

72 The Dean, Alresford

11/01827/FUL



Legend

Scale:

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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	27 October 2011
SLA Number	00018301

**WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA**

Item No: 3
Case No: 11/01827/FUL / W19420/02
Proposal Description: Erection of 1 no. three bedroom detached dwelling with parking
Address: 72 The Dean Alresford Hampshire SO24 9BD
Parish, or Ward if within Winchester City: New Alresford
Applicants Name: Mr & Mrs James Valler
Case Officer: Miss Megan Birkett
Date Valid: 2 August 2011
Recommendation: Application Permitted

General Comments

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

Amended plans have been submitted altering the front boundary treatment of the proposed dwelling and the visibility splays.

Site Description

This property is located at the far end of 'The Dean' on the eastern side of the road within the development boundary of Alresford.

The application site measures 0.037 hectares and currently forms part of the side garden area of no. 72 The Dean, which is a large detached 1 ½ storey property.

To the north of the site there is a stream with a hedge beyond and a driveway that leads to a dwelling, Ladywell Lakes, to the rear. Bounding the east of the site there are watercress beds and to the west there is currently a wall and laurel hedge bounding the road. To the north west is the River Arle.

The land slopes up slightly from north towards the south.

The surrounding area is made up of a mixture of dwelling types and architectural styles. Opposite there is a line of three small terrace properties; further up the road, opposite Arle Close are a line of Victorian town houses and in Arle Close there are 60's/70's terrace and semi detached two storey houses.

Proposal

The proposal is for a detached, two storey, three bedroom dwelling with vehicular access and off road turning and parking area on the land to the north of 72 The Dean.

Relevant Planning History

05/00543/FUL - Raising of the roof to provide first floor accommodation. Permitted 15th April 2005.

07/00813/FUL - Change of use of land from agricultural to residential curtilage (Retrospective). Permitted 10th October 2007. (N.B this related to land to the rear of

**WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA**

no.72 The Dean with a condition removing permitted development rights for structures).

Consultations

Engineers: Drainage:

No objection on drainage grounds – Foul water must go to the public foul sewer and it may be that the existing connection for no. 72 can be attached on to. The Environment Agency have agreed that the site is not in flood zone 2/3 so a flood risk assessment is not required. Storm water must be disposed of in a sustainable way with permeable paving and rainwater recycling considered before discharge to soakaways. (Condition 13)

Engineers: Highways:

The site is at the end of The Dean, where traffic speeds are very low. In accordance with advice contained within the document Manual for Streets, a visibility splay of 2.0m by 17.0m is required and this has been shown on the amended drawing. In order to achieve this splay, the existing wall and hedge will need to be lowered to a maximum height of 600mm above the level of the carriageway. To accord with current parking standards, two parking spaces are to be provided and I note that sufficient space is available to ensure that these vehicles can enter and leave the highway in a forward gear. No gates will be permitted at the site access junction however to ensure that the area at the bottom of The Dean is kept clear of any obstructions. (Conditions 8, 9, 10 and 11).

Environment Agency:

No objections

Southern Water:

No objections

Representations:

New Alresford Parish Council – Objection for the following reasons: Bulk of the building to plot and there would be a highways risk.

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

- Major intrusion into the outstandingly beautiful area.
- Over development of the site.
- The proposed design is pastiche to one of the neighbouring properties and totally out of keeping with its immediate neighbour and cottages opposite.
- The proposal would detract from the natural surroundings.
- The proposal detracts from and results in the loss of important public views.
- Trees have already been removed from the site, which affects the overall outlook of the site.
- This would damage the visual landscape.
- The plot is too small for the proposal.
- The existing boundary treatment is totally unsympathetic to its surroundings.
- The design of the proposed dwelling is similar to no.70 The Dean although this property was built over 200 years ago and therefore would look out of keeping with this property with new materials etc.
- The open aspect of riverside would be lost which would be to the detriment of the street scene.

**WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA**

- The proposal would reduce the sunlight to the cottages opposite.
- The proposal would result in problems with highway safety in this area.
- There would be lack of space for parking and turning.
- The proposal would impact on views from the 'Millennium walk'.
- The existing house is out of keeping with the area.
- This would have a negative impact on dwellings opposite.
- The proposal would result in 'garden grabbing'.
- The site is a few metres from a SSSI.
- There is no flood risk assessment submitted as there would be a risk of flooding on the site.
- This site plays a key role in providing a setting for the River Arle.
- This is the principal amenity area for the existing house and acts as an important buffer to the edge of Alresford and provides a setting for the river.
- The openness would be lost if the house allowed on the plot, would be detrimental to the street scene, river and town.
- This site is extremely prominent.
- The proposed vehicular access would be dangerous.
- The stream provides habitats and the site is very close to the stream.
- The size is out of keeping with the surrounding area.
- The proposal puts demands on the already limited parking in this area.
- The site would result in safety issues when in construction process.

Relevant Planning Policy:

South East Plan 2009:

DP3, DP4, H3, H7, DP9, RT4, T2, T4

Winchester District Local Plan Review

CC6, T4, H1, H4, H5

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

Supplementary Planning Guidance

New Alresford Village Design Statement

Planning Considerations

Principle of development

The frontage of this site lies within the development boundary of New Alresford where the Local Plan supports new residential accommodation, in principle (Policy H3). A portion of the garden to the rear of the site is outside the policy boundary and falls within countryside. Planning permission was granted in 2007 for the change of use of this land from agricultural to residential garden. The proposed dwelling is located along the road frontage, within the policy boundary, and therefore the principle of this new residential dwelling is acceptable.

The Government has amended its PPS3 guidance on housing. The amendments relate to removing domestic gardens from the definition of "previously developed land" and also removing the minimum density requirement of 30 units per hectare. By removing the minimum density requirement greater emphasis can now be placed on factors such as

**WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA**

maintaining the prevailing character and appearance of an area when assessing planning applications for housing developments, rather than adhering strictly to a minimum density figure. PPS3 and policy H7 of the Winchester District Local Plan Review continues to require proposals providing effective and efficient use of sites for residential.

The proposal is for a three bedroom dwelling to be provided in the side garden area of 72 The Dean. This equates to 27dph.

The New Alresford Village Design Statement requires new development to respect how buildings relate to one another and requests that care is taken to ensure any new development maintains and enhances the character of the setting in which it is to be built (policy NC.1). It is considered that the proposed dwelling accords with the guidance contained in the New Alresford Village Design Statement.

Design/layout

PPS3 states that 'good design is fundamental to using land efficiently. Local Planning Authorities should facilitate good design by identifying the distinctive features that define the character of a particular local area'.

The design of this proposed dwelling is similar to that of the neighbouring dwelling at no.70 The Dean with brick and quoin detailing on the elevations and a slate roof.

The proposal incorporates 3 solar panels to the south elevation, this promotes sustainable forms of development and given the position and the location, these solar panels will not be readily visible in the public realm. Condition 15 requires further details to ensure these are appropriate in relation to the existing dwelling.

It is considered that the design and layout of the proposed dwelling would not detract from the character of the surrounding dwellings within the street scene.

Impact on character of area and neighbouring property

There are no specific key characteristics to this part of Alresford in that there is a mixture of dwelling type and styles. Some dwellings have little front gardens and are in terraces, and some have large front gardens and are detached dwellings.

The proposal is for a two storey dwelling, lower in height than the neighbouring property no.72 The Dean and similar in height to the existing dwelling at no.70. The property would also be set back from the front elevation of no.72 The Dean by approx. 3.5m. This means that the spacious characteristics of the area, with the built form set back from the highway, will be retained.

Although the proposed dwelling is only approx. 2m from the existing property at 72 The Dean, as it is set back within the plot and is lower in height it would appear more subservient when viewed in relation to the street scene which it would form part of.

The subdivision of the site to form two residential curtilages would not result in material harm to the areas character. Sufficient space will be provided to the rear of both properties to provide access to a reasonable sized garden area.

The boundary treatment to the front of the site has been amended from retaining the laurel hedge and brick wall to proposing a boundary treatment that is considered to be

**WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA**

more acceptable to the character of the surrounding area (condition 4 and 9 require further details of boundary treatment). It is considered that the existing high wall does not relate well in the street scene and the laurel hedge is not native and therefore should be removed as part of this proposal. This will enable the height of the hedge to be managed as required by the highway engineer.

It is therefore considered that the proposed dwelling would not detract from the overall character of the surrounding area.

The proposal would not result in any significant material planning harm in relation to surrounding residential amenities.

The dwelling is located to the north of no.72 The Dean and therefore would not result in any overshadowing to this property or garden.

There are no windows proposed on the first floor of the southern elevation of this property and therefore it would not result in any material planning harm in relation to overlooking towards the rear garden of no. 72 The Dean.

The windows on the front elevation would look towards the dwellings opposite, however there is a distance of approx. 20m from the front elevation of the proposed dwelling to the front elevation of these cottages opposite. It is considered that the windows would not result in any significant material planning harm in relation to overlooking.

Highways/Parking

The visibility splays required by manual for streets have now been provided on site by the lowering of the front boundary treatment to no more than 600mm.

Two parking spaces have been provided to accord with current parking standards and sufficient space is provided to ensure that vehicles can enter and leave in a forward gear.

It is considered that the highways and parking standards are acceptable.

Open Space and Highways contributions

The open space contribution for £2330 and the Highways contribution for £3745 have been requested and received as an upfront contribution on the 23/09/11.

Recommendation

Application Permitted subject to the following condition(s):

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 development hereby permitted have

**WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA**

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 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 occupation of the dwelling hereby permitted. Development shall be carried out in accordance with the approved details.

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

5 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.

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

6 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.

7 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.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

8 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 4.5 metres from the highway boundary.

Reason: In the interests of highway safety.

9 Before the development hereby approved is first brought into use, visibility splays of 2 metres by 17 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 600mm in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

10 The parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

Reason: To ensure the provision and retention of the parking spaces in the interests of local amenity and highway safety.

11 No gates shall, at any time, be constructed in the new access provided to the west boundary of the site.

Reason: In the interests of highway safety.

12 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 southern elevation(s) of dwelling hereby permitted.

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

13 The driveway shall be constructed in permeable paving.

Reason: To ensure satisfactory provision of surface water drainage.

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

15 No development shall take place until details of the solar panels proposed in the development 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.

**WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA**

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

Informatives:

1. 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.

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

Winchester District Local Plan Review 2006: DP3, DP4, H3, H7, DP9, RT4, T2, T4
South East Plan 2009: CC6, T4, H1, H4, H5

3. A formal application for connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel 01962 858688) or www.southernwater.co.uk

4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

5. All works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.