Planning (Viewing) Sub Committee – 14 July 2016

Draft Minute Extract from Planning Committee 30 June 2016

Item 8: Demolish of existing dwelling, erection of 4 no. new dwellings (as amended) – The Anchorage, 75 Downs Road, South Wonston, Winchester. Case number: 15/01895/FUL / W24306

The Head of Development Management drew attention that the plans referred to in the Report should be substituted for the most recent plans submitted for Plots A and B, i.e. 504P2.04A and 504P4.04B.

During public participation, Grant Johnston and Anne Peal (South Wonston Parish Council) spoke in objection of the application and Jeremy Tyrell (architect and agent) spoke in support of the application. Mr Johnston and Mr Tyrell answered Members' questions thereon.

During public participation, Councillor Godfrey spoke on this item as a Ward Member and also responded to Members' questions.

In summary, Councillor Godfrey raised concerns that the site was the equivalent of a single plot (when compared to other development plots in the vicinity) and consequently the proposals represented significant overdevelopment. The proposed houses were also large and overbearing and would be detrimental to the character of the area – which was predominantly bungalows. For all these reasons, the proposals were also contrary to the South Wonston Village Design Statement.

The Head of Development Management drew Members' attention that the size of plots in this area of Downs Road had not been quantitatively assessed. However, it was clear that, for example, Plots 49/51 were narrower and more linear when compared to this Plot.

At the conclusion of debate, the Committee agreed to defer determination of the application to a meeting of the Planning (Viewing) Sub Committee to be held on Thursday 14 July at 1.30pm in Winchester Guildhall. The Planning (Viewing) Sub Committee would assess the proposal in its context with adjacent development plots and existing houses, and also to assess the relevance of the South Wonston Village Design Statement.

Item 9: Erection of 1no. 5 bedroom dwellings within the garden to the rear of the existing property. Partial demolition of existing garage – Old Orchard, 79 Downs Road, South Wonston, Winchester
Case number: 15/02325/FUL / W24348

The Head of Development Management referred Members to the Update Sheet which sets out, in full, comments received from South Wonston Parish and requests for conditions, should the Committee be minded to approve the application.

During public participation, Susan Donato spoke in objection of the application and Jane Brooks spoke in support of the application and all answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to adjourn the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Thursday 14 July 2016 at 1.30pm in Winchester Guildhall. The Planning (Viewing) Sub Committee would assess the relationship between the existing and proposed properties, as well as the potential impact on neighbouring properties.

Item 10: Demolition of existing dwelling and erection of 3 no. five bedroom dwellings with associated access, garages, parking and landscaping (Amended Plans 10.12.15) – Smallwood, Cross Way, Shawford, Winchester. Case number: 15/01925/FUL / W13330/03

The Head of Development Management referred Members to the Update Sheet which sets out in full two further proposed conditions as follows: Condition 8: to ensure first floor windows on east elevation of plot 1 and west elevation of plot 3 facing both neighbours are obscure glazed; and Condition 9: to restrict any further windows/openings on these elevations. Condition 10 proposed to ensure the mitigation measure outlined in the submitted biodiversity survey/assessment are secured. In addition, two verbal updates including, Condition 11: requiring development access arboricultural appraisal method statements; and Condition 12: no development until WCC arboricultural officer has attended pre-commencement meeting.

During public participation, Mr G Odd and Parish Councillor Una Stevens (Compton and Shawford Parish Council) spoke in objection of the application and Chris Rees (Agent) spoke in support of the application, all answered Members' questions thereon.

During public participation, Councillor Warwick spoke on this item as Ward Member.

In summary, Councillor Warwick stated that she reinforced the concerns of the Parish Council and local residents that the application disregarded the Village Design Statement (VDS) and if approved sought clarification to understand why this is and what message this would be sending to the local residents. She considered that the density and layout of proposed buildings did not fit in existing context and was at odds with the rest of the road with more houses on one side than the other in contrary to CP2 (housing provision and mix).

In conclusion, Councillor Warwick urged the Committee to support the Parish Council and local residents by refusing the application, if minded to approve she suggested that the Committee defer the application for a site visit.

At the conclusion of debate, the Committee agreed to adjourn the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Thursday 14 July 2016 at 1.30pm in Winchester Guildhall. The Planning (Viewing) Sub

Committee would assess the relationship between the existing and proposed properties and the view that the application is contrary to the VDS, as well as the potential for overdevelopment of the area.

Item 12: Erect garage and workshop – Firgrove, 65 Anmore Road, Denmead, Waterlooville
Case number: 16/00750/FUL

The Head of Development Management referred Members to the Update Sheet which sets out an amendment to Condition 3, to include elevations of the workshop.

During public participation, Parish Councillor Langford-Smith (Denmead Parish Council) spoke in objection of the application and Martin Critchley spoke in support of the application and all answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to adjourn the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Thursday 14 July 2016 at 1.30pm in Winchester Guildhall. The Planning (Viewing) Sub Committee would view the site and assess the effect of the proposal on the streetscene.

Planning (Viewing) Sub Committee – 14 July 2016

Report Extract from Planning Committee 30 June 2016

Item No:	08
Case No:	15/01895/FUL / W24306
Proposal Description:	Demolition of existing dwelling, erection of 4 no. new dwellings (as amended).
Address:	The Anchorage 75 Downs Road South Wonston Hampshire SO21 3EW
Parish, or Ward if within Winchester City:	South Wonston
Applicants Name:	Acorn Design & Project Management
Case Officer:	Lorna Hutchings
Date Valid:	25 August 2015
Recommendation:	Application Permitted

General Comments

This application is reported to Committee because of the number of objections received and a parish Council request which is appended to this report.

Amended plans have been received to reduce the number of dwellings on site from 5 to 4, to move them forward and in from the side boundaries away from neighbours with recessed windows to further reduce impact.

There are two other applications adjacent this site in Downs Road for new housing at 77 (15/01896/FUL) and 79 (15/02325/FUL) which have been assessed cumulatively. This proposal has been reassessed and further amendments made to respond to the refusal of 15/01895/FUL (The Gables, 77 Downs Road) at the last Planning Committee.

Site Description

The proposal site is located on the north side of Downs Road which runs centrally through South Wonston. Downs Road provides access to several closes and cul de sacs and is characterised by one and two storey predominantly detached dwellings set from the road edge mostly dating from between the 1950 and 1970s.

The road is very green with many mature trees lining the edges and many properties have dense hedges as their front boundaries. Most properties have off road parking on driveways wither to the front or side of dwellings.

No 75 is a detached bungalow and has a car port to the west side. No. 77 immediately to the east of the site is also a detached bungalow. The west is no. 71 which is set back significantly (approx. 60m) from Downs Road almost to the rear of the development site with a long straight access road.

To the rear of the site is Wrights Close with gardens adjoining and a number of trees and some vegetation in between.

Proposal
Demolition of existing dwelling, erection of 4 no. new dwellings

Relevant Planning History
None

Consultations
Southern Water – no objections, application is required for formal connection to public foul sewer.
Drainage – no objection
Highways – No objection

Representations:

South Wonston Parish Council
- Noise
- Residential Amenity
- Traffic or Highways

15 Representations as at 03.05.2016 received objecting to the application from the superseded plans for the following reasons:
- Lack of parking
- Traffic Impact
- Tree Impact
- Lack of replacement planting
- Design
- Not in keeping with character of area
- Multiple applications need to be considered together
- Inadequate information
- Overdevelopment
- Impact on residential amenity
- Size
- Contrary to VDS
- Development Brief and Traffic Management plan needed
- Wildlife
- Impact on infrastructure

Reasons aside not material to planning and therefore not addressed in this report
- Deeds restrict development

Relevant Planning Policy:

Winchester District Local Plan Review 2006: DP3, H3, T4.

Local Plan Part 1 - Joint Core Strategy: MTRA3, CP2, CP3, CP11, CP13

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM1, DM2, DM14, DM15, DM16, DM17

Planning Considerations

Principle of development

The application site is located within the settlement boundary of South Wonston where there is a presumption in favour of residential development subject to an assessment of the proposal having regard to other development control criteria as set out below.

As noted above Downs Road has been subject to a number of other planning applications for new housing development, the merits of which have been considered together.

Amended plans have been received to reduce the number of dwellings on site from 5 to 4 and further amendments made to respond to the refusal of 15/01895/FUL (the Gables, 77 Downs Road) at the May Planning Committee. The amendments include the following:

- The first floor rear facing windows have been set within a 600mm deep reveal to reduce the perception of overlooking.
- Plots C&D have been moved further south, away from the rear boundary.
- The roofs of Plots C&D have been redesigned with an offset ridge, moved away from the side boundaries.
- Plots C&D have been moved closer together to achieve greater gaps to the side boundaries of 1.5m each side.

Policy CP2 of the Local Plan Part 1 considers housing mix and introduces a more flexible approach to it, moving away from the previous Local Plan requirement for 50% of the dwellings to be 1 or 2 bed. The policy requires that there should be a majority of 2 & 3 bed dwellings, unless local circumstances indicate an alternative approach should be taken. The application originally proposed 2 x two bedroom dwelling, 1 x three bedroom dwelling and 2 x four bedroom dwellings which met the policy requirement in respect of numbers. However in attempting to address the concerns in respect of how the scheme fits into the character of the area the terrace which had the three smaller units to the rear have reduced to 2 smaller units with 4 beds. It is not considered that this issue could outweigh all others to warrant the refusal of the scheme on this basis alone. Little harm can be substantiated given the varied mix of houses in the area, the need for the four bed units to ensure the viability of the scheme with the reduced number of units and results of contextual analysis.

Affordable Housing

Policy CP3 requires development of any net increase in dwellings to attract a maximum financial contribution to affordable housing of 40%. However guidance in the NPPG (recently reinstated 19.05.2016 following a High Court ruling) supersedes this noting that there are specific circumstances where contributions for affordable housing and tariff style planning obligations should not be sought from small scale and self-build

development. This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account.

In this circumstance contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm.

Sustainability

The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice. As such given that this application proposes to meet these targets, this development is considered acceptable and complies with the current policy position on CfSH.

Design and Impact on Character of the area

The proposal would see the redevelopment of the existing plot to create 4 plots on the site with access off Downs Road to the front of the site. Two dwellings are to be located at the front of the site and two dwellings to the rear. The design, form, massing and layout of proposal have been designed after an analysis of the constraints and opportunities of the site and wider area and in particular development along Downs Road. The spread of the units on the site, set backs from the road and relationship to neighbouring properties is comparable.

Two storey dwellings are proposed in a mixed area of single and double storey dwellings with various set backs from the road. The dwellings are proposed in a soft light brick with fibre cement slate roofs which will fit with the character of materials in the area. The frontage dwellings are proposed with standing seam zinc at upper levels and there is some minimal use of time cladding for detail.

A number of objections have been received raising concerns over the proposal being out of keeping with the surrounding area and that it would result in over development of the site. As noted above the scheme has been further reduced to ensure that it responds to concerns about proximity to site boundaries to ensure that the units will sit comfortably within the site. The design and orientation of the dwellings with sloping gables facing onto Downs Road will ensure that the massing of the new development will not be obtrusive within the street scene. The new buildings will be well integrated into the site with robust new planting.

Impact on Neighbouring Properties.

The proposed dwellings are set off the boundary with the site and are accessed through a central drive which runs through to the rear of the site to a central parking court (3 spaces on each side). Space about the proposed buildings is improved to ensure that that the impact on neighbouring amenities is acceptable and in keeping

with the spatial characteristics of the area.

Side windows are minimal and for hallways and bathrooms and so can be obscure glazed. There is a distance of 7.4m from the rear elevations to the rear boundary of the site and a further 35m to the rear elevations of the properties to the north.

No.71 Downs Road has its main amenity area to the west side and north of the property. The side elevation of plot C will be set away from the boundary (by 1.5m) with a sloping roof and off set ridge visible in its outlook. The first floor rear windows are proposed to have heavily tapered reveals to minimise the perception of any overlooking.

Contextual analysis demonstrates the sensitive zones around the proposed dwellings and it is considered that development will not result in any harmful impacts on the amenities of neighbouring properties including loss of privacy, daylight, sunlight or outlook from primary windows.

Ecology

A Phase One ecological survey of the site has been carried out which has identified that the long grass has potential to be habitat for slow worms and some evidence that bats have at some point used the existing house. The report therefore recommends that a strategy of further survey work is undertaken prior to the commencement of demolition with the likely mitigation that is needed. A DEFRA licence will be needed for the demolition of the dwelling and a translocation site will be found to accommodate any slow worms found. The recommendations of the ecology report and details of mitigation are conditioned 13 for implementation and submission.

It is therefore considered that there will be no risk of harm to protected species by the scheme in its proposed form and in accordance with the Wildlife and Countryside Act 1881 as amended and The Conservation of Habitats and Species Regulations (2010) due process is followed.

Highways/Parking

A new access is to be created onto Downs Road, central to the site. Adequate visibility can be provided in accordance with the advice contained within Manual for Streets. The principle of the proposal is therefore acceptable.

Parking is to be provided within two small central courtyards of 6 spaces each. One is at the entrance proposed and the other to the rear of plots A and B. Both are well integrated into the site with bin and bike stores integrated and hedges proposed to screen them from the main public viewpoints. Adequate space behind each side is left to the neighbouring boundaries to minimise impact of noise and movement.

The parking arrangement accords with adopted car parking standards and there are opportunities within the layout to ensure spaces in front of houses can be shared if needed. It is not considered that the proposal will result in any undue harm to the highway network independently or cumulatively with other new developments in the area.

Drainage
The drainage engineer has no objection to the development and is of the view that that the site can be suitably drained.

In conclusion, the proposal is considered to accord with the development plan with concerns in respect of neighbour amenity resolved.

Recommendation
Approve 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.

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 development hereby permitted (including hard surface materials) 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 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 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 cleared sufficiently to prevent mud being carried onto the highway.

03 Reason: In the interests of highway safety.

04 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.

04 Reason: In the interests of highway safety.

05 The parking areas shall be provided in accordance with the approved plans before each of the dwellings are 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 houses as residences.

05 Reason: To ensure the permanent availability of parking for the properties.

06 Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

06 Reason: to ensure adequate foul and surface water drainage.

07 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

07 Reason: To ensure a sustainable form of development consistent with the objectives of
The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

08 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall occupied in accordance with these findings.

08 Reason: To ensure a sustainable form of development consistent with the objectives of
The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

09 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 dwellings are first occupied. Development shall be carried out in accordance with the approved details.

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

10 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.

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

11 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 side elevation(s) of dwellings hereby permitted.

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

12 The first floor window(s) in the side elevation of the dwellings hereby permitted shall be
glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

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

13 The development shall be carried out in accordance with the measures set out within
Ecological report carried out by Andrew Quayle date: 20/6/16 reference : 75 Downs Rd Extended Phase 1 Ecological Survey. Details of mitigation shall be submitted to and approved in writing by the Local Planning Authority prior to any site preparation works and demolition. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

13 Reason: To provide adequate mitigation and enhancement for protected species.

14 A detailed scheme for hard and soft landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The detailed scheme shall specify porous hardsurface treatments, 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 ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit.

02. 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.

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

Winchester District Local Plan Review
DP3, DP4, DP5, H3, T2, T4
Winchester Local Plan Part 1 – Joint Core Strategy
MTRA1, CP2, CP3, CP11, CP13
Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM1, DM2, DM14, DM15, DM16, DM17

04. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

05. During Construction, 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.

06. The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk'.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

Any works within highway/ access road will require to protect public apparatus and the protection details need to be submitted to, and approved by Southern Water.

07. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.

Item No:	09
Case No:	15/02325/FUL / W24348
Proposal Description:	Erection of 1no. 5 bedroom dwelling within the garden to the rear of the existing property. Partial demolition of existing garage
Address:	Old Orchard 79 Downs Road South Wonston Hampshire SO21 3EW
Parish, or Ward if within Winchester City:	South Wonston
Applicants Name:	Mr And Mrs Andy And Jane Brookes
Case Officer:	Mrs Megan Osborn
Date Valid:	13 October 2015
Recommendation:	Application Permitted

General Comments

This application is reported to Committee because of the number of objections received
and at the request of South Wonston Parish Council, whose request is appended in full to this report.

Amended plans have been submitted which reduced the footprint of the proposed dwelling.

Site Description

79 Downs Road is a detached property located within a large plot and is within the settlement boundary of South Wonston. To the west of the site is No 77 Downs Road a detached bungalow, to the east in 83 Downs Road a similar design house to number 79 of a bungalow with rooms in the roof. To the rear of the site are dwellings on Wrights Close.

Proposal

The proposal is to retain the existing dwelling, whilst demolishing part of the garage to the west to provide access to the rear of the site for a proposed 4 bedroom dwelling.

Relevant Planning History

None

Consultations

Engineers: Drainage:
No objections
Engineers: Highways:
No objections, subject to condition numbers 3-6
Environment Agency:
No objections
Southern Water:

No objections

Representations:

South Wonston Parish Council

- Objection – Contrary to the South Wonston Village Design Statement, the dwelling would occupy a significant footprint and would dominate the houses on Wrights Close. The design is bulky, overbearing and stark and doesn't fit in with its context, the resulting dwelling would open up the site which is untypical of the neighbourhood, the two access points close together would be dangerous and therefore the dwelling would be contrary to development plan policies.

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

- The development would result in traffic problems along Downs Road.
- The dwelling on back land is not acceptable.
- The dwelling would result in overlooking and overbearing towards neighbours on Wrights Close.
- The dwelling is too large and is out of keeping with its surroundings.

Relevant Planning Policy:

Winchester District Local Plan Review
DP3, DP4, DP5, H3, T2, T4
Winchester Local Plan Part 1 – Joint Core Strategy
MTRA3, CP2, CP3, CP11, CP13
National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
South Wonston Village Design Statement
High Quality Places

Planning Considerations

Principle of development
The application site is located within the settlement boundary of South Wonston where there is a presumption in favour of residential development subject to an assessment of the proposal having regard to other development control criteria as set out below.

The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice. As such given that this application

proposes to meet these targets, this development is considered acceptable and complies with the current policy position on CfSH. Conditions 7 and 8 is proposed in order to secure these sustainability levels.

On Wednesday 11th May 2016, the Court of Appeal allowed the Secretary of State's appeal, against the High Courts decision, in July 2015, to quash the government's guidance with regard to offering support for small scale developers. This support introduced a threshold beneath which affordable housing contributions or tariff-style contributions should not be sought, the threshold being developments of ten units or less in urban areas, 5 or more in defined rural areas, including National Parks and which have a maximum combined floor space of no more than 1,000 square metres. Following the Court of Appeal's decision, the Government updated paragraph 031 of the National Planning Practice Guidance on Thursday 19th May and is therefore relevant to the consideration of current planning applications. Given this change in government guidance, and that this proposal does not breach this threshold, a financial contribution towards Affordable Housing therefore is not required in this case.

Design/layout

The South Wonston Village Design Statement at policy DG1 refers to the area being characterised by open space around and between buildings and notes that development should only be permitted if the scale, design and setting of local housing is respected, neighbourhood identity and characteristics are maintained and unacceptable impacts are avoided.

A number of objections have been received raising concerns over the proposal being out of keeping with the surrounding area and that it would result in over development of the site. Whilst it is accepted that the proposal would result in an intensification of use of site with an increase of 1 dwelling the layout and design of the dwelling is such that the development would sit comfortably within the site. Moreover, the low eaves and gable ends of the proposed dwelling would blend with the existing dwellings along Downs Road.

It is acknowledged that the proposed layout would differ from the majority of other plots in the immediate vicinity. However there are a number of other sites along Downs Road, which reflect this character such as 21-23 Downs Road which has recently been completed for a new dwelling that is a relatively large chalet style bungalow. This was allowed on appeal where the inspector for this application (11/03035/FUL) commented whilst appreciating the recent appeal decision regarding 27 Downs Road, South Wonston as whole, the pattern of development is much more varied and, as evidenced by the decisions referred to above, continues to evolve. Consequently, on Downs Road, it is possible to see a number of examples of backland and other forms of infill development. It is therefore considered that given the latest appeal decision, in combination with the proposed layout reflecting the general character of the surrounding area, that it would be difficult to recommend refusal on this basis.

Impact on character of area and neighbouring property
It is considered that the layout of the site would reflect the general character of the surrounding area and would be in line with the VDS.

The design of the proposed dwellings responds to its surrounding context and with a mixture of traditional form and modern architectural language, detailing and materials that fits in the character of the surrounding area and would not result in a detrimental form of development along this part of Downs Road.

The proposal is for a single dwelling located to the rear of the existing dwelling, 79 Downs Road. The dwelling is in the form of a single storey building with rooms in the roof space. There are windows on the front and rear of the proposed dwelling in the roof space that look towards no.79 Downs Road and no. 18 Wrights Close to the rear. There is a distance of approx. 25.5m from the proposed dwelling to the existing and approx. 33m to the rear boundary of 18 Wrights Close from the rear of the proposed dwelling. It is therefore considered that the windows would not result in any unacceptable overlooking towards the amenities of these dwellings on Wrights Close or the existing dwelling on Downs Road that is not usual in a residential area such as this.

There are windows proposed on the side elevations, but these are for bathrooms and have therefore been conditioned to be obscurely glazed (condition 12).

Whilst considering the distances between the proposed dwellings and the neighbouring sites, it is also considered that the dwellings would not result in any overbearing of overshadowing harm towards the neighbouring amenities.

Highways/Parking
A turning area has now been provided for the new dwelling to ensure that cars can turn within the site and so enter and leave the highway in forward gear. Additionally, a bin collection point has been added for the new dwelling. Therefore no objections have been raised by the highways officer.

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 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.

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

03 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.

03 Reason: In the interests of highway safety.

04 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.

04 Reason: In the interests of highway safety.

05 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.

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

06 The proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE - A licence is required from Hampshire Highways Winchester, Bishops Waltham Depot Botley Road, Bishops Waltham, SO32 1DR prior to commencement of access works.

06 Reason: To ensure satisfactory means of access.

07 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

07 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

08 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1

and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall occupied in accordance with these findings.

08 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

09 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 dwellings are first occupied. Development shall be carried out in accordance with the approved details.

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

10 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.

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

11 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 side elevation(s) of dwellings hereby permitted.

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

12 The first floor window(s) in the side elevation of the dwellings hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

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

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit.

02. 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.

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

Winchester District Local Plan Review 2006: DP3, DP4, DP5, H3, T2, T4
Local Plan Part 1 - Joint Core Strategy: MTRA3, CP2, CP3, CP11, CP13
Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM1, DM2, DM14, DM15, DM16, DM17

04. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

05. During Construction, 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.

06. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.

07. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW tel 0330 303 0119 or www.southernwater.co.uk

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Item No:	10
Case No:	15/01925/FUL / W13330/03
Proposal Description:	Demolition of existing dwelling and erection of 3 no. five-bedroom dwellings with associated access, garages, parking and landscaping (Amended Plans-10.12.15)
Address:	Smallwood Cross Way Shawford Winchester Hampshire
Parish, or Ward if within Winchester City:	Compton And Shawford
Applicants Name:	Alfred Homes Ltd
Case Officer:	Ben Hatt
Date Valid:	27 August 2015
Site Factors:	
	Civil Aviation Contaminated Land Consultation Radon Gas Levels
Recommendation:	Application Permitted

General Comments

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

Site Description

The property is a large detached house located on the south side of Crossway in Southdown Shawford. It is set within a large plot of land. The properties in the area are mostly large detached dwellings with sizable garden areas. The dwellings in the surrounding area are a mixture of styles and materials, with the design of the existing property (Smallwood) referencing arts and crafts style in form and detailing. The front boundary is enclosed with a low hedgerow and the side boundaries are a mixture of fencing and vegetation.

Proposal

Permission is sought for the demolition of the existing property and erection of 3 No five bedroom dwellings with associated parking and landscaping.

Relevant Planning History

10/00192/FUL 1 no. 4 bedroom detached dwelling with associated access and parking (AMENDED PLANS) PER 29.07.2010
10/00195/FUL Two storey extension to the East of the existing house and replace parapet roof on west elevation with pitched roof (HOUSEHOLDER) (AMENDED PLANS) PER 22.02.2011

The following application is currently under consideration. It has been recommended for approval and is also to be considered by Members at the 30th June Development Management Committee meeting

15/02176/FUL (RESUBMISSION) Erection of new dwelling and detached garage with guest room above.

Consultations

Engineers: Drainage: No objections

Engineers: Highways: No objections

Environment Agency: No objections

Southern Water: No objections

Representations:

Parish Council

- Objections:

"The Compton and Shawford Parish Council has particular reservations in connection with the application reference W13330/03. It is in relation to non-adherence to the criteria laid down in the Compton and Shawford Village Design Statement, published in November 2011. This VDS clearly states in Appendix 1: "A Settlement Pattern Design Guidelines",
ref, A4 "All new development should take into account density and plot sizes and should not appear disproportionate to the plot size relative to neighbouring properties. Plots should be adequate in size to retain important trees. LP policy H.7 ref A5 All new build should include adequate off-street parking in line with the standards set out in Winchester City Councils Car Parking Standards Supplementary Planning Document 2009. LP policy T.4. The basement garage proposed in plot two is a feature associated with city and town developments and is entirely out of character in Cross Way.
Application 15/01077/FUL at Oakmead, 2 The Spinney, Compton Down was refused in July 2015on the grounds that the proposal would have a materially harmful impact on the visual amenity and character of the area, contrary to policy DP3 of the Winchester District Local Plan Review 2006.
The Planning Authoritys policy to maintain the character of the parish is appreciated and fully supported by the Parish Council."

Letters from 29 different neighbouring addresses/residents' associations were received objecting to the application for the following reasons:

Contrary to the VDS
Impact on highway safety
Impact on character of the area
Overlooking
Impact on amenity

Overdevelopment

0 letters of support received.

Relevant Planning Policy:

The Winchester District Local Plan Part 2 : Development Management and Site Allocations was approved by the Council 21st October 2015 for submission following public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period ran from 6 November to midday 21st December 2015 after which the plan together with supporting documentation and any representations received, were submitted to the Planning Inspectorate for examination on 23rd March 2016.

The Development Plan (for the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004) remains the Local Plan Part 1 (and the remaining saved policies of the Winchester District Local Plan Review) and the Denmead Neighbourhood Plan, and determinations will need to be made in accordance with these documents unless material considerations indicate otherwise.

However, Local Plan Part 2 is a material consideration in the determination of planning applications, and should be given appropriate weight in accordance with paragraph 216 of the National Planning Policy Framework.

Winchester District Local Plan Review
DP3 General Design Criteria
DP4 Landscape and the Built Environment
H3 Development in the Built –up Areas

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1
MTRA3 Other settlements in the market towns and Rural Area
CP2 Housing Provision and Mix
CP3 Affordable Housing Provision on Market Led Housing Sites
CP11 Sustainable Low and Zero Carbon Built Development
CP13 High Quality Design

Winchester Local Plan Part 2 - Development Management and Site Allocations (LPP2)
DM1 Location of New Development
DM2 Dwelling Sizes
DM14 Local Distinctiveness
DM15 Site Design Criteria
DM16 Site Development Principles
DM17 Access and Parking

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
Compton and Shawford Village Design Statement
Car Parking Standards

Planning Considerations

Principle of development

The property is situated within the defined settlement boundary of Southdown in which the principle of the development in question is acceptable, subject to compliance with the detailed provisions of the Winchester District Local Plan Review 2006.

The application is a market-led housing site for three dwellings but has a floor area of >1,000m^2 and as such is liable for a financial contribution in lieu of on-site provision of affordable housing . The Council has considered the viability of the proposals and has deemed that a full contribution of £60,000 is required, to which the applicant has agreed, so that the proposed development is therefore compliant with Policy CP3 of LPP1.

The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice. Information provided by the applicant has stated that the environmental sustainability of the proposed dwellings would be considered under building regulations and is addressed by conditions 6 and 7.

Design/layout and impact on character of the area

The character of the area comprises large detached residential dwellings of various architectural styles set within substantial plots. Many are well screened from the public realm by tall dense hedges on respective front boundaries, as is the case in this instance.

A number of objections have been received over the impact on the character of the area and overdevelopment of the site. The proposal would result in the demolition of one large detached property and the erection of 3 large detached properties. Whilst the proposal would result in an increase in density and a reduction in plot size for the three dwellings it is considered that the resultant layout including plot size and amenity areas would be in keeping with the character of the surrounding area which sees large detached properties set in large plots with both front and rear gardens. Tissue analysis submitted by the applicant illustrates that the area for each of the proposed plots would be within the same size range (1,650m^2 - 2,100m^2) as almost half of the dwellings within the local area (6 of 15 including the proposed development) with 2 dwellings being located on smaller plots and 7 being located on larger plots. Within the local area, dwellings of similar size and larger than those proposed are located within plots of similar size and smaller to those proposed. Whilst the proposed development would result in a slightly narrower frontage to other properties along Cross Way it is not considered that this would

result in an unacceptably adverse impact on the character of the local area and as such the proposed development is not considered to be contrary to LPP1 Policy CP20 or the Compton and Shawford Village Design Statement.

The proposed dwellings are set back from the front of the site with all three units following the linear form of Crossway which ensures the existing building line is preserved, ensuring the character of the area is respected. In addition to this the two garages proposed have been removed following the submission of amended plans. This ensures that the open character of the area is retained and does not result in any incongruous features along the front of the properties and as such reflects the Shawford and Compton Village Design Statement.

The proposed development is for three 5 bedroom dwellings, however Policy CP2 of LPP1 states for new housing developments, the majority of homes should be in the form of 2 and 3 bed houses. The Tissue Analysis provided by the applicant has demonstrated that the majority of dwellings within this area are of a similar or larger size to those proposed. Depending on local circumstances Policy CP2 allows for an alternative approach to be taken other than providing 2 or 3 bedroom houses. The evidence submitted by the application demonstrates that the local area is predominantly comprised of large dwellings within large plots. The applicant contents that this demonstrates that this characteristic results in the local area having a specific landscape and density character that would be adversely affected by providing a larger number of smaller dwellings each located within small plots and that these local circumstances represent sufficient grounds to allow an alternative approach to be taken to that set out in Policy CP2. It is considered that this assessment is not unreasonable and that sub-dividing this plot to provide a larger number of small dwellings would have an adverse effect on the particular local character of the area which is sufficient to justify a departure from Policy CP2 in this respect.

Impact on neighbouring property

Whilst the proposal would result in an additional 2 dwellings on the site that would finish closer to both adjoining neighbouring properties there is still significant distance between the side elevations of units 1 and 3 and the adjoining properties which along with existing boundary treatments would ensure that overlooking to a detrimental degree would not occur as a result of the development. The impact on the adjoining properties would be further reduced by the limited ridge heights of units 1 and 3 which will ensure the dwellings would not be overly dominant.

All three proposed dwellings are two storeys in height on would have windows located to the front elevation looking onto CrossWay. It is considered that the siting of the dwellings, along with the significant distance to the properties adjacent would not result in any overlooking. Furthermore both neighbouring properties Blakeney House and Smoke Acre benefit from first floor windows facing onto the front gardens and Crossway and as such is a feature along with part of Crossway.

Landscape

Whilst the proposal would result in the break in an existing hedgerow to the front of

the property to create two additional driveways the bulk of the hedge would be retained and as such would reflect the character of the area.

Highways/Parking
A number of concerns have been raised over the increase in traffic as a result of the proposed development. Whilst the proposal would result in the addition of 2 dwellings on site a previous permission for a single additional dwelling has been granted and as such the overall increase would be one dwelling. Sufficient on site parking and turning has been provided and it is not considered that an additional dwelling would result in a significant increase in traffic flow and vehicular movements. Furthermore, No objections have be raised by the Highways Engineer and as such the proposal is considered to be acceptable in terms of Highway safety.

Planning Obligations/Agreements

In seeking the financial contributions for Affordable Housing Contribution, the Local Planning Authority has had regard to the tests laid down in para 204 of the NPPF 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 a S106 agreement in respect of affordable housing contribution and 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

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 dwelling shall be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in a forward gear.

02 Reason: To make proper provision for off street parking.

03 Development shall not commence until a drainage strategy detailing the proposed means of foul and surface water disposal and a implementation timetable, has been submitted to and approved in writing by, the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.

03 Reason: In the interest of foul and surface water disposal

04 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

04 Reason: In the interests of visual amenity and the character and appearance of the area.

05 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The development shall be in accordance with the details agreed.

05 Reason: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

06 No development shall commence before details relating to the sustainability of the building, including information regarding how the new dwelling will achieve the standard (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and with a maximum standard of 110litres/day standard for water (in the form of a BRE water calculator). The dwelling shall not be completed other than in accordance with the approved details.

06 Reason: To promote sustainable building design.

07 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall occupied in accordance with these findings.

07 Reason: To promote sustainable building design.

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit.

02. 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.

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

Winchester District Local Plan Review 2006: DP3, DP4, H3
Local Plan Part 1 - Joint Core Strategy: MTRA3, CP2, CP3, CP11, CP13
Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM1, DM2,, DM14, DM15, DM16, DM17

04. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

05. During Construction, 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.

06. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.

07 Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice on this please refer the Construction Code of Practice http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice.

Item No: 12
Case No: 16/00750/FUL
Proposal Description: Erect garage and workshop.
Address: Firgrove 65 Anmore Road Denmead Waterlooville Hampshire
Parish, or Ward if within Winchester City: Denmead
Applicants Name: Mr Scholey
Case Officer: Lewis Oliver
Date Valid: 7 April 2016

Recommendation: Application Permitted

General Comments

This application is reported to Committee at the request of Denmead Parish Council, whose request is appended in full to this report.

Amended elevations and layout plans have been received which have reduced the width of the building. In addition the building has been moved further back from the front boundary.

Site Description

The site is located within the built up area of Denmead, on the north side of Anmore Road, and it contains a two storey dwelling, which has had a number of extensions and outbuildings at the rear. The property is set back from the road and has a large front garden, which has trees, hedging and low level wall on the front boundary.

The site is surrounded to the east, west and south by residential development. To the west of the site there are two storey properties, which are set varying distances from the front boundary, particularly 57 and 59 Anmore Road, which are set perpendicular to the road. To the south and east are mixture of bungalows, chalet bungalows, with dormers and two storey dwellings.

The northern part of the site, currently the back garden of the application, and the gardens of neighbours, has been allocated in the Denmead Neighbourhood Plan under policy 2: Housing site allocations, to provide about 10 dwellings in the period 2020-2031.

Proposal

The proposal is for the erection of a detached garage and a single storey side extension to provide a workshop. The proposed garage with office above would be set back approximately 3.8metres from the front boundary. The building would be approximately 8.4 metres in width, a maximum of 6 metres in breadth and 5.9 metres in height to the ridge and 2.2 metres to the eaves of the dwellings.

The proposed materials for the both elements of the proposal are plain clay tiles to match the existing house, with brick wall for the workshop, with the garage having a combination of brick and timber cladding.

Relevant Planning History

13/01998/FUL - Single storey pitched roof extension to rear and replacement porch – Permission subject to conditions 30.10.2013

Consultations
Landscape – Trees: No objection subject to a condition for a replacement tree

Representations:

Denmead Parish Council – Objects:

- The main building is listed in the historic Hampshire Treasures list and is a major feature of the street scene and will be masked by the proposed garage
- The proposed building would be forward of the building line and would set a precedent which would make it difficult to refuse similar applications
- By its height and bulk the proposed development would have a dominating and overbearing effect on the street scene
- The proposal would result in the loss of a Red Horse Chestnut tree which would be a loss to the amenity of the street scene.

Relevant Planning Policy:
The Development Plan (for the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004) remains the Local Plan Part 1 (and the remaining saved policies of the Winchester District Local Plan Review) and the Denmead Neighbourhood Plan, and determinations will need to be made in accordance with these documents unless material considerations indicate otherwise.

However, Local Plan Part 2 is a material consideration in the determination of planning applications, and should be given appropriate weight in accordance with paragraph 216 of the National Planning Policy Framework. The Winchester District Local Plan Part 2 : Development Management and Site Allocations was approved by the Council 21st October 2015 for submission following public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period ran from 6 November to midday 21st December 2015 after which the plan together with supporting documentation and any representations received were submitted to the Planning Inspectorate for examination

<u>Winchester District Local Plan Review</u>
DP3 and DP4

<u>Winchester Local Plan Part 1 – Joint Core Strategy</u>
MTRA1

<u>Winchester Local Plan Part 2: Development Management and Site Allocations</u>
DM1 and DM14,

<u>National Planning Policy Guidance/Statements:</u>
National Planning Policy Framework

Supplementary Planning Guidance
Denmead Village Design Statement

Other Planning guidance
High Quality Places

Planning Considerations

Principle of development
This application site is located within the development boundary of Denmead where the principle of development within the curtilage of existing residential properties is acceptable subject to the conforming to the criteria in Local Plan Policy DP.3 and DP.4. The proposed location of the garage lies within a confined area, where additional residential properties would not normally be permitted. Therefore condition 4 is proposed to ensure that this element of the development remains ancillary to the main residential use.

Impact on character and appearance of the property and area
The Denmead Village Design Statement refers to the area being characterised by open space around and between buildings and notes that development should respond to the lower density characteristic of the area. Whist the proposed garage does not follows the existing building line of the immediate properties, this element of the proposal is set back the same distance from the road as 57 and 59 Anmore Road, which are approximately 25 metres to the west.

It is acknowledged that the proposed layout would differ from other plots in the immediate vicinity. However, the pattern of existing development located in the area is different in terms of the arrangement and size of plots. The proposed layout is therefore not considered to cause significant harm to the character of the area in this respect, given that there is no distinctive rhythm to the layout of existing development when looking around the immediate and surrounding area.

Overall it is considered that the amendments contained within this application, with particular reference to the revised layout and the reduction in the size and scale of the development, when viewed from public vantage points would not be intrusive in the street scene or on the character of the existing property, and that a reason for refusal on this basis could not be substantiated on this matter.

The Parish Council have raised concern that the development would have an adverse impact on the main building, which is on the Hampshire Treasures list and is a major feature of the street scene which would be masked by the proposed garage. The building on the site is not listed, and whilst it is referenced in the Hampshire Treasures list, this has no statutory weight in planning decisions.

Landscape/Trees
The Parish Council have raised concern that the development would result in the loss of the horse chestnut tree on the western boundary. It is acknowledgment that this tree does add to the amenity of the area, however the Tree Officer has assessed this tree, which is not subject to a Tree Preservation Order, and is not considered

worthy of such a designation, as it is not a good example of its species and is diseased, and is likely to die in the near future. This application does propose a replacement tree, which is secured by condition 5.

Impact on amenities of neighbouring properties
Given the layout, size and scale of the proposals and relationship to the front garden area, which is defined by car parking, the development is not considered to have a significant adverse impact on the amenities of neighbouring properties.

Highways/Parking
The proposal does not involve any alterations to the existing access, and provides sufficient parking levels in accordance with the adopted parking standards. The development is therefore not considered to have a significant adverse impact on the safety or free flow of the highway network.

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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 11 (materials) of the associated application forms.

02 Reason: To conserve the character and appearance of the area.

03 The development hereby permitted shall be carried out in accordance with the following plans:
Elevations and Floor Plan - 9645-421C
Proposed site plan - 9645-405C

03 Reason: To ensure that the development is carried out in accordance with the revised plans, and in the interest of proper planning

04 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling.

04 Reason: This part of the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

05 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.

05 Reason: To improve the appearance of the site in the interests of visual amenity and to replace the existing tree that is to be removed.

Informatives:

In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.
In this instance a site visit was undertaken and amended plans were received

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

Local Plan Part 1 - Joint Core Strategy: MTRA1,
Winchester District Local Plan Review 2006: DP3,
Denmead Neighbourhood Plan

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.

Planning (Viewing) Sub Committee – Thursday 14 July 2016

Extract from Update Sheet – 30 June 2016

Item No	Ref No	Address	Recommendation
8	15/01895/FUL	The Anchorage, 75 Downs Road, South Wonston, Hampshire, SO21 3EW	PER

Agenda Page: 85

Officer Presenting: Lorna Hutchings

Public Speaking
Objector: Grant Johnston
Parish Council representative: Anne Peal (South Wonston Parish Council)
Ward Councillor: Cllr Godfrey
Supporter: Jeremy Tyrrell

Update

6 Objections received following notification of amended plans. There are no new grounds for objection however the comments reflect that existing concerns remain especially in respect of traffic generation, overdevelopment and amenity.

Additional Condition

No. 15 The development shall be carried out in accordance with the approved plans including:
Ground and First Floor Plan Plot A 504_05
Ground and First Floor Plan Plot B 1504_06
Elevations Plot A 1504_08
Elevations Plot B 1504_09
Block Plan as proposed 1504_02_P3
Site Plan as proposed 1504_03_P3
Ground and first floor plan Plot C 1504_04_P3
Ground and first floor plan Plot D 1504_05_P3
Elevations Plot C 1504_32_P3
Elevation Plot D 1504_33_P3
Site Section 1504_40_P3

Reason: In the interests of clarifying the approved plans.

Item No	Ref No	Address	Recommendation
9	15/02325/FUL	Old Orchard, 79 Downs Road, South Wonston, Hampshire, SO21 3EW	PER

Agenda Page: 97

Officer Presenting: Megan Osborn

Public Speaking
Objector: Mrs Susan Donato
Parish Council representative:
Ward Councillor: Cllr Godfrey
Supporter: Mrs Jane Brooks

Update

Further comments from South Wonston Parish Council:
The Parish Council notes amendments to the original scheme and has received a letter of justification from the architect. The Parish Council judges all applications against the Village Design Statement. An additional dwelling wouldn't seem to represent overdevelopment of the 0.15 hectare site, but, despite being reduced in size and of similar height, is still of greater mass than the original dwelling. The design places a contemporary twist on the traditional chalet bungalow; the central bay feature may not match up to High Quality Places and use of standing seam zinc is uncommon. Other materials are, however, more in keeping. Both chalet and single storey bungalows in ones and rarely twos in large mature gardens, form part of the wider setting, so another addition wouldn't be entirely unusual. Full grown trees, shrubs and hedges are also typical; development will inevitably bring losses and an altered appearance. No, 8 Wrights Close, with a gap in its boundary trees potentially filled by the proposal's east elevation, will, despite obscured glazing, experience the greatest impact. Other properties in Wrights Close to the rear will suffer to a lesser extent. While it can't be said that the application is entirely contrary to the Village Design Statement, it isn't completely incompatible. If approval, after Nos.25-27 Downs Rd, is likely, the Parish Council begs for conditions, especially relating to screening by landscaping, protection of retained trees, connection to the foul sewer and mud avoidance and parking and turning on site.

Item No	Ref No	Address	Recommendation
10	15/01925/FUL	Smallwood, Cross Way, Shawford, Winchester, Hampshire, SO21 2BZ	PER

Agenda Page: 107

Officer Presenting: Lewis Oliver

Public Speaking
Objector: Mr G Odd & Tara Whitefield
Parish Council representative: Mrs Una Stevens
Ward Councillor: Cllr Warwick
Supporter: Chris Rees

Update
Two further conditions are proposed. Condition 8 is to ensure that the first floor windows on east elevation of plot 1 and the west elevation of plot 3, which face both neighbours are obscure glazed. Condition 9 is proposed to restrict any further windows/openings on these elevations.

Condition 10 is proposed in order to ensure that the mitigation measure outlined in the submitted biodiversity survey/assessment are secured.

8. The windows of the development hereby permitted at the first floor level in the east (side) elevation of plot 1 or the west (side) elevation of plot 3 shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, and the glazing shall thereafter be retained in this condition at all times.

8. Reason: To protect the amenities of the neighbouring properties in terms of overlooking on Blakeney House and Smoke Acre.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows at first floor, other than those expressly authorised by this permission shall, at any time, be constructed in the east (side) elevation of plot 1 or the west (side) elevation of plot 3 of the development hereby permitted.

9. Reason: To protect the amenities of the neighbouring properties in terms of overlooking on Blakeney House and Smoke Acre.

10 The development shall be carried out in accordance with the measures set out in Lowans Ecology & Associates biodiversity survey/assessment dated 13/08/2015 unless otherwise approved in writing by the Local Planning Authority. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

10 Reason: To enhance the ecology of the site.

Item No	Ref No	Address	Recommendation
12	16/00750/FUL	Firgrove, 65 Anmore Road, Denmead, Waterlooville, Hampshire, PO7 6NT	PER

Agenda Page: 127

Officer Presenting: Lewis Oliver

Public Speaking
Objector:
Parish Council representative: Cllr Langford-Smith
Ward Councillor:
Supporter: Martin Critchley

Update
Amended condition 3, to include elevations of the workshop.

3. The development hereby permitted shall be carried out in accordance with the following plans:
Elevations and Floor Plan - 9645-421C
Proposed site plan - 9645-405C
Workshop proposal – 9645-431A

03 Reason: To ensure that the development is carried out in accordance with the revised plans, and in the interest of proper planning