DP6, DP7, DP12, RT3, RT9, T2, T3, T4

National Planning Policy Guidance/Statements:

PPS 3 Housing

PPG 15 Planning and the Historic Environment

**Planning Considerations**

Principle of development

The site lies within the policy area of Droxford and the principle of residential development is therefore acceptable.

The density of development on this site (25 dwellings per Ha) is slightly below that recommended in PPS3 (30 dwellings per Ha) but is considered to be appropriate for this site given the constraints which exist (Conservation Area, neighbouring Listed Building and proximity to existing housing).

Whilst objectors consider the proposal is contrary to Development Plan Policies, these have been carefully considered, together with PPS3 and PPG15, and the proposal is considered to be in accordance with policy.

Impact on setting of Listed Building and on the character of the Conservation Area

In dismissing the appeal on this site in 2006, the Inspector found that an additional unit was not unacceptable in principle, also that a new dwelling dug down in levels on this site did not harm the setting of the listed West House. The appeal was dismissed because the materials proposed, which included weatherboarding the front elevation and the design of “staggered linear proportions”...would “present a visually confusing and restless appearance which is at odds with the general ambience of the locale”. The dwelling would therefore harm the character and appearance of the Droxford Conservation Area.

The applicant has amended this current proposal to ensure it is no higher than the appeal scheme measured in relation to West House. The Inspector noted the existing double garage to West House, adjacent to the entrance, “intrudes upon and restricts vistas of the Listed Building” from the north. Given the previous Inspector’s decision, the current proposal is not considered to harm the setting of the Listed Building.

The erection of this dwelling will not overcrowd the former walled garden here. An area of communal open space for the other three new houses has been left opposite this site, on the far side of the access drive, and it will be unaffected by this proposal. The density of development (excluding the trees and their protection area) across the site developed with 3 no. dwellings in the rest of the walled garden equated to 25 dwellings per Ha also.

Design

The Appeal Inspector dismissed the previous appeal on the grounds of inappropriate design as the proposed dwelling had a staggered linear form.

The current scheme is traditional in form and materials, and is in keeping with the character of dwellings in the Conservation Area. The applicant has provided photos of dwellings nearby in the Conservation Area and the design of the current proposal reflects elements of the architecture found in this part of the village.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Impact on neighbouring property

The current proposal has been amended to omit a rear bedroom window facing West House and, whilst there are ground floor windows facing this neighbour, these would not result in an unacceptable degree of overlooking of the private amenity space of the neighbouring dwelling. Tudor Lodge lies 28m away, across a communal driveway from this proposed new dwelling, and there is mature landscaping and a boundary wall between the two properties. It is not therefore considered to be materially harmful to the amenities of this dwelling.

Landscape/Trees

Tree protection works and landscape works are to be controlled by conditions. [03-06]

This site was included within the landscape plans for the previously approved scheme on the adjacent site for 3 no. new dwellings.

Highways/Parking

The Highways Engineer considers the car parking layout is acceptable.

It is not considered that the noise from the additional traffic generated here will materially harm neighbours' amenity.

Other Matters

The proposed dwelling is proposed to be dug into the site. A condition has been added to ensure the finished ground levels and finished floor levels are to be agreed prior to work starting on site.

Planning Obligations/Agreements

In seeking the financial contributions for public open space provision, 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.

An Open Space Contribution has been received.

**Recommendation**

Application Permitted subject to the following condition(s):

**Conditions**

01 The development hereby permitted shall be begun before the expiration of three 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 (as amended).

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 dwelling and store 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 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

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

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.

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

04 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

04 Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

05 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 dwelling is occupied. Development shall be carried out in accordance with the approved details.

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

06 No development, or 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 and 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.

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

07 An Arboricultural Impact Appraisal and Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced so that it can be inspected and deemed appropriate and in accordance with the approved Method Statement. Contact 01962 848317.

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out.

Telephone 01962 848317.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement

Any deviation from works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing to the Local Planning Authority.

07 Reason: To ensure the protection of trees which are to be retained.

08 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 or other openings other than those expressly authorised by this permission shall, at any time, be constructed in the south elevation of the dwelling hereby permitted.

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

09 Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

09 Reason: To protect the character and appearance of the listed building (and Conservation Area).

10 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

10 Reason: To protect the character and appearance of the (listed) building.

11 Full details of all new windows and doors, including large scale sections (1:20) provided through the elevations taken through the windows and doors, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

11 Reason: To ensure such details are appropriate to the character of the building.

12 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the construction period 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.

12 Reason: In the interests of highway safety.

13 The parking area 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 incidental to the use of the dwelling house as a residence.

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

14 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.

14 Reason: In the interests of highway safety.

### **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, T2, H1, H2, H5, H7, H8, R2, E16  
Winchester District Local Plan Review: NC1, H5, H7, HE.13, HE.14, HE.16 DP3, DP6, DP7,  
DP12, RT3, RT9, T2, T3, T4