

Planning (Viewing) Sub Committee – Tuesday 28 February 2017

Draft Minute Extract from 9 February 2017

Item 2: - Proposed dwelling to the rear of 17 North Walls (Amended Plans) - 17 North Walls, Winchester.

Case number: 16/01683/FUL

The Head of Development Management referred Members to the Update Sheet which referred to a correction to typing errors in the impact on character of area section: Para 1, Line 1: “The site is location” should read “located”. Para 2, final line; “will be detrimental...” should read “will not be detrimental...”

During public participation, Jon and Sharon Brown spoke in objection to the application and Jeremy Tyrrell (Agent) spoke in support of the application and answered Members’ questions thereon.

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

In summary, Councillor Elks stated that she supported Mr and Mrs Brown’s objection due to the potential impact of the proposals on their family life. To grant permission would be to set a precedent for back garden build across the Town in similarly typical terrace houses, affecting openness and space. The properties on North Walls fronted onto a busy road and amenity space was orientated towards the rear of the properties. There would be substantial impact and effect from a two storey building at its proposed length and height, which would loom over the garden of the Browns by 6 metres. This would have adverse consequences to the garden and natural light and wellbeing of the neighbours in the terrace as a north facing extension would result in the loss of the morning sun. The length of the application site garden would be taken up by this large development, which would not be a useful addition to the city landscape.

During public participation, Councillor Hiscock also spoke on this item as a Ward Member.

In summary, Councillor Hiscock spoke of drainage issues and flooding from groundwater in the area, which had backed up through drains and affected the foul water drainage system during previous floods. In addition, the access to the proposed development would be via the public car park, which had been protected by the City Council as landowner so that future development was not constrained. Rear access to the site was subject to payment of a licence fee. Future development in the corner of the car park could be possibly constrained in the future if the development was permitted. Precedent could also be set for development in the other rear gardens in the area, which only contained sheds at the present time. It was the case that a number of these neighbouring properties were Houses in Multiple Occupation and this could lead to possible further development adjacent to the car park area.

At the conclusion of debate, the Committee agreed to defer the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Tuesday 28 February 2017 at 10.30am. The Planning (Viewing) Sub Committee would assess the relationship between the application site and neighbouring properties and would have flood maps presented to the Committee.