

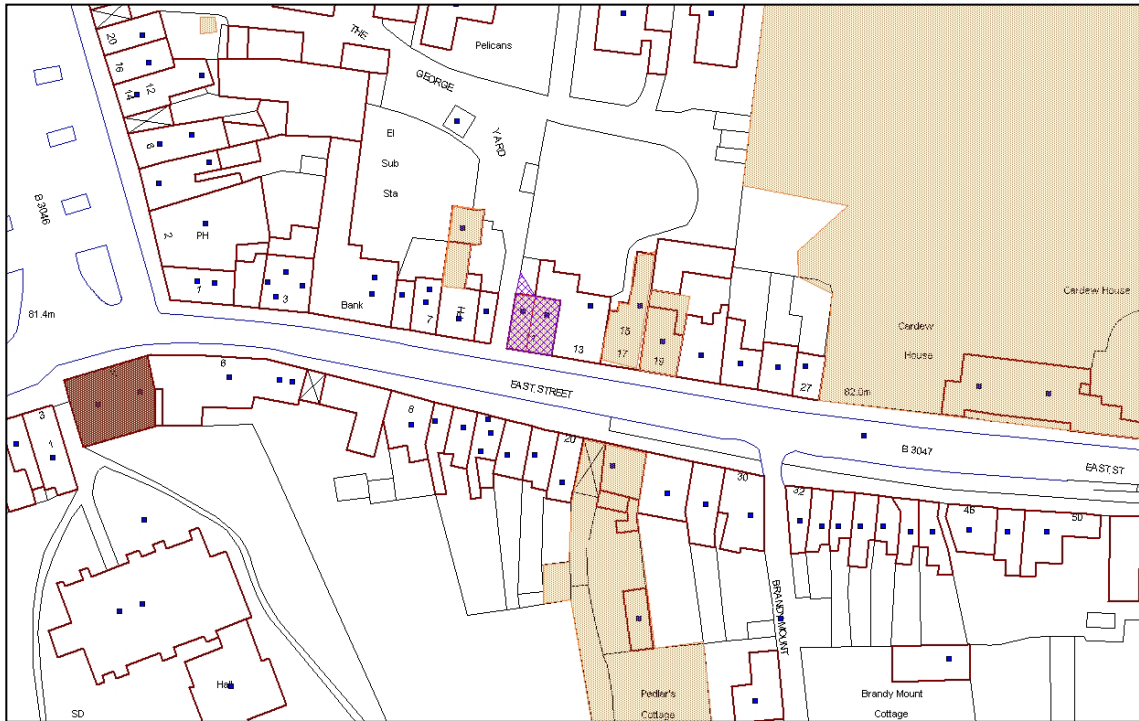
WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

<b>Item No:</b>	01
<b>Address:</b>	Hockley Golf Club Main Road Twyford Winchester Hampshire SO21 1PL
<b>Parish/Ward</b>	Twyford
<b>Proposal Description:</b>	One metre deep ditch and bund on open East and South boundaries to protect the course and archaeological sites from further vandalism
<b>Case No:</b>	04/00201/FUL
<b>W No:</b>	W00979/10
<b>Case Officer:</b>	MR Andrew Amery
<b>Date Valid:</b>	23 January 2004
<b>Delegated or Committee:</b>	Committee Decision
<b>Reason for Committee:</b>	The Parish Council have submitted a representation contrary to the officers recommendation.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**SITE LOCATION PLAN**

**Case No:** 04/00201/FUL **W No:** W00979/10  
**Address:** Hockley Golf Club Main Road Twyford Winchester Hampshire  
**Proposal Description:** One metre deep ditch and bund on open East and South boundaries to protect the course and archaeological sites from further vandalism



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

### Site Description

- The site forms a 1420m length of the north-eastern and south-eastern boundaries of Hockley golf course.
- The works are adjacent to two rights of way
- A RUPP linking Morestead Road and Twyford Road to the west.
- A footpath linking Morestead Road with Hazeley Road to the south.
- The land is currently managed as part of the golf course as rough or semi-rough chalk grassland.
- The golf course is designated as a Site of Importance for Nature Conservation (SINC)
- The site is located within the East Hampshire Area of Outstanding Natural Beauty.

### Relevant Planning History

- Hockley golf club have previously benefited from planning permission for a new club house and ancillary facilities.

### Proposal

- The application seeks the provision of a 1m high protective bund and ditch positioned approximately 1m inside the land managed by the golf course for security reasons.
- It is noted that adjacent areas of the course have been re-contoured to create raised greens and teeing off areas whilst the chalk grassland is regularly managed.
- The application has been submitted in response to repeated acts of trespass and vandalism by users of off-road motor-vehicles which have caused significant damage to areas of the golf course.
- The applicant has submitted details of their contact with a wide range of agencies in their attempts to find a solution to the problem.

### Consultations

#### English Heritage:

- No objection be raised but proximity of Ancient Monuments and important archaeology raised and offer of providing on site advice made to assist applicant.

#### English Nature:

- No objection raised subject to proper management of bund – use of existing turf to cover bund rather than re-seeding which may introduce alien weeds.

#### Forward Plans:

- No objection be raised.

#### Landscape:

- No objection be raised subject to proper management of bund and ditch.

#### Others:

- The AONB officer raises no objection in principle but requests a condition be imposed regarding archaeology.

### Representations:

#### Twyford Parish Council

- Objection raised
- Impact on archaeology
- Alternatives should be considered
- The RUPP should be closed to traffic

Letters of representations have been received from 1 member of the public.

- The works will be an eyesore and be detrimental to nature conservation.
- The club should find alternative measures for security.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- C1, C2, E7, E11, E12, E13, E14

Winchester District Local Plan

- C1, C2, C7, HG1, HG2, EN7, EN10

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C7, C9, HE1, HE2

Supplementary Planning Guidance:

- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- Golf Course Development in Hampshire – Policy and Practice

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 9 Nature Conservation
- PPG 15 Planning and the Historic Environment
- PPG 17 Sport and Recreation

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the AONB and of the setting of the adjacent rights of way.
- Comments on representations

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

Principle of development

- The site is located within the countryside on a sensitive site for nature conservation within the AONB.
- The proposed works therefore needs to be judged against:
- The potential harm caused in terms of visual impact or damage to habitat
- The need for the development given the damage and potential damage caused by the misuse of vehicles.
- It is noted that positive responses have been received from statutory consultees including:
  - English Heritage
  - County Rights of Way
  - The AONB officer

Impact on AONB and Rights of Way

- The bund and ditch are relatively low features when viewed in the wider context of the landscape.
- The bund will be turfed using existing turf from the site.
- It will be viewed against the backdrop of golf course features such as bunkers, tees, greens and fairways which have all altered the original landscape.
- It is not considered that the works will represent a visually intrusive feature.

Comments on Representations

- Archaeology will not be adversely affected by the proposals
- A variety of alternatives have been considered but rejected as they are likely to have a greater impact on the character of the area and wildlife.
- This includes fencing which it is noted would not require planning permission.
- It is not considered that the works would adversely affect the setting of a right of way.

**Recommendation**

**APPROVE – subject to the following condition(s):**

**Conditions/Reasons**

01 The development hereby permitted shall be begun before the expiration of five 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.

02 The developer shall afford access at all reasonable times to an archaeological organisation nominated by the Local Planning Authority (LPA), and shall allow them to observe the excavations and record archaeological evidence that may be uncovered as a result of the development hereby approved. Notification of the commencement date and information as to who the archaeologist should contact on site shall be given to the LPA in writing not less than 14 days before any development or site preparation works commence.

02 Reason: The site is potentially of archaeological interest.

03 Prior to development commencing a method statement for the construction and future maintenance of the ditch and bund shall be submitted to and approved in writing by the local planning authority. The submitted details shall include a management plan for the turfing the bund without the need for seeding

03 Reason: To ensure the works continue to be maintained and managed in a manner appropriate to the sites sensitive location in the AONB and to ensure the proper management of the chalk grassland habitat.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Informatives**

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

Hampshire County Structure Plan Review: C1, C2, E7, E11, E12, E13, E14

Winchester District Local Plan Proposals: C1, C2, C7, HG1, HG2, EN7, EN10

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C7, C9, HE1, HE2

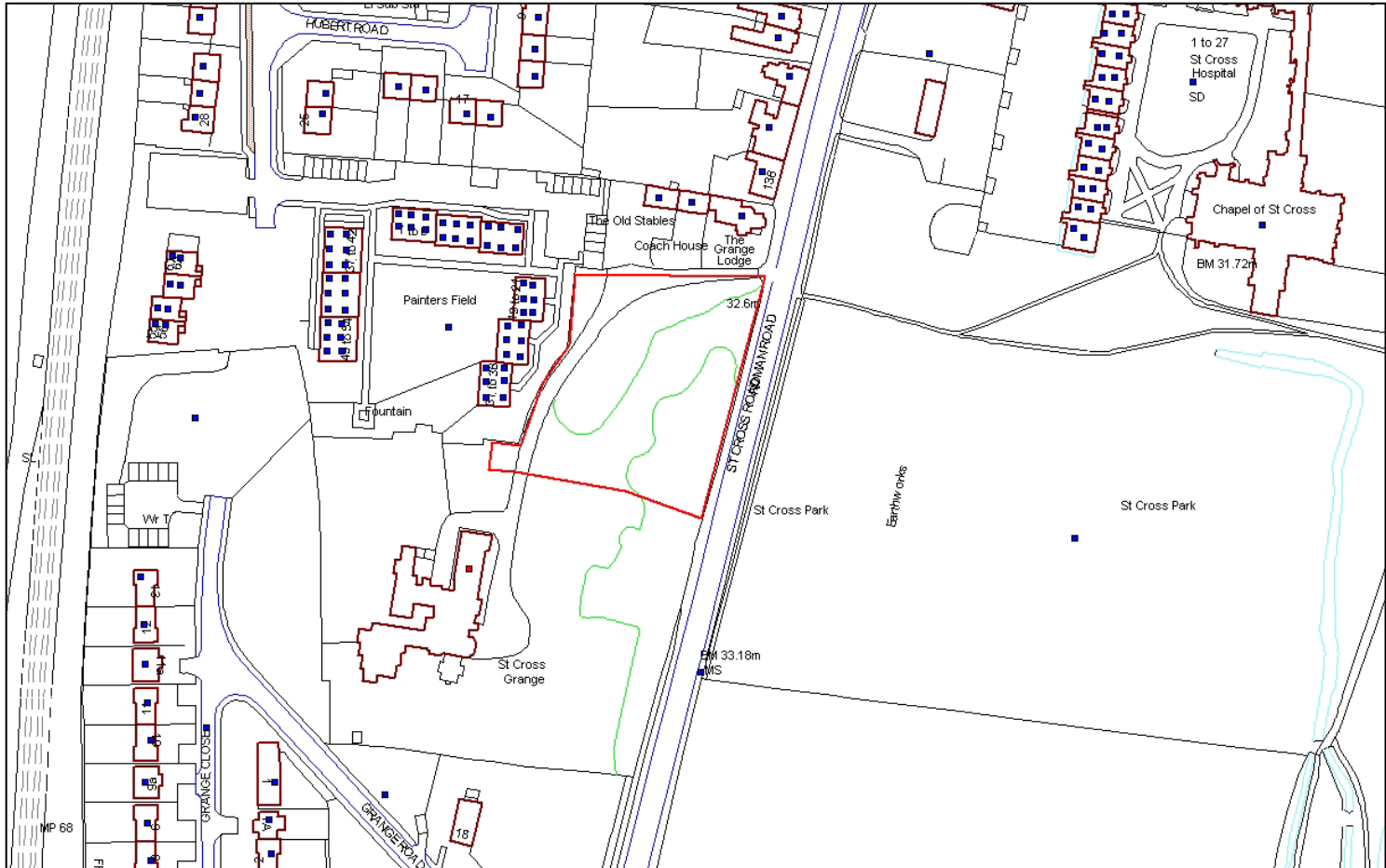
WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Item No:** 02  
**Address:** The Grange 140 St Cross Road Winchester Hampshire SO23 9RJ  
**Parish/Ward** Winchester Town  
**Proposal Description:** Three storey residential block consisting 5 no. one bedroom, 1 no. two bedroom, 5 no. three bedroom and 1 no. four bedroom dwellings with carparking, landscaping and new access road  
**Applicant** Greensleeve Homes Trust Ltd  
**Case No:** 03/01892/FUL  
**W No:** W06564/15  
**Case Officer:** Mr Steve Nangreave  
**Date Valid:** 5 August 2003  
**Delegated or Committee:** Committee Decision  
**Reason for Committee:** At the request of a councillor  
**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations have been received  
**Site Factors:** Winchester Conservation Area

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 March 2004

**SITE LOCATION PLAN**

**Case No:** 03/01892/FUL **W No:** W06564/15  
**Address:** The Grange 140 St Cross Road Winchester Hampshire SO23 9RJ  
**Proposal Description:** Three storey residential block consisting 5 no. one bedroom, 1 no. two bedroom, 5 no. three bedroom and 1 no. four bedroom dwellings with carparking, landscaping and new access road





WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 March 2004

### Site Description

- Within the grounds of St Cross Grange a non-listed but imposing detached property.
- St Cross Grange is a 29 bedroom residential care home for the elderly.
- The site is located within the Conservation Area to the south of St Cross.
- Extensive mature tree cover on site is important to character of the Conservation Area
- Front 1.2m high boundary wall also important feature within Conservation Area
- To north-west are 3 storey 1970's flat blocks – 'Painters Field'
- Existing pedestrian access to Painters Field and a children's play area is to be retained
- To south-west is 1960's housing development.
- There is a change in levels across site with site at a lower level than adjacent development.

### Relevant Planning History

- W06564/14: Development of site for 23 units: Application withdrawn.
- The St Cross Planning Sub-Committee was held on 6 March 2003 to consider the application.
- The sub-committee recommended that:
- The original development for 23 units represented over-development of the site.
- The development would have a harmful impact on existing trees and shrub planting.
- The visual impact of the building in St Cross road and the Conservation Area.
- However, the sub-committee also identified that:
- The principle of development was acceptable
- The new separate access was of benefit on grounds of highway safety
- The contemporary design/architecture was appropriate.

### Proposal

- The application represents a significant, almost 50%, reduction in the proposed development.
- The revisions attempt to directly the sub-committees concerns that:
- The scale and massing has been significantly reduced
- The layout respects the layout and positions of mature trees on the site
- The density (60 units per hectare) meets PPG3 whilst respecting the character of the Conservation Area.

### Consultations

#### Conservation:

- Much improved scheme
- Some concern about breach of wall and loss of trees
- Subject to conditions and detailing no objection raised.

#### Engineers:Highways:

- Revised plans show:
- Adequate sightlines
- Acceptable access road layout
- Appropriate parking provision (1.5 spaces per unit)
- Contributions required towards off-site works.

#### Environment Agency:

- No Objection – request conditions

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 March 2004

Forward Plans:

- No objection in principle
- Confirm affordable housing not required in accordance with adopted plan policies

Landscape:

- Much improved scheme
- Proposals far more considered in terms of character of the site

Southern Water:

- No Objection

Others:

Architects Panel:

- Feel that this is a great and acceptable improvement on the previous scheme in terms of mass, siting, layout and design.

**Representations:**

City of Winchester Trust:

- This is an improvement on the previous scheme and the density now proposed seems acceptable.

Letters of representations have been received from 5 Neighbours

- The letters comprise 2 objections and 3 general concerns.
- Objections are raised on the following grounds:
- The development is still too large for the site
- The development will result in the loss of trees
- The development will generate additional traffic to the detriment of highway safety.
- Extra traffic will cause conflict with pedestrians from Painters Field.
- The three concerns are raised on the same issue:
- The need to retain pedestrian and vehicular access through the site to Painters Field.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- H1, H2, H5, H7, E8, E16, E17, E19

Winchester District Local Plan

- EN1, EN5, HG5, HG6, HG7, HG11, H1, H5, H7, W1,

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP3, HE5, HE8, H1, H2, H5, W1,

Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4
- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Rural Housing Information Booklet
- Winchester District Urban Capacity Study
- Housing Monitoring Report
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Parking Standards 2002
- The Future of Winchester Study

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 March 2004

- Winchester City and its Setting

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport
- PPG 15 Planning and the Historic Environment

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the Conservation Area /street scene
- Detailed design
- Highways
- Public open space provision
- Comments on representations
- Affordable housing

Headings As applicable for considerations

Principle of Development:

- The site is located within the settlement boundary.
- Therefore general principle of residential development is acceptable
- However, a number of physical and policy constraints on and relating to the site including :
  - Conservation Area
  - Mature Trees.
  - Low density character area

Impact on the Character of the Conservation area/street scene

- The revised scheme greatly reduces the impact on views from outside the site.
- The scheme pays greater respect to the setting of the existing buildings
- The proposed layout has regard to the position of important trees on the site.
- It is considered that in terms of scale, mass, design and layout the proposals are appropriate.
- The proposal safeguards the quality and character of the area.

Detailed Design

- The design has the support of the Architects Panel and the Conservation Officers
- Conditions are suggested to ensure detailed elements of the design such as balconies and windows are implemented to the required standard

Highways

- There are no highway objections to the proposals.
- The new vehicular access improves highway safety
- Car Parking is provided to the required standards.

Open Space:

- The applicant has indicated agreement to provide open space contributions through a S106 agreement

Comments on Representations:

- The scheme is no longer considered to represent over-development of the site.
- The scale, massing and design is acceptable for this location.
- The new access will improve highway safety
- The provision of the new access separates vehicular traffic away from pedestrians using the existing route from Painters Field to St Cross Road.
- The retained pedestrian route will therefore be safer.
- The important trees on the site are to be retained.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 March 2004

- Those to be lost are not of high amenity value as indicated in the detailed tree survey.

**Planning Obligations/Agreements**

In seeking the planning obligation(s) and/or financial contributions for open space contributions and off-site highway works the Local Planning Authority has had regard to the tests laid down in Circular 1/97 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**

**APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):**

**APPROVE – subject to a Section 106/Section 278 Agreement for:**

- 1. A financial contribution of £2000 towards highway improvements**
- 2. A financial contribution of £18 495 towards the provision of public open space through the open space funding system**

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

**Conditions/Reasons**

01 The development hereby permitted shall be begun before the expiration of five 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.

02 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

02 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

03 Prior to the commencement of works a sample panel of new brickwork shall be constructed for the consideration and written approval of the Local Planning Authority. The development hereby approved shall be carried out in accordance with the approved details.

03 Reason: To ensure the bricks, mortar and bond used match the existing wall in the interests of the character of the Conservation Area

04 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.

04 Reason: In the interests of highway safety.

05 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

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 March 2004

Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

05 Reason: In the interests of highway safety.

06 The building(s) shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

06 Reason: To ensure satisfactory road access is provided.

07 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 90 metres shall be provided at the junction of the access and public highway.

07 Reason: In the interests of highway safety.

08 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

08 Reason: To ensure that adequate on-site parking and turning facilities are made available.

09 All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 Monday to Friday and 1800 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

09 Reason: To protect the amenities of adjoining properties during the construction period.

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 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of from the date of the occupation of the building(s) for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

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

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 March 2004

12 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.

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

**Informatives**

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

Hampshire County Structure Plan Review: H1, H2, H5, H7, E8, E16, E17, E19

Winchester District Local Plan Proposals: EN1, EN5, HG5, HG6, HG7, HG11, H1, H5, H7, W1

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, HE5, HE8, H1, H2, H5, W1

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 4 March 2004

**Item No:** 03  
**Address:** Land Adjacent To Cherrydene High Street Shirrell Heath Hampshire  
**Parish/Ward** Shedfield  
**Proposal Description:** Demolition of existing dwelling and erection of 4 no. four bedroom and 4 no. two bedroom dwellings with associated garages and carports, alterations to existing access and creation of new access  
**Case No:** 03/02574/FUL  
**W No:** W17375/04  
**Case Officer:** Mr Andrew Amery  
**Date Valid:** 27 October 2003  
**Delegated or Committee:** Committee  
**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**SITE LOCATION PLAN**

**Case No:** 03/02574/FUL **W No:** W17375/04  
**Address:** Land Adjacent To Cherrydene High Street Shirrell Heath Hampshire  
**Proposal Description:** Demolition of existing dwelling and erection of 4 no. four bedroom and 4 no. two bedroom dwellings with associated garages and carports, alterations to existing access and creation of new access





WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

### Site Description

- The site is located on the eastern side of High Street, Shirrell Heath, to the north of the village centre.
- It currently comprises a vacant residential property at the eastern edge of the site which is in a very poor state of repair.
- The front-most part of the site lies within the H2 & H3 development frontage for the village.
- The rear-most part of the site, behind the existing property line, lies within the local gap between settlements.
- There are six trees on the site which are subject to a preservation order.
- There is an existing hedgerow along the road-side boundary.
- The properties to the north and south of the site are bungalows.
- To the rear and opposite the site is open countryside

### Relevant Planning History

- W/17375 Four dwellings and new access (outline). Refused 31.10.01. Dismissed on Appeal
- W.17375/01 13 dwellings and new access (outline). Refused
- W17375 /02 8 Dwellings and new access. Appeal on non-determination. Withdrawn.
- W/17375/03 13 Dwellings and new access. Current appeal for non-determination.
- In dismissing the appeal for four units the Inspector considered that the principle of residential development was acceptable but was concerned about the extent of the frontage hedgerow to be lost and the resultant impact on the character of the area.

### Proposal

- The application seeks to replace the original property at the eastern end of the site with a single four bedroom dwelling with its own access.
- The remainder of the site will be re-developed with seven dwellings comprising three detached 4 bedroom dwellings and a terrace of four 2 bedroom dwellings.
- A new vehicular access would be provided centrally on the site serving garages located behind the 7 new units.
- The design, siting and layout of the houses and ancillary buildings have been amended to address initial concerns.
- Taking into account the constraints of the site, including the local gap, TPO'd trees and frontage hedgerow the net developable area is 0.30ha giving a density of 27 dwellings per/ha.
- A detailed planting and landscaping scheme has been submitted with the application.

### Consultations

#### Engineers:Drainage:

- No Comments

#### Engineers:Highways:

- No objections subject to conditions.

#### Forward Plans:

- The principle of development is acceptable. Density is just less than 30 dwellings per hectare but this is justified to safeguard character of area.

#### Landscape:

- Detailed tree protection measures required. No objection in principle.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Representations:**

Shedfield Parish Council

- Object.
- Contrary to district plan
- Highway problems – visitors parking on road
- Each property should have its' own access
- Access should only be to front of site
- A stream runs through the site

No letters of representation have been received from Neighbours

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- C1 C2 UB3 G3 T2 H2 H5 H7 H8 R2

Winchester District Local Plan

- C1 C2 C4 C5 EN5 H2 H5 H7 T9 RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 C1 C3 C4 C17 H3 H4 H5 H7 RT3 T2 T4

Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4
- Achieving a Better Mix in New Housing Developments
- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- The Hampshire Landscape: A Strategy for the future
- Winchester Housing Needs Survey
- Rural Housing Information Booklet
- Winchester District Urban Capacity Study
- Housing Monitoring Report
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Principle of development

- The site is located within the development for Shirrell Heath and therefore the principle of development is acceptable.
- The housing mix proposed is appropriate.

Detailed design

- The design of the properties has been amended to reflect more closely the character of existing properties within the village.

Residential amenities

- The siting and design of the properties has been carefully considered to ass of privacy, overshadowing and undue visual impact on the occupants of adjacent properties.

Highways

- Adequate access including sight-lines can be achieved on the site.
- Adequate parking to the City Councils' adopted standards is provided
- Provision has been made for access and turning of refuse and emergency vehicles.
- Appropriate conditions required to be imposed
- Comments on representations
- The principle of development is not contrary to the local plan
- Adequate parking is provided on site
- Individual accesses would result in the loss of the whole of the frontage hedgerow.

Public open space provision

- Contributions towards public open space will be secured by means of a legal agreement.

Affordable housing

- Two units of affordable housing are to be provided and secured by a legal agreement.

**Planning Obligations/Agreements**

In seeking the planning obligation(s) and/or financial contributions for public open space and affordable housing the Local Planning Authority has had regard to the tests laid down in Circular 1/97 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**

**APPROVE – subject to a Section 106 Agreement for:**

- 1. The provision of 2 units of affordable housing**
- 2. A financial contribution of £16 580 towards the provision of public open space through the open space funding system**

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

**Conditions/Reasons**

01 The development hereby permitted shall be begun before the expiration of five 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.

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 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.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

03 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 buildings are first occupied. Development shall be carried out in accordance with the approved details.

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

04 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 6m metres from the tree trunks in accordance with BS 5837.

04 Reason: To retain and protect the trees which form an important part of the amenity of the area.

05 The hedgerow identified on the approved plans along the High Steet frontage shall be retained and maintained at a minimum height of 1.2m metres in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

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

06 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

06 Reason: In the interests of the amenities of the locality.

07 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.

07 Reason: In the interests of highway safety.

08 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.

08 Reason: In the interests of highway safety.

09 The building(s) shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

09 Reason: To ensure satisfactory road access is provided.

10 The proposed access and drive, including the verge and 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 the Hampshire Highways Area Sub-unit, Abbey Mill, Winchester prior to commencement of access works.

10 Reason: To ensure satisfactory means of access.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

11 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 metres from the highway boundary.

11 Reason: In the interests of highway safety.

12 Before the development hereby approved is first brought into use, visibility splays of 2m metres by 90m metres shall be provided at the junction of the access and public highway.

12 Reason: In the interests of highway safety.

13 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

13 Reason: In the interests of highway safety.

14 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.

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

15 Any gates provided shall be set back a minimum distance of 4.5m metres from the edge of the carriageway of the adjoining highway.

15 Reason: In the interests of highway safety.

16 All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 and 1730 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

16 Reason: To protect the amenities of adjoining properties during the construction period.

17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A,B,C,D,E of Parts 1 \_2 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

18 The existing building(s) on the site shall be demolished and all resultant materials removed from the site Within 2 months of development commencing.

18 Reason: To safeguard the amenity of the locality.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Informatives**

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

Hampshire County Structure Plan Review: C1 C2 UB3 G3 T2 H2 H5 H7 H8 R2

Winchester District Local Plan Proposals: C1 C2 C4 C5 EN5 H2 H5 H7 T9 RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3 C1 C3 C4 C17 H3 H4 H5 H7 RT3 T2 T4

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 04  
**Address:** The Old Rectory Old Rectory Lane Twyford Winchester Hampshire  
SO21 1NS

**Parish/Ward** Twyford

**Proposal Description:** Internal alterations, on ground floor to convert existing scullery to hall including formation of new external entrance in south elevation, on first floor to convert existing, bathroom to landing, bathroom and study to bedroom with en suite including new window in south elevation and bedroom to bathroom

**Applicant** Dr And Mrs N Buchanan

**Case No:** 04/00209/LIS

**W No:** W05630/06LB

**Case Officer:** Mr Simon Avery

**Date Valid:** 26 January 2004

**Delegated or Committee:** COMMITTEE

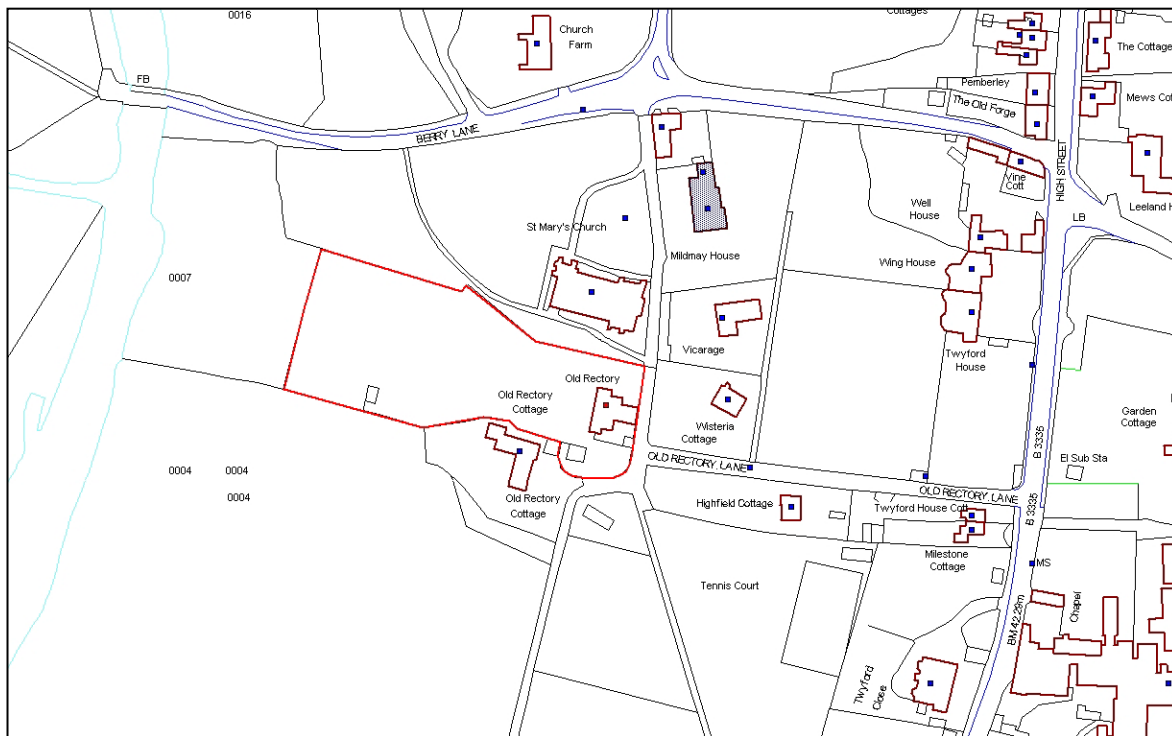
**Reason for Committee:** The application has been submitted by/or on behalf of a Officer of the Council which they have notified to the Director of Development Services

**Site Factors:** Twyford Conservation Area

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**SITE LOCATION PLAN**

**Case No:** 04/00209/LIS **W No:** W05630/06LB  
**Address:** The Old Rectory Old Rectory Lane Twyford Winchester Hampshire  
**Proposal Description:** Internal alterations, on ground floor to convert existing scullery to hall including formation of new external entrance in south elevation, on first floor to convert existing bathroom to landing, bathroom and study to bedroom with en suite including new window in south elevation and bedroom to bathroom





### Site Description

- This property was the Rectory for St Mary's Church, which is just to the north of the site.
- The original house was built in the 16th century and was timber-framed with red bricks and plain roof tiles.
- It was extended in the 18th and 19th centuries and there have been other minor additions to the site in the last 25 years.
- Old Rectory Lane is a narrow road off the B335 which provides access to a few large detached houses and cottages on the northern edge of Twyford.
- The Old Rectory has a large garden, sloping down towards the countryside to the west.
- The original front entrance of the property is on the northern elevation where it used to be linked via a footpath to the church.
- In front of the southern elevation is a low brick and flint wall.
- There is a separate double garage to the south.
- The boundaries around the property are well screened with wooden fencing and planting.

### Relevant Planning History

- W05630: Erection of double garage: REF: 22/07/1980
- W05630/01: Erection of double garage: PER: 06/10/1980
- W05630/02: Erection of field shelter: PER: 19/05/1981
- W05630/03: Chainlink fence around tennis court: PER: 28/08/1987
- W05630/04: Raising of garage roof to provide rooms in roof storeroom and boundary wall: PER: 06/03/1995
- W05630/05: Raising of garage roof to provide studio storeroom: PER: 06/03/1995

### Proposal

The proposals are:

- to convert the ground floor scullery to a hallway
- to add a new external entrance in the south elevation
- to insert a new window on the eastern elevation
- to convert an existing first floor bathroom to a landing
- to convert an existing bathroom and study to a bedroom with en suite
- to convert an existing first floor bedroom to a bathroom
- to move and rebuild an existing flint wall to the south of the property adding steps and planting
- the changes above also involve the removal or addition of various internal doorways and a staircase

### Consultations

#### Conservation:

- The alterations are acceptable if subject to appropriate conditions

#### **Representations:**

None

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- HG20, EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, HE14

National Planning Policy Guidance/Statements:

- PPG 15 Planning and the Historic Environment

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Historic heritage/conservation area/listed building

Principle of development

- All of these changes are minor, and are intended modernise the accommodation while minimising the impact on the fabric of this listed building.
- The changes are designed to be easily read and reversible so that the historic interest of the property is preserved.
- The proposal will add a door on the southern elevation, so that this will function as the main entrance now that the link between the entrance to the north and St Mary's Church no longer exists.

Impact on the character of the area/spatial characteristics/street scene

- The external changes are very minor, consisting of alterations to doorways and windows.
- These changes will not have any impact on any public views or the character of the area.

Detailed design

- The design of the proposed changes is in keeping with the existing house.

Historic heritage/conservation area/listed building

- The alterations have been designed sympathetically and discreetly and will not detract from the character of the Listed Building.
- The proposals are reversible and will not damage the historic features of the property.

**Recommendation**

**APPROVE – subject to the following conditions:**

**Conditions/Reasons**

01 The works hereby consented to shall be begun before the expiration of five years from the date of this consent.

01 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

02 The garden wall is to be rebuilt reusing materials salvaged from the existing wall supplemented by extra knapped flint as required.

02 Reason: So as to allow modernisation of the accommodation in this Listed Building whilst minimising the destruction of historic fabric and allowing the changes to be easily read and reversible.

03 A detailed scheme for the new landscaping, tree and/or shrub planting that is to be located adjacent to the southern elevation of the property 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.

03 Reason: So as to allow modernisation of the accommodation in this Listed Building whilst minimising the destruction of historic fabric and allowing the changes to be easily read and reversible.

04 Details of the proposed new external steps and paving material are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Development shall be carried out in accordance with the approved details.

04 Reason: So as to allow modernisation of the accommodation in this Listed Building whilst minimising the destruction of historic fabric and allowing the changes to be easily read and reversible.

05 Large scale drawings that detail the joinery of all new or modified internal or external doors, windows and openings, together with details of reveals, cills and window and door heads are to be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

05 Reason: So as to allow modernisation of the accommodation in this Listed Building whilst minimising the destruction of historic fabric and allowing the changes to be easily read and reversible.

06 Details of structural support above new doors and windows shall be submitted to and approved in writing by the Local Planning Authority when further investigation has revealed what may be required. The development shall be carried out in accordance with the approved details.

06 Reason: So as to allow modernisation of the accommodation in this Listed Building whilst minimising the destruction of historic fabric and allowing the changes to be easily read and reversible.

07 Details are to be submitted to the Local Planning Authority for each stud partition, detailing how they are to be inserted so as to cause least damage to the historic fabric in walls, ceilings and floors. These details are to be agreed in writing with the Local Planning Authority and then subsequently to form part of the contract with any person carrying out the works.

07 Reason: So as to allow modernisation of the accommodation in this Listed Building whilst minimising the destruction of historic fabric and allowing the changes to be easily read and reversible.

08 A width of no more than 750mm of wall may be removed to form a wardrobe off the dressing room.

08 Reason: So as to allow modernisation of the accommodation in this Listed Building whilst minimising the destruction of historic fabric and allowing the changes to be easily read and reversible.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

09 Proposals are to be submitted to and approved in writing by the Local Planning Authority to show how the existing openings to be closed shall be detailed so as to indicate their position and constructed so as to be capable of reuse in the future with minimum of destruction to the historic fabric. The development shall be carried out in accordance with the approved details.

09 Reason: So as to allow modernisation of the accommodation in this Listed Building whilst minimising the destruction of historic fabric and allowing the changes to be easily read and reversible.

10 Various details are to be submitted to and approved in writing by the local planning authority for the proposed en suite to bedroom 2 before work commences on site to show :

- How a raised floor is to be constructed whilst not affecting the existing floor skirtings.
- How all pipework will be routed.
- How the partition wall behind the shower will be protected.
- As per conditions 5 & 9 above: details of the window and its opening and old and new doors.
- Finishes to the walls.
- Routes and position of extractors and vent to soil pipe.

The development shall be carried out in accordance with the approved details.

10 Reason: So as to allow modernisation of the accommodation in this Listed Building whilst minimising the destruction of historic fabric and allowing the changes to be easily read and reversible.

11 Various details are to be submitted to and approved in writing by the Local Planning Authority for the proposed main bathroom before work commences on site to show :

- How all pipework will be routed.
- That the floor and joists are structurally adequate to take the weight of a cast iron bath full of water and people.
- As per conditions 5 & 9 above: details of the window and its opening and old and new doors.
- Finishes to the walls.
- Routes and position of extractors and vent to soil pipe.

The development shall be carried out in accordance with the approved details.

11 Reason: So as to allow modernisation of the accommodation in this Listed Building whilst minimising the destruction of historic fabric and allowing the changes to be easily read and reversible.

### **Informatives**

01. This consent does not allow for an external soil and vent pipe or the destruction of historic fabric to make an internal connection.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: HG20, EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE14

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Item No:** 05  
**Address:** 1 Dean Farm Cottages Dean Lane Bishops Waltham Hampshire  
SO32 1FX

**Parish/Ward** Bishops Waltham

**Proposal Description:** Two storey extension to side

**Applicant** Mr M Weinfield

**Case No:** 04/00177/FUL

**W No:** W05858/07

**Case Officer:** Lisa Booth

**Date Valid:** 27 January 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** Parish Council submitted representations contrary to officer  
recommendation

**Site Factors:** Countryside

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**SITE LOCATION PLAN**

**Case No:** 04/00177/FUL **W No:** W05858/07  
**Address:** 1 Dean Farm Cottages Dean Lane Bishops Waltham Hampshire  
SO32 1FX  
**Proposal Description:** Two storey extension to side



### **Site Description**

- The property is a semi-detached Victorian cottage, situated next to Dean Farm.
- Built of red brick and brown tiles, it is accessed by a gravel track with a grass verge separating the property from the track.
- Accessed to the front by foot only.
- Vehicular access through Dean Farm.
- Within an AONB.

### **Relevant Planning History**

- W05858/03 – Erection of two storey side extension – 2 Dean Farm Cottages, Dean Lane, Bishops Waltham – Permitted 18/01/83
- W05857/05 – Two storey extension to side – Refused 13/05/03
- W05857/06 – Two storey extension to side – Refused 06/11/03

### **Proposal**

- Two storey extension to side

### **Consultations**

#### Forward Plans:

- Although not in accordance with policy C19 of the WDLP and C22 of the WDLPR and Revised Deposit in terms of the % increase on dwelling under 120m<sup>2</sup>, it has now been demonstrated that there is a proven need for the extension staff accommodation. Proposal acceptable providing it is tied to Stud Farm.

### **Representations:**

Bishops Waltham Parish Council

- Object – Detrimental to street scene

No letters of representations have been received from neighbours

### **Relevant Planning Policy:**

#### Hampshire County Structure Plan Review:

- UB3, C1, C2

#### Winchester District Local Plan

- EN5, C1, C2, C19

#### Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, C1, C22

#### Supplementary Planning Guidance:

None

#### National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

## Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities
- Comments on representations

### Principle of development

- Proposal is not strictly in accordance with Policies C19 of the WDLP or Policy C22 of WDLP(R) and Revised Deposit
- Existing dwelling is under 120m<sup>2</sup> floor area, thus can only be extended by 25% in accordance with the policy.
- Proposal has been reduced in size, but still does not fulfill policy.
- Adjoining semi had two-storey extension in 1984, prior to the current policies.
- Stud Farm cannot keep staff, which are needed 24hours a day, 7 days a week as accommodation too small for families.
- It is considered that there is a proven need for additional accommodation to be provided providing it remains tied to the Stud Farm and is not sold off on the open market. The applicant will accept a condition tying the property to the stud farm.

### Impact on the character of the area/spatial characteristics/street scene

- The proposal is subservient to the existing dwelling and is felt to be in character with the existing dwelling.

### Residential amenities

- There is a distance of 6.5m between the proposal and the neighbouring property.
- It is considered that the proposal will not have a detrimental effect on the neighbouring property.

### Comments on representations

- The proposal is subservient to the existing dwelling and is considered to be in character with the existing dwelling and within the street scene.
- Design is considered acceptable and will not detract from the street scene.

## Recommendation

**APPROVE subject to the following condition(s):**

### Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five 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.

02 The occupation of the resulting dwelling shall be limited to a person solely or mainly employed by Meon Valley Stud Farm, Dean Farm, Dean Lane, Bishops Waltham, or a widow or widower of such a person, or any resident dependants.

02 Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted.

03 The materials to be used in the construction of the external surfaces of the hereby permitted shall match those used in the existing building.



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

03 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

**Informatives**

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

Hampshire County Structure Plan Review: UB3, C1

Winchester District Local Plan Proposals: EN5, C1, C2, C19

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1, C22

02. The development is not in accordance with the policies and proposals of the Development Plan set out below but there are other material considerations, namely overriding need for additional accommodation for staff, which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 54A of the Town and Country Planning Act 1990( as amended).

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Item No:** 06  
**Address:** 23 Old Kennels Lane Olivers Battery Winchester Hampshire SO22 4JP  
**Parish/Ward** Olivers Battery  
**Proposal Description:** (AMENDED DESCRIPTION AND PLANS) New dwelling (OUTLINE)  
**Applicant** Mr And Mrs Harrison  
**Case No:** 03/02526/OUT  
**W No:** W18613  
**Case Officer:** Lisa Booth  
**Date Valid:** 16 October 2003  
**Delegated or Committee:** Committee Decision

Recommendation

O - SEE PDC REPORTS.

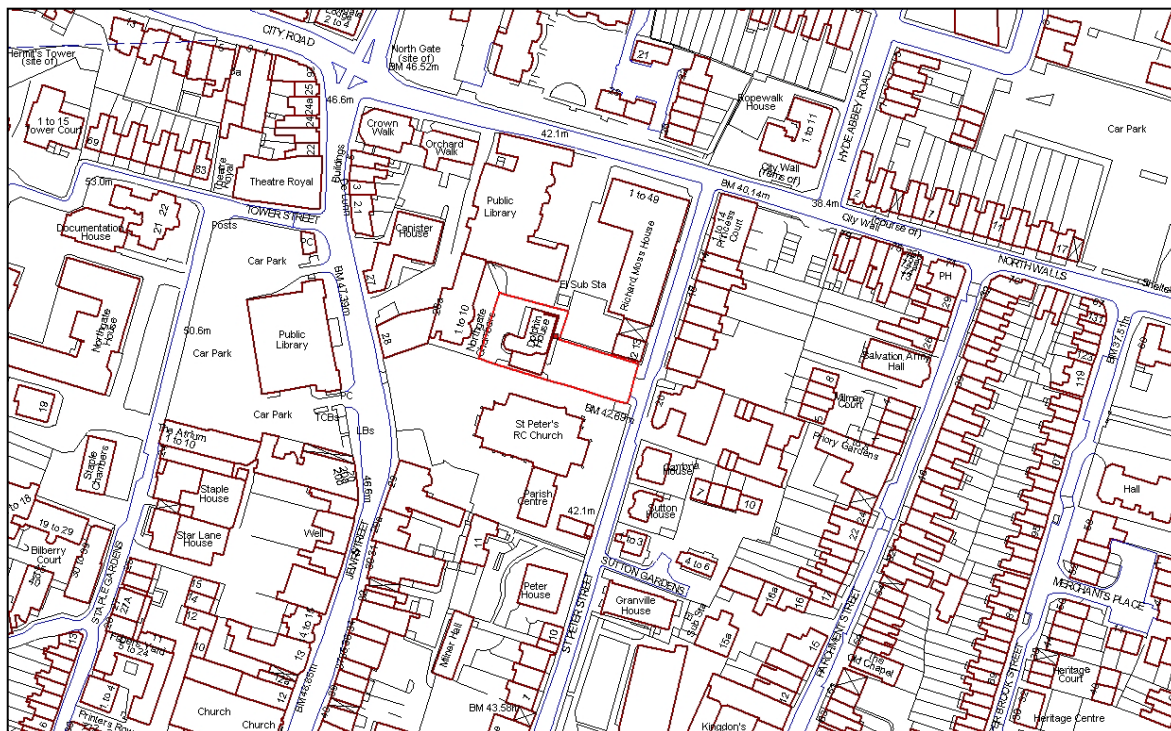
WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Item No:** 07  
**Address:** Dolphin House St Peter Street Winchester Hampshire SO23 8BW  
**Parish/Ward** Winchester Town  
**Proposal Description:** Conversion of existing building to form 1 No. three bedroom flat, 6 No. two bedroom flats and 4 No. one bedroom flats, three storey extension to form 3 No. two bedroom terraced dwellings, associated parking and cycle/bin stores  
**Applicant** Isis Property Management  
**Case No:** 04/00182/FUL  
**W No:** W01908/13  
**Case Officer:** Mr Neil Mackintosh  
**Date Valid:** 19 January 2004  
**Delegated or Committee:** Committee Decision  
**Reason for Committee:** At the request of a councillor  
**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations have been received  
**Site Factors:** Winchester Conservation Area

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**SITE LOCATION PLAN**

**Case No:** 04/00182/FUL **W No:** W01908/13  
**Address:** Dolphin House St Peter Street Winchester Hampshire SO23 8BW  
**Proposal Description:** Conversion of existing building to form 1 No. three bedroom flat, 6 No. two bedroom flats and 4 No. one bedroom flats, three storey extension to form 3 No. two bedroom terraced dwellings, associated parking and cycle/bin stores



### **Site Description**

- The site currently contains a 4 storey office block that was built in the 1970's
- It is unattractive and the design, particularly the mansard roof and the front car park, do not enhance the Conservation Area.
- There are views of the roof from Jewry Street and the car park is a gaping hole in St. Peter St.
- The adjoining buildings are St.Peters Church (listed), Northgate Chambers(listed) and Richard Moss House.

### **Relevant Planning History**

- W01908/12 – demolition of offices, erection of 12x2 bed, 2x3 bed apartments, withdrawn 2003

### **Proposal**

- As per Proposal Description
- Amended plans have been received on 16.02.04 and 08.03.04

### **Consultations**

#### Engineers:Highways:

- Now that additional cycle parking spaces are shown and two of the car parking spaces, I do not wish to raise any objection.
- Condition to retain parking spaces/cycle facilities required

#### Archaeology

- This site may have archaeological implications, with late Saxon/early Norman deposits next to St Peter Street.
- This front area is to be kept clear of building works.
- A programme of archaeological work will be required

#### Urban Design

- This scheme is substantially as commented on before, although improved
- The elevation to St Peter Street is now acceptable, and the treatment of the area to the front of the building will provide the quality appropriate to the street frontage.
- Reservations about the use of reflective zinc for the roof, this should be pre-weathered

### **Representations:**

#### Ward Member:

- Objects to the scheme on the basis that there are windows overlooking the private gardens of Richard Moss House.

#### City of Winchester Trust:

- Object. No objection to the alterations to the existing building but it is difficult to assess, without a model, the effect that the extension will have upon the local area.
- There are discrepancies between drawings (now corrected by amended plans)

#### North Hampshire Chamber of Commerce and Industry:

- Object, in the strongest possible terms, to loss of business space in central Winchester.
- Dolphin House offers an essential service in providing accommodation for small and fledgling companies in the area

#### A firm in Dolphin House:

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

- Object to the loss of premises.
- Dolphin House provides a very useful start-up facility for many small businesses

Letters of representations have been received from 3 Neighbours

- Managing agent for Northgate Chambers – no objection, in principle, but concerned by parking layout and any potential for loss of right of way to property
- D&W Saul, 4, Northgate Chambers – as above
- C.Seaman, 7 Northgate Chambers - as above

The plans have since been amended and these three objectors have been notified of the change

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- H1, H5, H7, UB1, UB3, E16, T2, T4, R2

Winchester District Local Plan

- H1, H7, EN5, HG2, HG7, T9, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, H7, DP3, HE2, HE5, T1, T4, RT3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester Sites and Monument Record
- Winchester Housing Needs Survey
- Winchester District Urban Capacity Study
- Housing Monitoring Report
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport
- PPG 15 Planning and the Historic Environment

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations
- Affordable housing
- Historic heritage/conservation area/listed building

Principle of development

- Your officers are satisfied that the need for the proposed development outweighs the benefits of retaining the existing use
- There is a significant shortfall of 2 bedroom and 3 bedroom dwellings in the Winchester area

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

- This is a sustainable site and car parking is being reduced as a result of the development.

Impact on character

- The development will improve the appearance of a building and site that detracts from the character and appearance of the Conservation Area.
- It will have a positive impact on the spatial characteristics and street scene.

Detailed design

- The design is a result of a failed application to replace the building and subsequent negotiation.
- Urban design opinion is positive, subject to careful choice of materials.

Residential amenities

- Residential properties lie to the West (Northgate Chambers) and North (Richard Moss House).
- Those occupants of Northgate Chambers that have made representations appear to welcome the scheme, now that any potential vehicular access and parking problems have been resolved.
- There have been no representations from the occupiers of Richard Moss House, although a Ward Member objects because of overlooking.
- The limited overlooking that could occur will be over the car park at the rear of this building and there will be no significant affect on living accommodation.
- The physical impact of development of this site has been reduced as a result of not building at the front of the site.

Highways

- Your highway engineer is content that one car parking space per unit, and the provision of cycle parking/storage facilities, is adequate.
- Vehicular movement to and from the site will be reduced as a result of the development.

Public Open Space

- The applicant has agreed to contribute to the Council's Open Space Funding System.

Affordable Housing

- The development does not exceed the current threshold for affordable housing provision.

Historic Heritage/Conservation Area

- The scheme has a positive affect on the appearance of the Conservation Area and will improve the setting of adjacent listed buildings.

**Recommendation**

**APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):**

**Conditions/Reasons**

01 The development hereby permitted shall be begun before the expiration of five 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.

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 conversion and extension 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.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

03 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner.

If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

04 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

04 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

05 The car park and cycle parking shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. These areas shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles and cycles.

05 Reason: To ensure that adequate on-site parking and turning facilities are made available.

### **Informatives**

01. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

- Hampshire County Structure Plan Review: H1, H5, H7, UB1, UB3, E16, T2, T4, R2
- Winchester District Local Plan Proposals: E2, H1, H7, EN5, HG2, HG7, T9, RT3
- Emerging Development Plan- WDLP Review Deposit and Revised Deposit: E2, H2, H7, DP3, HE2, HE5, T1, T4, RT3



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Item No:** 08  
**Address:** Workhouse Ltd Granville House St Peter Street Winchester  
Hampshire SO23 8BP

**Parish/Ward** Winchester Town

**Proposal Description:** (AMENDED DESCRIPTION) Conversion of existing building to twelve residential units consisting of 4 no. two bedroom and 8 no. one bedroom dwellings including four new rooflights to side elevation and a two storey rear extension with a room in the roof space

**Applicant** Mr Stuart Cassy

**Case No:** 04/00225/FUL

**W No:** W03153/07

**Case Officer:** Mr Neil Mackintosh

**Date Valid:** 27 January 2004

**Delegated or Committee:** Committee Decision

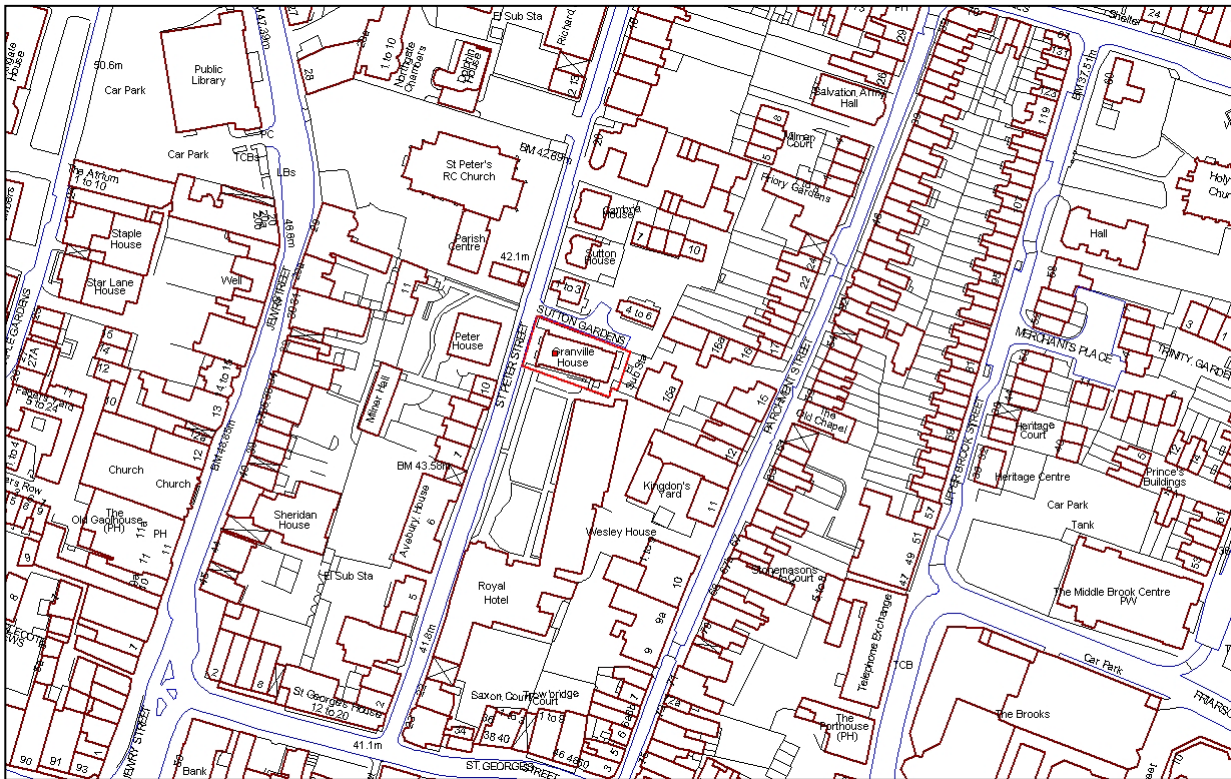
**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations have been received

**Site Factors:** Winchester Conservation Area

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**SITE LOCATION PLAN**

**Case No:** 04/00225/FUL **W No:** W03153/07  
**Address:** Workhouse Ltd Granville House St Peter Street Winchester Hampshire  
**Proposal Description:** (AMENDED DESCRIPTION) Conversion of existing building to twelve residential units consisting of 4 no. two bedroom and 8 no. one bedroom dwellings including four new rooflights to side elevation and a two storey rear extension with a room in the roof space



### Site Description

- Granville House was a late Victorian church built in the Gothic style from flint and stone under a slate roof.
- It is a prominent feature St Peter Street and the Winchester Conservation Area.
- It has little land around it. To the South is the bedroom extension of the Royal Hotel, to the West Peter House, to the North Sutton Gardens and to the East 15a Parchment Street, an old schoolhouse now converted into a private residence.

### Relevant Planning History

- W03153 – change of use from church to commercial technical art studio and industrial photographic studio, permitted 1977

### Proposal

- As per Proposal Description

### Consultations

#### Conservation:

- No objection in principle, although not listed the building should be retained.
- Some reservations about entrance porch, rooflights on South elevation and fenestration of replacement rear extension.

#### Engineers:Highways:

- No objection subject to provision and retention of proposed cycle parking facilities

#### Archaeology:

- An archaeologically sensitive site since it lies within the core of the Roman, Saxon and medieval city.
- However as the existing building occupies almost the entire a site a field evaluation prior to consent will not be required, suggest Condition A010 and others to protect archaeological interests.

### Representations:

#### City of Winchester Trust:

- Object - The density proposed (240dph)would be detrimental to the character and appearance of the building, both externally and internally. eg floors cutting across windows, loss of views of roof beams .

#### Letters of representations have been received from 4 Neighbours

- M.Williams, 1 Sutton Gardens – Access should be from St.Peter Street and not from Sutton Gardens.
- Parking would occur here and in St Peter Street. High density and low amenity, disturbance of neighbours at night.
- I Mould, 5 Suttton Gardens – as above.
- N.McMaster, 4 Princess Court – Will cause additional car parking problems in St Peter Street
- J.Gregory/H.Grime, 15a Parchment St – will cause loss of privacy due to overlooking from windows and roof terrace, disturbance/smell from bin store, render should not be used and ash trees should be kept.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- H1, H5, H6, H7, UB3, T2, T4, E16, E19, RT3

Winchester District Local Plan

- H1, H7, EN5, T9, HG7, HG10, W5, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, H7, DP3, T4, HE5, HE7, W1, RT3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester Sites and Monument Record
- Winchester Housing Needs Survey
- Winchester District Urban Capacity Study
- Housing Monitoring Report
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport
- PPG 15 Planning and the Historic Environment

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations
- Historic heritage/conservation area/listed building

Principle of development

- The Development Plan encourages the principle of converting offices to residential in the City, particularly to small units.
- It also allows for zero parking in sustainable locations such as this.

Impact on character

- The conversion of this former church will have little effect upon the character of the area or the street scene.
- The replacement of the rear extension will enhance the area.

Detailed design

- Further details of the proposed entrance canopy and rooflights will be required, by condition

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

Residential amenities

- The building is currently used as offices so its use will shift from day time to evening/night and weekends.
- This will be noticeable to the residents of Sutton Gardens but should not adversely affect their amenity.
- Windows overlooking 15a Parchment street have been reduced in number and obscure glazed and the proposed roof terrace now has a privacy screen

Highways

- The Highway Engineer raises no objection to a zero parking scheme in this sustainable location. Adequate facilities for cycling are to be provided and the flats will be within easy walking distance of the City Centre and public transport.

Public open space

- The applicant has agreed to pay a cheque for £14,020 into the POS Funding system.

Comments on representations

- It is not possible, nor desirable, to provide car parking space in this location and the future residents will not be entitled to on-street parking permits.
- Pedestrian access to the building direct from St Peter Street is not possible, due to the layout of the building and the slope of the site.
- The concerns from 15a Parchment Street have been addressed in amended plans.

Conservation Area

- This scheme retains a prominent, although unlisted, building of some architectural interest whilst conserving many of its features and adding little to detract from its appearance.

**Recommendation**

**APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):**

**Conditions/Reasons**

01 The development hereby permitted shall be begun before the expiration of five 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.

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 extension and conversion 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 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations, as far as is possible in the limited space available, in accordance with BS 5837.

03 Reason: To retain and protect the trees which form an important part of the amenity of the area.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

04 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

04 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

05 No development shall take place until a detailed method statement for all groundworks and a detailed foundation scheme has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only take place in accordance with the approved details.

05 Reason: To ensure that the archaeological interest of the site is properly safeguarded.

06 Large scale plans of the proposed entrance porch and roof lights shall be submitted to and approved in writing by the Local Planning Authority before development commences. These features shall be installed in accordance with the approved details.

06 Reason: To protect the character and appearance of this building in the Winchester Conservation Area.

07 Details of the siting and design of any external meter boxes/metal ducting/flues to be provided shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

07 Details of the siting and design of any external meter boxes/metal ducting/flues to be provided shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

08 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.

08 Reason: In the interests of highway safety.

09 The provisions to be made for the storage and parking of cycles shown on the approved plans shall be provided and retained for these purposes only.

09 Reason: To ensure adequate on-site provision for cycles in accordance with adopted policy.

### **Informatives**

01. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: H1, H5, H6, H7, UB3, T2, T4, E16, E19, RT3

Winchester District Local Plan Proposals: H1, H7, EN5, T9, HG7, HG10, W5, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, H7, DP3, T4, HE5, HE7, W1, RT3

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Item No:** 09  
**Address:** Longacre Hurdle Way Compton Winchester Hampshire SO21 2AN  
**Parish/Ward** Compton And Shawford  
**Proposal Description:** Demolition of existing and construction of 2 no. five bedroom detached dwellings, one block consisting of 2 no. two bedroom flats with 1 no. two bedroom terrace and 1 no. five bedroom semi-detached dwellings, 2 no. double and 1 no. single detached garages, associated parking, cycle sheds and alteration of existing access  
**Applicant** Abbotswood Properties Ltd  
**Case No:** 04/00317/FUL  
**W No:** W11420/07  
**Case Officer:** Mr Neil Mackintosh  
**Date Valid:** 4 February 2004  
**Delegated or Committee:** Committee Decision  
**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation  
**Reason for Committee:** The Officers consider the application to be controversial or potentially controversial  
**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations have been received  
**Site Factors:** None



## SITE LOCATION PLAN





### Site Description

- Longacre is a large house on a large plot.
- The house was constructed in the 1930's on a 0.54ha (1.3 acre) plot that has good views towards Winchester.
- The building is red brick with red tile hanging under a clay tile roof. It is of no particular architectural merit but is typical of many houses in Compton Down.
- Hurdle Way is a private, single track road that is also a bridleway.
- Its junction with Otterbourne Road, although constructed recently as a result of the creation of the M3, is substandard, as it has limited visibility in a southerly direction.

### Relevant Planning History

- W11420/01 – 3x4 bed houses, refused 2001
- W11420/02 – 3x4 bed houses, refused 2001
- W11420/03 – 3x4 bed houses, withdrawn 2001
- W11420/04 – 13x2and3 bed flats, 1x2, 2x3 2x4 bed houses, refused 2003
- W11420/05 – 14 2and3 bed flats, 1x2 and 2x4 bed houses, refused 2003
- W11245/06 – 2x2 bed and 3x5 bed dwellings, withdrawn 2004.
- Summary of appeal decision on /05, dated 12.03.04;
- The density of housing proposed would be sustainable in this residential area.
- Although the area is characterised by large houses in spacious plots, the building containing the flats would not be significantly greater than many of these and the houses to the rear would be lower and partly screened from public view.
- Sufficient space would be retained on the plot for amenity areas.
- Therefore the proposal would not be detrimental to the character of the area.
- The proposal would not compromise highway safety on Hurdle Way but the junction of Hurdle Way with the main Otterbourne Road is very hazardous and the development would materially increase traffic at this point.
- With no agreed solution to this issue, the appeal fails.

### Proposal

- As per Proposal Description

### Consultations

#### Engineers:Highways:

- No objection, subject to conditions.
- Concerns regarding incremental development leading to increased vehicular traffic to and from the Compton area.
- However, in the absence of a Development Brief, this application must be considered on its own merits.
- From the TRICS database a total of 48 trips can be expected for the six dwellings which is unlikely to be considered a material increase and it will be difficult to prove that demonstrable harm will be caused if the application is permitted.

#### Housing

- There is a demand for affordable housing in this area.
- Given the mix of properties in this scheme I would probably ask for the 2 bedroom house and one of the 2 bedroom apartments.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Representations:**

Compton And Shawford Parish Council

- Object – over development of the site, eight dwellings and the traffic that would be generated by them will increase the burden on Hurdle Way.
- The settlement is unsustainable.
- The distinctive qualities of this EN1 area should be retained.
- A precedent would be set and this would be piecemeal development in the absence of a Development Brief for our area.

Compton Down Society

- Object – Compton Down should not be included in H2 or H3 of WDLPR, particularly as it is EN1 in WDLPR.
- A decision now would undermine the whole democratic process.
- This development would set a precedent and would ruin this most agreeable settlement.
- Traffic generation would conflict with ramblers and riders.
- The settlement is unsustainable.

Letters of representations have been received from 66 Neighbours

- Out of keeping with the area
- Too high a density
- Amounts to urbanisation
- Would dominate the area
- Overlooking
- Precedent for the rest of Compton Down
- Inadequate infrastructure on Compton Down
- Increase in traffic on Hurdle Way, conflict with users
- Inadequate car parking
- Does not meet criteria of Local Plan or its Review
- Contrary to PPG3
- No provision for social housing

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- H1, H5, H7, H8, UB3, T1, T3, T4, T5, R2

Winchester District Local Plan

- H1, H5, H7, T8, T9, EN1, EN5, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, H5, H7, T1, T2, DP3, RT3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Winchester District Urban Capacity Study
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport

## **Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities
- Detailed design
- Highways
- Public open space provision
- Affordable housing
- Comments on representations

### Principle of development

- The site is within the Village Policy Boundary for Compton Down and the assumption is that residential development will be permitted.
- PPG3 and the emerging WDLPR state that more efficient use should be made of housing land by increasing densities.
- The former gives a guideline of 30-50 per hectare, whilst also stating that new housing development should be 'informed by its context' and aim to create places and spaces that are attractive and have their own distinctive identity, but respect and enhance the local character.

### Impact on character

- This proposal, for six units to replace one, has been designed so as to have minimal impact upon the street scene.

### Residential amenities

- Because development is in depth on the plot it is bound to have adverse effects upon the occupiers of the neighbouring properties.
- These effects, such as loss of privacy and overlooking, have been minimised as far as possible and are not considered sufficient to warrant refusal of the scheme.

### Detailed design

- Details of the design need to be refined in order to meet the above objectives. eg. removal or obscure glazing of side windows.
- Materials must be carefully chosen to enhance the area.

### Highways

- There are two highways safety issues, for the users of Hurdle Way and dangers at its access with Otterbourne Road.
- In your officers opinion the introduction of five additional dwellings will not result in a material increase in traffic movements on Hurdle Way.
- Although the road is shared by vehicles, walkers, joggers, cyclists and horse riders there is no reason to believe that the character of the road would be changed, traffic speeds would increase or that additional conflict would ensue.
- Your Highway Engineer is mindful of the substandard visibility at Otterbourne Road but states it will be difficult to prove that demonstrable harm will be caused if the application is permitted.

### Public open space

- The applicant has agreed to contribute to the Council's Public Open Space Funding System.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

Affordable housing

- The applicant is willing to offer the two 2 bedroom flats for affordable housing.

Comments on representations

- Your officers consider that this design would be in keeping with the area and a suitable density has been achieved.
- Although the latter is only 12 dph.
- Development of the site is restricted by highway considerations.
- There will be no significant impact on the users of Hurdle Way.
- Overlooking has been designed out of the scheme.
- If a precedent is to be set by this scheme, and each application must be looked at on its own merits, this will be for low density development in a satisfactory form.
- Adequate car parking can be provided, as can social housing, and the development complies with current development criteria, so far as it can, bearing in mind the restrictions of the site and the Hurdle Way/Otterbourne Road junction.

**Planning Obligations/Agreements**

In seeking the planning obligation for affordable housing and Public Open Space contributions, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 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**

**APPROVE – subject to a Section 106 Agreement for:**

- 1. The provision of 2 units of affordable housing**
- 2. A financial contribution of £11,484 towards the provision of public open space through the open space funding system**

**(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 five 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.

02 Plans and particulars showing the detailed proposals for all the following aspects of the development shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the buildings are occupied.

02 Landscape considerations including:

- (i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

- (ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- (iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

02 Details of facing, roofing and surfacing materials.

02 The layout of foul sewers and surface water drains.

02 The alignment, height and materials of all walls and fences and other means of enclosure.

02 The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.

02 The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.

02 Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

03 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Class A,B,C,.D or E of Part One of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

04 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.

04 Reason: In the interests of highway safety.

05 Before the development hereby approved is first brought into use, visibility splays of 2 metres by 60 metres shall be provided at the junction of the access and public highway.

05 Reason: In the interests of highway safety.

### **Informatives**

01. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 ( as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: H1, H5, H7, H8, UB3, T1, T3. T4. T5, R2

Winchester District Local Plan Proposals: H1, H5, H7, T8, T9, EN1, EN5, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, H5, H7, T1, DP3, RT3

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Item No:** 10  
**Address:** The Vine School Church Lane Curdridge Southampton Hampshire  
SO32 2DR

**Parish/Ward** Curdridge

**Proposal Description:** Single storey extension to form new assembly hall

**Applicant** The Governors Of The Vine School

**Case No:** 03/03026/FUL

**W No:** W13597/03

**Case Officer:** Mr Neil Mackintosh

**Date Valid:** 19 December 2003

**Delegated or Committee:** Committee Decision

**Reason for Committee:** Parish Council submitted representations contrary to officer  
recommendation

**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations  
have been received

**Site Factors:** Countryside

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**SITE LOCATION PLAN**

**Case No:** 03/03026/FUL **W No:** W13597/03  
**Address:** The Vine School Church Lane Curdridge Southampton Hampshire  
**Proposal Description:** Single storey extension to form new assembly hall



### Site Description

- The Vine School was formerly the Parish Vicarage and it is accommodated in a large, late-Victorian house constructed from red brick under a plain, clay tile roof.
- A former stable building, of similar construction, has also been pressed into use as classrooms.
- To the rear of the house the garden, an orchard and part of the adjacent field are used by the pupils for recreation. Vehicular access to the site is from Church Lane, although many parents use the adjacent Parish car park to drop off and pick up their children,
- Church Lane is narrow, with sharp bends and limited visibility at its junctions with Botley Road and Wangfield Lane.

### Relevant Planning History

- W13597 – change of use to school, permitted 1994
- W13597/01 – erection of building to house two classrooms, refused 2002. Appeal withdrawn
- W13597/02 – erection of assembly hall, refused 2003

### Proposal

- As per Proposal Description

### Consultations

#### Engineers:Highways:

- No objection, in principle, but will require a suitably worded condition restricting the use of the assembly hall as ancillary to the existing school and preventing its change of use to additional teaching areas for extra pupils in excess of the existing numbers in attendance.

#### Landscape:

- No objection. The proposed siting for the new hall has an improved relationship with the existing buildings than the previous application. Although it will still be visible from the main road the impact will be ameliorated by the presence of existing vegetation to be retained. Some concerns about possible impact on boundary trees which might have to be removed

### Representations:

#### Curdrige Parish Council

- Object. Do not believe that reasons for refusal of /02 have been overcome.
- In fact, we consider that the original road safety concerns have got worse.
- The Vine School is approached by three junctions from the B3035, one of which has been the scene of several accidents (one fatal).

#### St Peter's PCC

- Object. Increased traffic and increased demands on Parish car park.

#### Letters of representations have been received from 4 Neighbours

- Mr.Smith, Woodsmoke, Church Lane – concerned that this could increase pupil numbers, and therefore traffic, in an area that seen an increase in fatal and serious accidents.
- It is also in the countryside where development is not permitted.
- If permission is to be granted this should be subject to strict conditions concerning pupil numbers and that the hall should be used only for school purposes and not hired or let.
- Dr & Mrs Marsh, Conon House, Church Lane – objects, this is a large hall with potential capacity for up to 180 children.



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

- The road system cannot cope with the present traffic flow.
- The B3035 has a poor accident record with three fatalities in the past three years. In addition, the boundary wall will be demolished and could be hired out for events.
- Any permission should limit school numbers and restrict use of the hall.
- Mr. Gange, Pine Cottage, Church Lane – as above
- Mrs Gange, Pine Cottage, Church Lane – as above
- Mr & Mrs Appleby, Silver Birches – concerned re; future of boundary wall, traffic, parking and use of hall

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- C1, C2, T5

Winchester District Local Plan

- C1, C2, C21, EN5, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C24, DP3, T5

Supplementary Planning Guidance:

- Curdridge Village Design Statement
- Winchester District Landscape Assessment
- Site of Importance for Nature Conservation (SINCS): Winchester District
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 13 Transport

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Comments on representations

Principle of development

- The Development Plan does not, specifically, allow for the erection of extensions to school buildings in the countryside.
- Policy C21 of WDLPR (and C24 of WDLPR) allows for the use of existing buildings for educational purposes, provided that these 'would not be harmful to the rural environment or be likely to require additional development, either immediately or in the future, which would harmfully increase the impact of the building on the countryside'.

Impact on character

- The siting, size and design of the proposal would not be harmful to the character or appearance of the countryside.
- The building has been designed to be low in height and only the tiled roof will be visible above

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

the boundary wall.

Detailed design

- Details of how the boundary wall is to be retained during construction will be required.

Residential amenities

- The imposition of a condition to limit the use of the proposed assembly hall will allay the fears of local residents that it could be a nuisance out of school hours.
- Similarly, that condition should ensure that the assembly hall is used only for this purpose and not as additional teaching facilities.

Highways

- As no upper limit on pupil numbers was imposed when the change of use was granted it would be unreasonable to introduce such a limitation now. This can only be limited by the size of the existing building and, presumably, the Education Authority.

Comments on representations

- Most of the objectors points have been covered above. Although the Highway Authority is concerned by the amount of traffic using Church Lane and its substandard junctions this will not be increased as a result of permitting this application.

**Recommendation**

**APPROVE**

**Conditions/Reasons**

01 The development hereby permitted shall be begun before the expiration of five 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.

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 extension 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 The development hereby permitted shall be used only as an assembly hall ancillary to the use of the main building as a school and shall not be used as additional classrooms or for any other purpose.

03 Reason: In the interests of highway safety and the amenities of nearby residential properties.

04 Detailed plans showing how the boundary wall will be retained and the extension incorporated into it shall be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall be carried out as approved.

04 Reason: In the interests of visual amenity.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Informatives**

01. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 ( as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: C1, C2, T5

Winchester District Local Plan Proposals: C1, C2, C21, EN5, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C24, DP3, T5

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Item No:** 11  
**Address:** Land To The Rear Of 67 - 73 Bar End Road Winchester Hampshire  
**Parish/Ward** Winchester Town  
**Proposal Description:** (AMENDED PLANS) Residential redevelopment comprising 4 No. three bedroom terraced dwellings and one block of 4 No. two bedroom and 3 No. one bedroom flats  
**Applicant** Abbotswood Properties Ltd  
**Case No:** 03/02943/FUL  
**W No:** W17295/01  
**Case Officer:** Mr Neil Mackintosh  
**Date Valid:** 9 December 2003  
**Delegated or Committee:** Committee Decision  
**Reason for Committee:** At the request of a councillor

**Recommendation**

O - DEFER TO CONSIDER THE OVERBEARING NATURE OF THE NEW DEVELOPMENT ON THE EXISTING TERRACE AND THE REQUIREMENTS OF THE HIGHWAY AUTHORITY.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Item No:** 12  
**Address:** Barley Mow Pricketts Hill Shedfield Southampton Hampshire SO32 2JW

**Parish/Ward** Shedfield

**Proposal Description:** Recovering part of existing polytunnel

**Applicant** Mr D Brosnan

**Case No:** 04/00129/FUL

**W No:** W05233/24

**Case Officer:** Emma Norgate

**Date Valid:** 16 January 2004

**Delegated or Committee:** Committee Decision

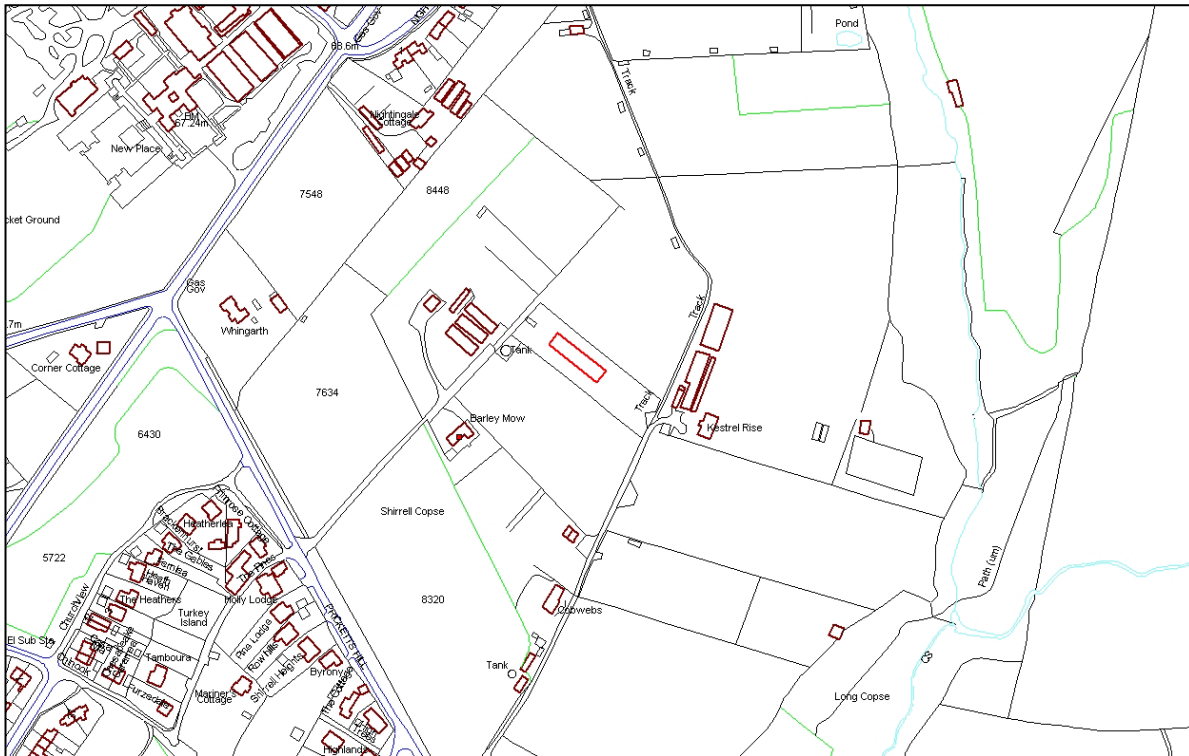
**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation

**Site Factors:**

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**SITE LOCATION PLAN**

**Case No:** 04/00129/FUL **W No:** W05233/24  
**Address:** Barley Mow Pricketts Hill Shedfield Southampton Hampshire  
**Proposal Description:** Recovering part of existing polytunnel



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

### Site Description

- Site of the poly-tunnel is located approximately 85m north-east of the dwelling, Barley Mow.
- Barley Mow has an agricultural occupancy restriction.
- Site slopes gently down to the south-east.
- Site is screened on two sides with mature vegetation.

### Relevant Planning History

- W5233/6 – erection of dwelling – grant 4/9/95
- W5233/7 – variation of condition 2 of permission W5233/6 (agricultural occupancy to include occupation by an equestrian worker – refused 9/9/96
- W5233/12 – 1no. poly tunnel – refused 27/9/99
- W5233/13 - 1no. poly tunnel – refused 27/9/99
- W5233/14 - 1no. poly tunnel – refused 27/9/99
- W5233/15 - 1no. poly tunnel – refused 27/9/99
- W5233/16 - 1no. poly tunnel – refused 27/9/99
- W5233/17 – packaging / storage building and water tank – 27/9/99
- W5233/18 – erection of a general purpose agricultural building – refused 14/2/02
- W5233/20 – erection of a glasshouse – refused 12/9/02
- W5233/21 – erection of 1no. poly tunnel – refused 16/9/02
- W5233/22 – replacement of a packaging building and renewal of water tank – refused 10/11/03
- W5233/23 – recovering part of existing poly tunnel – refused 11/12/03
- W5233/25 – replacement of packaging building and renewal of water tank – pending consideration.
- WLDC 304 – recovering poly-tunnel frame with polythene and use for keeping of livestock – refused 18/9/02

### Proposal

- As per Proposal Description
- Poly-tunnel frame is already existing on site.
- Frame measures 8.5m wide, 48m in length and 3.3m in height.

### Consultations

- None undertaken

### Representations:

#### Shedfield Parish Council

- Object - question why there is a need to recover the poly-tunnel when there is no agricultural work undertaken, has a Lawful Development Certificate been obtained, proposed vehicular access is unsuitable for commercial vehicles.

#### Letters of representations have been received from 1 Neighbour

- Concern over the position of the development in relation to the public footpath and other accesses to the site.
- Concern that the application is ambiguous and questions if the applicant require permission.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- C1, C2, G3

Winchester District Local Plan

- C1, C2, C4, C5, C9, EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C3, C4, C12, DP3

Supplementary Planning Guidance:

- None

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Comments on representations

Principle of Development

- WLDC 304 established that the recovering of the poly-tunnel was considered to be development for which planning permission was required, not only because of the material effect on the external appearance of the structure, but also because at that stage, it was proposed to be used for keeping livestock.
- Site falls in designated countryside where horticultural / agricultural uses are considered appropriate subject to a number of criteria.
- Previous application for recovering the poly-tunnel was refused as the Local Planning Authority were not satisfied that the development was essential to the proper functioning of agriculture and there was insufficient information to enable the Local Planning Authority to be satisfied that there was an agricultural justification.
- Applicant has submitted a business plan, which indicates that the poly-tunnel will be used to produce a range of organic vegetables.
- Applicant intends to run a business producing organic vegetables, herbs and eggs, which will be marketed wholesale and to the public.

Impact on the character of the area

- Site falls within designated countryside.
- Frame for the poly-tunnel is already on site.
- There are other poly-tunnels on sites in the vicinity.
- Poly-tunnel will be visible as a public footpath runs along the south-east boundary of the site.

Comments on representations

- Planning permission for recovering the poly-tunnel is required as it is considered to be development.
- Poly-tunnel is located close to the top of the site and is closer to the access to the northern boundary of the site and the applicant has indicated that this access is in his ownership.



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Recommendation**

**APPROVE – subject to the following condition(s):**

**Conditions/Reasons**

01 The development hereby permitted shall be begun before the expiration of five 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.

**Informatives**

01. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 ( as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: C1, C2, G3

Winchester District Local Plan Proposals: C1, C2, C4, C5, C9, EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C3, C4, C12, DP3

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Item No:** 13  
**Address:** Chalk Hill Cottage Chalk Hill Soberton Southampton Hampshire  
SO32 3PN

**Parish/Ward** Soberton

**Proposal Description:** (AMENDED DESCRIPTION) Raising roof to provide first floor room with balcony to rear, conservatory to rear, single storey extension to front, pitched roofs to existing dormers to rear and extension to roof over front porch

**Applicant** Mr And Mrs J Duncalf

**Case No:** 04/00259/FUL

**W No:** W00988/04

**Case Officer:** Mrs Julie Pinnock

**Date Valid:** 30 January 2004

**Delegated or Committee:** Committee Decision

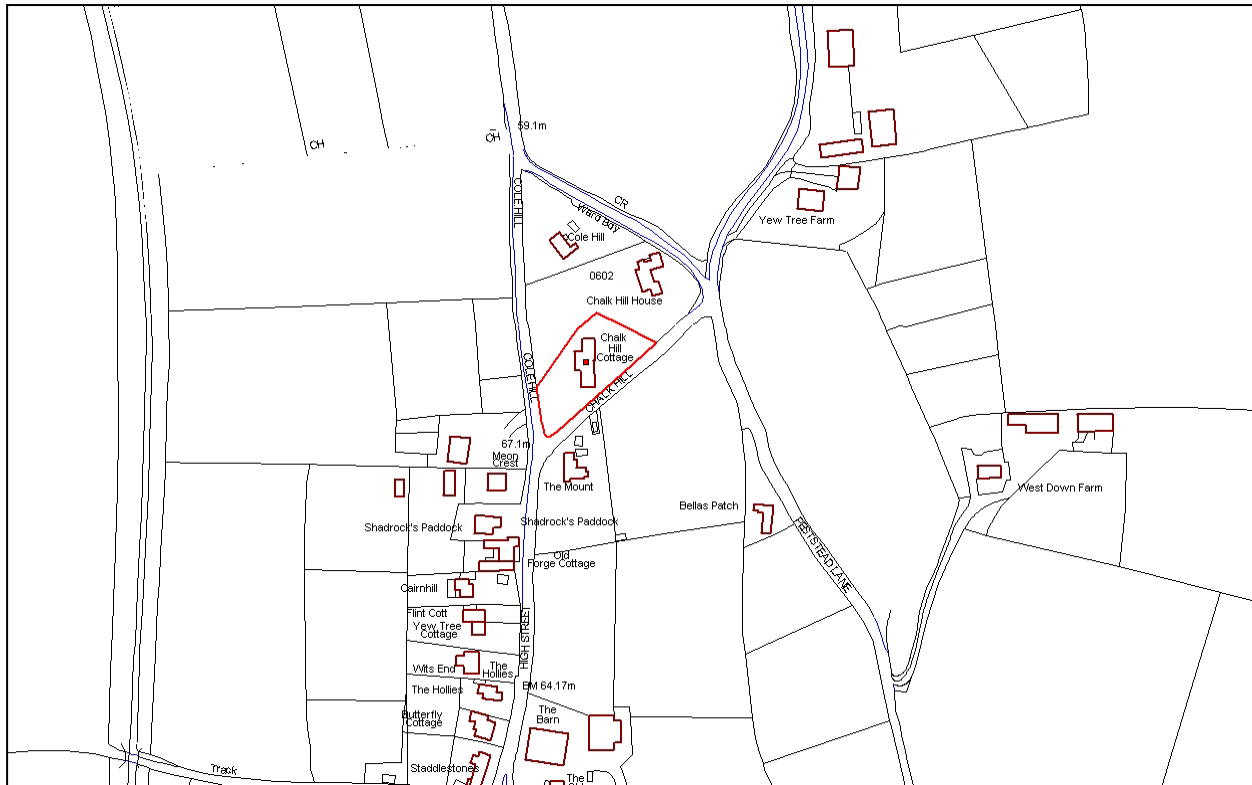
**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation

**Site Factors:**

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**SITE LOCATION PLAN**

**Case No:** 04/00259/FUL **W No:** W00988/04  
**Address:** Chalk Hill Cottage Chalk Hill Soberton Southampton Hampshire  
**Proposal Description:** Raising roof to provide first floor room with balcony to rear, conservatory to rear, single storey extension to front, pitched roofs to existing dormers to rear



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

### Site Description

- The site is approximately 0.19 of a hectare, with the existing dwelling siding onto and served for vehicular access from Chalk Hill, and backs onto High Street
- The site is elevated from High Street, with the existing dwelling built to take advantage of this by two distinct levels internally
- The site is well screened with mature hedging, particularly along High Street to the west, and Chalk Hill to the south east
- The existing dwelling occupies a large footprint, with split level accommodation

### Relevant Planning History

- W00988 – Erection of single storey dwelling with garage following demolition of existing dwelling – permitted 28/04/1975
- W00988/01 – Erection of dwelling after demolition of existing cottage – permitted 27/08/1975
- W00988/02 – Erection of single storey side extension – permitted 18/08/1982
- W00988/03 - Raising roof to provide first floor room with balcony to rear, conservatory to rear, single storey extension to front, pitched roofs to existing dormers to rear – withdrawn 28/01/2004

### Proposal

- Pitched roof to existing flat roof dormer window to rear elevation
- First floor rear extension including the provision of a balcony and an increase in the height of the roof of 750mm above the existing roofline visible from the front elevation
- Conservatory to southern end of rear elevation
- Continuation of roof over existing front entrance porch to provide a full pitch roof
- Single storey extension to the southern end of the front elevation

### Consultations

- None undertaken

### Representations:

#### Soberton Parish Council

- Object on the grounds that proposed dining room dormer roof exceeds height of the roof and is disproportionate to the elevation
- The proposed balcony is inappropriate and will cause a loss of amenity to other properties overlooked in the High Street
- The proposed conservatory is ill considered
- The house is visible across the valley and its current design and forms fits well in this landscape
- Any changes must be considered in this context
- Application drawing fail to show a full floor plan for either ground or first floor
- The elevation and sections are confusing and there is no elevation from the High Street showing adjacent properties
- It is of major concern that this application has only made minor changes from the previous application

#### Letters of representations have been received from 1 Neighbour

- Object on the grounds of balcony causing overlooking and intrusion
- A roof conversion with balcony on the property next door 'Shadocks Paddock' has resulted in invasion of privacy

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

- Forced to find privacy and refuge in the stables adjoining property, but if this balcony is granted will have a feeling of being surrounded by platforms

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, C1

Winchester District Local Plan

- C.1, C.2, C.19, EN.5

Winchester District Local Plan Review Deposit and Revised Deposit:

- C.1, C.22, DP.3

Supplementary Planning Guidance:

- Soberton Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Detailed design
- Residential amenities
- Comments on representations

Principle of development

- The existing dwelling has a lawful residential use situated in the countryside
- The principle of extensions to such dwellings is acceptable subject to policy criteria
- The application is a re-submission of an application which was recently withdrawn as officers raised concerns over the impact of the first floor rear extension, the re-submission reduces the size, and therefore the height of this element of the proposal

Impact on the character of the area

- The site occupies a corner plot, heavily screened along High Street to the west, and Chalk Hill to the south east
- The dwelling sits on a large plot, with a large rear garden with a drop in levels from the rear elevation of the dwelling to the western boundary
- The extensions in the main are to the rear of the dwelling and it is not considered that these extension will have any adverse impact on the rural character of the area
- The first floor rear extension will be visible above the roof line to the front of the dwelling, however it is not considered harmful in the limited public views from the north east along Chalk Hill
- The front extension is a modest size, with no impact to limited public views from the north east along Chalk Hill

Detailed design

- The design of the existing dwelling when viewed from the front elevation is of a linear single storey dwelling with a pitched roof
- To the rear due to the difference in levels within the site, the dwelling has some first floor

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

- accommodation provided by a flat roof dormer
- The design of the proposals are simple, with a hipped roof proposed to the existing flat roof dormer and the proposed first floor element, these sit comfortably with the pitch roof of the existing dwelling
- The proposed conservatory is a modern design with a dwarf brick wall, and glazed window and roof panels

Residential amenities

- The site is in a rural area with a detached dwelling 'Chalk Hill House' to the north-east over 20m from the site boundary, and 'Meon Crest' to the south-west approx 40m from the western boundary of the site, situated on lower ground
- Given the distance between these dwellings it is not considered that the proposal affects the residential amenities of neighbouring dwellings

Comments on representations

- The Parish Council primarily object to the design of the proposed extensions, however Officers do not consider that the design is out of keeping with the existing dwelling or inappropriate to the rural location
- The Parish Council also raise concerns over the quality and content of the plans, however Officers consider that these are suitable to consider the proposed external alterations to the dwelling
- Occupiers of the dwelling 'Meon Crest' to the south-west and the Parish Council object due to overlooking, however the distance between these dwellings is in excess of 40m and separated by High Street
- There is therefore no material overlooking to this dwelling

**Recommendation**

**APPROVE – subject to the following condition(s):**

**Conditions/Reasons**

01 The development hereby permitted shall be begun before the expiration of five 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.

02 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

**Informatives**

01. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3, C1

Winchester District Local Plan Proposals: C.1, C.2, C.19, EN.5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C.1, C.22, DP.3

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Item No:** 14  
**Address:** Land To The Rear Of Ballakitch And Merries Highways Road  
Compton Hampshire

**Parish/Ward** Compton And Shawford

**Proposal Description:** (AMENDED DESCRIPTION) Residential development including  
parking and new access (OUTLINE)

**Applicant** Mr And Mrs G Pitt And Messrs C, J And P Stares

**Case No:** 03/00579/OUT

**W No:** W18023/01

**Case Officer:** Mr Steve Nangreave

**Date Valid:** 10 March 2003

**Delegated or Committee:** Committee Decision

**Reason for Committee:** Parish Council submitted representations contrary to officer  
recommendation

**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations  
have been received

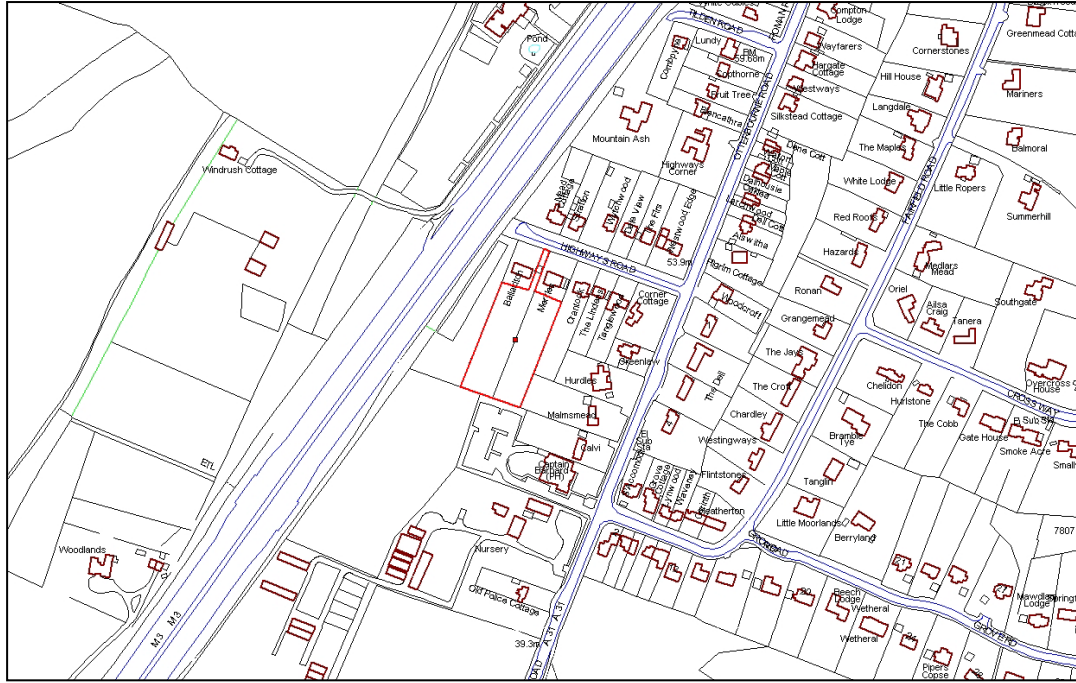
**Site Factors:**



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**SITE LOCATION PLAN**

**Case No:** 03/00579/OUT **W No:** W18023/01  
**Address:** Land To The Rear Of Ballakitch And Merries Highways Road  
Compton Hampshire  
**Proposal Description:** (AMENDED DESCRIPTION) Residential development including parking and new access (OUTLINE)





WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

### Site Description

- The site area comprises 0.43 ha and currently comprises part of the large rear gardens to two detached dwellings 'Merries' and 'Ballakitch' which front Highways Road
- The site is situated on the south side of Highways Road
- To the west of the site is a triangle of land which separates the site from the M3 Motorway
- Highways Road is fronted on both sides by residential development and the eastern boundary of the site forms in part the rear boundary of dwellings which front Otterbourne Road
- The southern boundary is adjacent to land used by the nursery
- The site has been used as an orchard and has a substantial tree cover

### Relevant Planning History

- (AMENDED DESCRIPTION) Residential development for 8 no. dwellings with new access (OUTLINE) – withdrawn – 18/12/2002
- W18260 – Current application for demolition of existing dwelling and erection of a five bedroom dwelling with new access (Outline) – awaiting determination

### Proposal

- As per Proposal Description

### Consultations

#### Engineers:Highways:

- Original consultation – no objection in principle, but recommend refusal due to substandard condition of approach road to the site (Highways Road) – recommend applicant discuss proposal with Hampshire County Council Highways with a view to entering into a S278 agreement
- Re-consultation on amended plans – no objection subject to minor amendments and S.278 agreement and recommended conditions

#### Environment Agency:

- No objection in principle subject to conditions and informatives

#### Environmental Health:

- Original consultation – no adverse comment to make subject to condition requiring details of noise from the road traffic and informatives limiting hours of construction and no burning to take place
- Re-consultation on Air Quality – no objection
- Re-consultation on acoustic report – the glazing recommended to reduce internal noise is acceptable
- However raise concerns regarding noise levels in the gardens of proposed dwellings and requires additional measures to reduce the external noise levels to at least 50dB(A)
- Further re-consultation on proposal to erect 2.5m acoustic fence on western boundary to reduce external noise to rear gardens – comment that agree with the noise consultants report, and therefore has no objection to the proposal provided the measures recommended in the acoustic report are met

#### Forward Plans:

- In principle the proposal is acceptable, provided appropriate provision of affordable housing and open space contribution

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

Hampshire County Council – Highways

- Comment that applicant will be required to enter into a Section 278 Agree with the County Council to secure the making up of Highways Road to an adoptable standard between the site access and Main Road

Landscape:

- Original consultation – recommend refusal on basis of lack of survey information
- Re-consultation on amended plans – amended plans better however still raise concerns with regard to proximity of dwellings and infrastructure to some of existing trees in particular T606 and T647 – recommended Arboricultural Officer consulted

Arboricultural Officer

- Six individual trees which are considered of amenity importance and a row of trees and another tree off the site
- It is of importance that none of these important trees are threatened by these proposals
- At the detailed stage applicant needs to demonstrate their intention regarding these trees, including an impact assessment and a method statement indicating fencing measures

Southern Water:

- Comment that the sewer layout will have a significant influence on the development layout and should be considered at an early stage.
- Also comment that there is insufficient capacity in the foul sewers in Otterbourne and that a programme has been scheduled to rectify the situation, however suggest that the occupation of this development is premature prior to the sewer improvements being completed
- Re-consultation on report received regarding existing permeable area which drains into foul sewer, and the proposed reduction, therefore raises no objection

Housing Enabling Officer

- Housing Need Survey demonstrates a need for 2 bedroom houses although a larger 3 bed property would be welcome, there is also a demand for 1 bedroom accommodation – a wider mix of affordable housing would be preferred

**Representations:**

Compton and Shawford Parish Council

- Object – this application represents an increase in the number of units from the earlier application
- This would double the number of properties in Highways Road in a tiny portion of the area and would be completely out of keeping with the existing development contrary to PPG3 directions
- Also question the advisability of siting new homes so close to the motorway for health reasons
- Continuous exhaust fumes and noise pollution from the large volume of traffic
- Consider the site quite unsuitable for the impositions of PPG3 density guidelines

County Councillor Anne Bailey

- Objects – Highways Road is an unadopted gravel road unsuitable as it stands for the proposed development
- Mead Cottage would be adversely affect by the view of constant traffic movement, fumes, noise, dust and headlights at night into their main windows
- Concerned regarding M3 noise as this type of development may attract young families their environment would be spoilt by high noise levels.
- Volumes of noise on the M3 are growing steadily at 2% each year and noise levels are increasing

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

Letters of representations have been received from 9 Neighbours who all object on following grounds:-

- Highways Road is an unadopted road with just 12 properties
- The road is unmetalled and does not have (or need) pavements or other safety measures
- Additional traffic both during and after construction would cause deterioration of the road and introduce road hazards
- Highways Road is an attractive and quiet street scene and this is fundamental to the 'amenity' of properties
- Insufficient car parking spaces – where would the overflow parking be
- Proposal will double the number of houses and completely alter the environment in which we currently live
- The proposal will adversely change the character of the area and that of the enjoyment and environment of its residents
- Development is at the western end, so all existing residents would suffer the disadvantages of noise, danger and pollution caused by the extra traffic
- Concerns over the suitability of the access at Highways Road/Otterbourne Road junction
- Over development of the site
- Density is excessive and out of keeping with the neighbourhood – suggest 4 dwellings to the acre more acceptable
- If development is permitted request a 2m wall or fence be erected along 'The Hurdles' and 'Malmsmead' boundary
- Noise – whilst double/triple glazing will reduce noise inside the house, noise outside will be excessive
- PPG3 is a guidance document and should not be applied in all circumstances
- Existing development in the area is a low density and comprise moderately sized dwellings
- Detrimental effect overlooking will have upon the enjoyment of neighbouring properties
- Badly designed layout
- Result in destruction of mature trees, hedges and habitats which would increase noise from the M3
- Set a precedent that would in the long term lead to complete over development of the area
- Infrastructure of the settlement cannot cope with the increased population e.g. schools and doctors

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, T2, T6, H5, H7, H8, R2

Winchester District Local Plan

- EN.1, EN.5, EN.9, EN.13, EN.15, H.1, H.5, H.7, RT.3, T.9

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.1, DP.3, DP.6, DP.14, H.1, H.2, H.5, H.7, T.3, T.4, RT.3

Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4
- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Winchester District Urban Capacity Study
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Parking Standards 2002

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport
- PPG 24 Planning and Noise

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics
- Highways
- Public open space provision
- Comments on representations
- Affordable housing

Principle of development

- The site is located within the settlement boundary for Compton and therefore the principle of development is acceptable
- PPG3 encourages residential development on 'previously developed land'
- The application is an outline application, and originally siting and means of access were for consideration
- The application has now removed the indicative siting and request that only means of access be considered at the outline stage
- In considering this application, it is important to have regard to application W18260 for the demolition and replacement of Ballakitch with a detached five bedroom dwelling to enable adequate vehicular access between Ballakitch and Merries to the proposed development site beyond
- Officers consider that this proposal accords with policy

Impact on the character of the area/spatial characteristics

- The site comprises the rear garden of two existing dwellings which front Highways Road, one, the subject of a separate application is proposed to be replaced
- The proposal is an outline application, with means of access as the only consideration
- Siting, design, external appearance and landscaping will be a consideration for a reserved matters application
- Officers consider that the principle of a residential development on this site will not have any impact on the character of the area or affect the spatial characteristics of Compton

Highways

- Following receipt of amended plans the highway engineer is satisfied in principle with the proposed new access road subject to minor amendments which can be conditioned
- The application will be subject to a Section 278 Highway Agreement to secure the making up of Highways Road to an adoptable standard between the site access and Main Road

Public open space provision

- The applicants have agreed to enter into a Section 106 legal agreement to contribute to the Open Space Funding System

Comments on representations

- The majority of representations centre on highways issues, however the highway engineer is satisfied that the development can be provided in accordance with standards
- Highways Road is currently an unmade unadopted highway, and its use by additional traffic

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

may cause loss of amenity to existing residential dwellings, however it is proposed that the road be made up to adoptable standard, and it is not considered that this will affect the amenities of existing dwellings

- Other objections relate to the density, this application is an outline application, with the indicative layout withdrawn and means of access as the only consideration.
- Officers consider that the site can be developed without loss of amenity to existing dwellings and meet densities of between 30 – 50 dph without harm to the existing character of the area
- Concerns regarding overlooking have been raised, this is something that can be considered and assessed when a detailed application is submitted – it is considered that the site can be developed without detriment to the amenities of adjacent dwellings
- With regard to concerns over noise the Environmental Health Officer is satisfied with the Acoustic report and recommendations to reduce internal and external noise
- Other concerns relate to the pressure on existing services, however the site is situated within the Policy boundary where the principle of residential development is acceptable

#### Affordable Housing

- The adopted local plan requires sites of 15 or more to provide 30% affordable housing
- This application originally specified 14 dwellings, however the replacement dwelling at Bellakitch which is required to enable this development to proceed raised this number to 15
- The application does not now specify a particular number of units, and therefore the applicant will be required to enter into a Section 106 legal agreement to ensure 30% affordable housing provision
- The emerging local plan revised deposit 2003 has increased the requirement from 30% to 50% in this area, however there are objections to this policy and it must at this time carry little weight in the determination of current planning applications
- The applicant has confirmed in writing their agreement to enter into a Section 106 legal agreement to ensure the provision of affordable housing on site

#### **Planning Obligations/Agreements**

In seeking the planning obligation(s) and/or financial contributions the Local Planning Authority has had regard to the tests laid down in Circular 1/97 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**

**APPROVE – subject to a Section 106/Section 278 Agreement for:**

- (i) A financial contribution towards highway improvements**
- (ii) The provision 30% affordable housing**
- (iii) A financial contribution towards the provision of public open space through the open space funding system**

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

#### **Conditions/Reasons**

01 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

02 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

03 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

- (a) The layout including the positions and widths of roads and footpaths.
- (b) The siting of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.
- (c) The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.
- (d) The details of materials/treatment to be used for hard surfacing.
- (e) The layout of foul sewers and surface water drains.
- (f) The manner of treatment of any existing water courses and ditches.
- (g) The provision to be made for the parking, turning, loading and unloading of vehicles.
- (h) The alignment, height and materials of all walls and fences and other means of enclosure.
- (i) The provision to be made for the storage and disposal of refuse.
- (j) The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.
- (k) Details of the siting, external appearance and materials to be used for any statutory undertakers or service providers equipment such as electricity sub- stations, gas governors, telecommunication cabinets.
- (l) The provision to be made for street lighting.
- (m) The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.
- (n) The proposed phasing of the development.
- (o) Access facilities for the disabled.
- (p) Alterations to the external appearance of the existing buildings.
- (q) Landscape considerations including:
  - (i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;
  - (ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

- (iii) the arrangements to be made for the future maintenance of landscaped and other open areas.
- (iv) the provision of a tree impact assessment and a method statement including protective fencing measures

Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

04 Details of a scheme for protecting the proposed dwellings from noise from the road traffic shall be submitted to and approved by the Local Planning Authority in writing before the development commences. Any works which form part of the approved scheme shall be completed before any dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To ensure that acceptable noise levels within the dwelling and the curtilages of the dwelling are not exceeded.

05 During construction, any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution to the water environment.

06 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment.

07 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.

08 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.

09 Details of the width, alignment, gradient and type of construction proposed for the roads and footways and accesses including all relevant horizontal cross-sections and longitudinal sections showing the existing and proposed levels together with the details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before the use hereby approved is commenced.

Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as a publicly repairable highway.

10 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification less the final carriageway and footway surfacing to an existing highway.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

11 Details of the acoustic fence proposed along the western boundary shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved scheme shall be completed before any dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be retained in accordance with the approved scheme.

Reason: To ensure that acceptable noise levels within the curtilage of the dwellings are not exceeded.

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 development permitted by Classes A, B, C, D or E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A of Part 2 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

### **Informatives**

01. This permission is granted for the following reasons:  
The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.
02. The Local Planning Authority has taken account of the following development plan policies and proposals:-  
  
Hampshire County Structure Plan Review: UB3, T2, T6, H5, H7, H8, R2  
Winchester District Local Plan Proposals: EN.1, EN.5, EN.9, EN.13, EN.15, H.1, H.5, H.7, RT.3, T.9  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.1, DP.3, DP.6, DP.14, H.1, H.2, H.5, H.7, T.3, T.4, RT.3
03. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a notice limiting the hours of operation under the Control of Pollution Act 1974 may be served.
04. No materials should be burnt on site, where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.
05. Under the terms of the Water Resources Act 1991, the prior agreement of the Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Item No:** 16  
**Address:** Ballakitch Highways Road Compton Winchester Hampshire SO21 2DF

**Parish/Ward** Compton And Shawford

**Proposal Description:** Demolition of existing dwelling and erection of replacement dwelling with new access (OUTLINE)

**Applicant** Mr And Mrs G Pitt And Messrs C, J And P Stares

**Case No:** 03/00719/OUT

**W No:** W18260

**Case Officer:** Mr Steve Nangreave

**Date Valid:** 24 March 2003

**Delegated or Committee:** Committee Decision

**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation

**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations have been received

## SITE LOCATION PLAN

The map shows a residential area with several streets and numerous buildings. A red building is highlighted in the center-left area, near the intersection of Highways Road and a street labeled 'Bullington'. Other buildings are labeled with names such as Mountain Ash, Highways Corner, The Jays, and The Croft. The map also shows a river or stream running along the bottom edge.



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

### Site Description

- The site area comprises 0.8 ha
- It comprises the replace of the existing detached two storey dwelling and its replacement with a detached dwelling, re-sited in order to facilitate vehicular access to a development site to the rear
- The site is situated on the south side of Highways Road
- To the west of the site is a triangle of land which separates the site from the M3 Motorway
- Highways Road is fronted on both sides by residential development and the eastern boundary of the site forms in part the rear boundary of dwellings which front Otterbourne Road

### Relevant Planning History

- (AMENDED DESCRIPTION) Residential development for 8 no. dwellings with new access (OUTLINE) – withdrawn – 18/12/2002
- W18023/01 - (AMENDED DESCRIPTION) Residential development including parking and new access (OUTLINE) – awaiting determination

### Proposal

- As per Proposal Description

### Consultations

The consultations are carried forward from 03/00579/OUT for residential development to the rear of Ballakitch and Merries and relate to both applications

#### Engineers:Highways:

- Original consultation – no objection in principle, but recommend refusal due to substandard condition of approach road to the site (Highways Road) – recommend applicant discuss proposal with Hampshire County Council Highways with a view to entering into a S278 agreement
- Re-consultation on amended plans – no objection subject to minor amendments and S.278 agreement and recommended conditions

#### Environment Agency:

- No objection in principle subject to conditions and informatives

#### Environmental Health:

- Original consultation – no adverse comment to make subject to condition requiring details of noise from the road traffic and informatives limiting hours of construction and no burning to take place
- Re-consultation on Air Quality – no objection
- Re-consultation on acoustic report – the glazing recommended to reduce internal noise is acceptable
- However raise concerns regarding noise levels in the gardens of proposed dwellings and requires additional measures to reduce the external noise levels to at least 50dB(A)
- Further re-consultation on proposal to erect 2.5m acoustic fence on western boundary to reduce external noise to rear gardens – comment that agree with the noise consultants report, and therefore has no objection to the proposal provided the measures recommended in the acoustic report are

#### Forward Plans:

- In principle the proposal is acceptable, provided appropriate provision of affordable housing and open space contribution

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

Hampshire County Council – Highways

- Comment that applicant will be required to enter into a Section 278 Agree with the County Council to secure the making up of Highways Road to an adoptable standard between the site access and Main Road

Landscape:

- Original consultation – recommend refusal on basis of lack of survey information
- Re-consultation on amended plans – amended plans better however still raise concerns with regard to proximity of dwellings and infrastructure to some of existing trees in particular T606 and T647 – recommended Arboricultural Officer consulted

Arboricultural Officer

- Six individual trees which are considered of amenity importance and a row of trees and another tree off the site
- It is of importance that none of these important trees are threatened by these proposals
- At the detailed stage applicant needs to demonstrate their intention regarding these trees, including an impact assessment and a method statement indicating fencing measures

Southern Water:

- Comment that the sewer layout will have a significant influence on the development layout and should be considered at an early stage.
- Also comment that there is insufficient capacity in the foul sewers in Otterbourne and that a programme has been scheduled to rectify the situation, however suggest that the occupation of this development is premature prior to the sewer improvements being completed
- Re-consultation on report received regarding existing permeable area which drains into foul sewer, and the proposed reduction, therefore raises no objection

Housing Enabling Officer

- Housing Need Survey demonstrates a need for 2 bedroom houses although a larger 3 bed property would be welcome, there is also a demand for 1 bedroom accommodation – a wider mix of affordable housing would be preferred

**Representations:**

Compton and Shawford Parish Council

- None received

Letters of representations have been received from 9 Neighbours who all object to the principle of residential development to the rear of this site and Merries on following grounds:-

- Highways Road is an unadopted road with just 12 properties
- The road is unmetalled and does not have (or need) pavements or other safety measures
- Additional traffic both during and after construction would cause deterioration of the road and introduce road hazards
- Highways Road is an attractive and quiet street scene and this is fundamental to the 'amenity' of properties
- Insufficient car parking spaces – where would the overflow parking be
- Proposal will double the number of houses and completely alter the environment in which we currently live
- The proposal will adversely change the character of the area and that of the enjoyment and environment of its residents
- Development is at the western end, so all existing residents would suffer the disadvantages of noise, danger and pollution caused by the extra traffic
- Concerns over the suitability of the access at Highways Road/Otterbourne Road junction
- Over development of the site

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

- Density is excessive and out of keeping with the neighbourhood – suggest 4 dwellings to the acre more acceptable
- If development is permitted request a 2m wall or fence be erected along 'The Hurdles' and 'Malmsmead' boundary
- Noise – whilst double/triple glazing will reduce noise inside the house, noise outside will be excessive
- PPG3 is a guidance document and should not be applied in all circumstances
- Existing development in the area is a low density and comprise moderately sized dwellings
- Detrimental effect overlooking will have upon the enjoyment of neighbouring properties
- Badly designed layout
- Result in destruction of mature trees, hedges and habitats which would increase noise from the M3
- Set a precedent that would in the long term lead to complete over development of the area
- Infrastructure of the settlement cannot cope with the increased population e.g. schools and doctors

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, T2, T6, H5, H7, H8, R2

Winchester District Local Plan

- EN.1, EN.5, EN.9, EN.13, EN.15, H.1, H.5, H.7, RT.3, T.9

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.1, DP.3, DP.6, DP.14, H.1, H.2, H.5, H.7, T.3, T.4, RT.3

Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4
- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Winchester District Urban Capacity Study
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport
- PPG 24 Planning and Noise

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics
- Highways
- Public open space provision
- Comments on representations
- Affordable housing

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

Principle of development

- The site is located within the settlement boundary for Compton and therefore the principle of development is acceptable
- PPG3 encourages residential development on 'previously developed land'
- The application is an outline application, and originally siting and means of access were for consideration
- The application has now removed the indicative siting and request that only means of access be considered at the outline stage
- In considering this application, it is important to have regard to application W18023/01 which is an outline application for residential development to the rear of this site and Merries
- Officers consider that this proposal accords with policy

Impact on the character of the area/spatial characteristics

- The site comprises the front part of Ballakitch only, with the remainder to the rear included in application W18023/01.
- The proposal is an outline application, with means of access as the only consideration
- Siting, design, external appearance and landscaping will be a consideration for a reserved matters application
- Officers consider that the principle of a replacement dwelling on this site will not have any impact on the character of the area or affect the spatial characteristics of Highways Road

Highways

- Following receipt of amended plans the highway engineer is satisfied in principle with the proposed new access road subject to minor amendments which can be conditioned
- The application will be subject to a Section 278 Highway Agreement to secure the making up of Highways Road to an adoptable standard between the site access and Main Road

Public open space provision

- The applicants have agreed to enter into a Section 106 legal agreement to contribute to the Open Space Funding System

Comments on representations

- The majority of representations centre on highways issues, however the highway engineer is satisfied that the development can be provided in accordance with standards
- Highways Road is currently an unmade unadopted highway, and its use by additional traffic may cause loss of amenity to existing residential dwellings, however it is proposed that the road be made up to adoptable standard, and it is not considered that this will affect the amenities of existing dwellings
- Other objections relate to the density, this application is an outline application, with the indicative layout withdrawn and means of access as the only consideration.
- Officers consider that the site can be developed without loss of amenity to existing dwellings and meet densities of between 30 – 50 dph without harm to the existing character of the area
- Concerns regarding overlooking have been raised, this is something that can be considered and assessed when a detailed application is submitted – it is considered that the site can be developed without detriment to the amenities of adjacent dwellings
- With regard to concerns over noise the Environmental Health Officer is satisfied with the Acoustic report and recommendations to reduce internal and external noise
- Other concerns relate to the pressure on existing services, however the site is situated within the Policy boundary where the principle of residential development is acceptable

Affordable Housing

- The adopted local plan requires sites of 15 or more to provide 30% affordable housing
- This application is a replacement dwelling, however it should be taken in association with the re-development of land to the rear of Ballakitch and Merries
- Therefore the applicant will be required to enter into a Section 106 legal agreement to ensure

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

30% affordable housing provision across the two sites

- The emerging local plan revised deposit 2003 has increased the requirement from 30% to 50% in this area, however there are objections to this policy and it must at this time carry little weight in the determination of current planning applications
- The applicant has confirmed in writing their agreement to enter into a Section 106 legal agreement to ensure the provision of affordable housing on site

**Planning Obligations/Agreements**

In seeking the planning obligation(s) and/or financial contributions the Local Planning Authority has had regard to the tests laid down in Circular 1/97 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**

**APPROVE – subject to a Section 106/Section 278 Agreement for:**

- (i) A financial contribution towards highway improvements**
- (ii) The provision 30% affordable housing**
- (iii) A financial contribution towards the provision of public open space through the open space funding system**

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

**Conditions/Reasons**

01 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

02 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

03 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

- (r) The layout including the positions and widths of roads and footpaths.
- (s) The siting of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.
- (t) The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.
- (u) The details of materials/treatment to be used for hard surfacing.
- (v) The layout of foul sewers and surface water drains.
- (w) The manner of treatment of any existing water courses and ditches.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

- (x) The provision to be made for the parking, turning, loading and unloading of vehicles.
- (y) The alignment, height and materials of all walls and fences and other means of enclosure.
- (z) The provision to be made for the storage and disposal of refuse.
- (aa) The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.
- (bb) Details of the siting, external appearance and materials to be used for any statutory undertakers or service providers equipment such as electricity sub- stations, gas governors, telecommunication cabinets.
- (cc) The provision to be made for street lighting.
- (dd) The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.
- (ee) The proposed phasing of the development.
- (ff) Access facilities for the disabled.
- (gg) Alterations to the external appearance of the existing buildings.
- (hh) Landscape considerations including:
  - (iv) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;
  - (v) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
  - (vi) the arrangements to be made for the future maintenance of landscaped and other open areas.
  - (vii) the provision of a tree impact assessment and a method statement including protective fencing measures

Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

04 Details of a scheme for protecting the proposed dwellings from noise from the road traffic shall be submitted to and approved by the Local Planning Authority in writing before the development commences. Any works which form part of the approved scheme shall be completed before any dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To ensure that acceptable noise levels within the dwelling and the curtilages of the dwelling are not exceeded.

05 During construction, any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%.



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution to the water environment.

06 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment.

07 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.

08 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.

09 Details of the width, alignment, gradient and type of construction proposed for the roads and footways and accesses including all relevant horizontal cross-sections and longitudinal sections showing the existing and proposed levels together with the details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before the use hereby approved is commenced.

Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as a publicly repairable highway.

10 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification less the final carriageway and footway surfacing to an existing highway.

Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

11 Details of the acoustic fence proposed along the western boundary shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved scheme shall be completed before any dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be retained in accordance with the approved scheme.

Reason: To ensure that acceptable noise levels within the curtilage of the dwellings are not exceeded.

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 development permitted by Classes A, B, C, D or E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A of Part 2 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Informatives**

01. This permission is granted for the following reasons:  
The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 ( as amended), planning permission should therefore be granted.
02. The Local Planning Authority has taken account of the following development plan policies and proposals:-  
  
Hampshire County Structure Plan Review: UB3, T2, T6, H5, H7, H8, R2  
Winchester District Local Plan Proposals: EN.1, EN.5, EN.9, EN.13, EN.15, H.1, H.5, H.7, RT.3, T.9  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.1, DP.3, DP.6, DP.14, H.1, H.2, H.5,H.7, T.3, T.4, RT.3
05. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a notice limiting the hours of operation under the Control of Pollution Act 1974 may be served.
06. No materials should be burnt on site, where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.
05. Under the terms of the Water Resources Act 1991, the prior agreement of the Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Item No:** 16  
**Address:** Hyde PO And Stores16 Egbert Road Winchester Hampshire SO23 7EB

**Parish/Ward** Winchester Town

**Proposal Description:** -(REVISED PLANS AND INFORMATION DATED 18 DECEMBER 2003) Conversion and change of use from Post Office and associated dwelling to form 1 No. two bedroom dwelling and 2 No. one bedroom dwellings, alterations to existing access

**Applicant** Ilanbray Ltd

**Case No:** 03/02727/FUL

**W No:** W15614/03

**Case Officer:** Mr Peter Eggleton

**Date Valid:** 11 November 2003

**Delegated or Committee:** Committee

**Reason for Committee:** At the request of a councillor  
**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations have been received

**Site Factors:** Winchester Conservation Area

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**SITE LOCATION PLAN**

**Case No:** 03/02727/FUL **W No:** W15614/03  
**Address:** Hyde PO And Stores 16 Egbert Road Winchester Hampshire SO23 7EB  
**Proposal Description:** -(REVISED PLANS AND INFORMATION DATED 18 DECEMBER 2003) Conversion and change of use from Post Office and associated dwelling to form 1 No. two bedroom dwelling and 2 No. one bedroom dwellings, alterations to existing access



### **Site Description**

- The former Hyde Post Office is on the corner of Egbert Road and Danes Road and includes the shop, the residential accommodation above, the gently sloping garden and the garage off Danes Road.

### **Relevant Planning History**

- Similar application withdrawn 2003 due to lack of marketing

### **Proposal**

- As per Proposal Description

### **Consultations**

#### Conservation:

- No objection in principle. Windows should be wood and rainwater goods cast iron; roof lights should be reduced. Prefer to see tree retained as little greenery in street scene.

#### Estates Department

- The property has been adequately advertised and very little interest has been shown. The rent of £12,000 reflects a high residential element as the rent for such a shop would be very small due to location and size.

#### Engineers:Highways:

- No objection subject to conditions.

#### Forward Plans:

- Before an exception from proposal FS.2 can be considered the property should be marketed for its existing use and if there is no satisfactory response alternative community uses should be investigated in some detail. Only if both these exercises demonstrate that the building cannot be retained in community use should an alternative be considered.

#### Tree Officer:

- The Magnolia although nice and pretty is of little amenity value and could not be afforded protection with a TPO.

### **Representations:**

#### City of Winchester Trust:

- No comment

#### 27 letters of representations have been received for the full and conservation area applications

- The loss of the garage removes a valuable parking resource and results in over development of the site.
- There is already a shortage of parking and this would exacerbate the situation particularly

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

during evenings and Sundays when the parking restrictions do not apply.

- The increase in height of the garage would overshadow and be overbearing on neighbouring properties, it would dominate the skyline and introduce overlooking and distort the proportions of the building.
- The loss of the magnolia tree should not be allowed, it is mature and healthy and is a significant feature of the area, it is clearly visible and adds to the character of the neighbourhood.
- The changes to Danes Road such as raising the garage roof, raising the wall, inserting doors and the stainless steel handrail would all detract from the appearance and character of this part of the conservation area.
- The changes to the front of the property onto Egbert Road such as the changes in fenestration and the wall onto the street would change the character to its detriment.
- The introduction of the glass structure would be entirely out of keeping with the character of the area.
- The loss of the post office and the shop would both be a great loss to the residents and the commercial fabric of the area.
- Consider that the garage should be retained along with the tree otherwise the development will be too dense and set a precedent for a number of other garages in the area.
- There are a number of people interested in the shop and the marketing has not been exhaustive. The potential for a shop separate to the house has not been considered.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- FS.2, H.1, H.7, EN.5, T.9, RT.3, HG.7, HG.11

Winchester District Local Plan Review Deposit and Revised Deposit:

- SF.1, DP.3, H.2, H.7, RT.3, HE.4, HE.5, HE.8

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Guide to the Open Space Funding System
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 4 Industrial and Commercial Development by Small Firms
- PPG 6 Town Centres and Retail Developments
- PPG 15 Planning and the Historic Environment

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations
- Historic heritage/conservation area/listed building

Headings as applicable for considerations

Principle of development

- Policy FS.2 prevents the change of use from a facility to residential unless it has been demonstrated that the existing use or some other community use is not possible within the building.
- The shop with accommodation above has now been marketed since August 2003 as a single entity for a price of £12,000pa and although there has been some interest it appears that the shop and residential use together, in their current format, at the rent required, are unlikely to attract a tenant.
- The marketing exercise has not considered alternative uses of the site or considered the separation of the accommodation from the shop element.
- The applicant's have considered the prospects of alternative community uses in the building, on the basis of the list of facilities in the Local Plan, but concluded that due to the size of the unit or proximity of other facilities, it could not realistically accommodate alternative uses.
- If the principle of the loss of the shop where accepted housing would be an acceptable alternative and the subdivision into small units would reflect the demand for small residential units in Winchester.
- On balance although the loss of the shop is to be regretted it is considered that the applicants have demonstrated to the satisfaction of officers that the retention of a community facility is not presently feasible.

Impact on the character of the area/spatial characteristics/street scene

- The visual changes to the street scene are considered acceptable namely; the raising of the roadside wall to Dane Road and the addition of door openings; the raising of the garage roof by 1.2 metres; the replacement of the garage door with windows; the rearrangement of the front of the property, its existing shop front to windows and the access ramp to the front door.
- The loss of the magnolia tree is regrettable but given the Tree Officers comments it would be difficult to justify its retention as this would result in the loss of one unit
- The glazed roof extension and refurbishment and extension of the accommodation in the garden area are considered to be entirely acceptable within the conservation area.

Detailed design

- The applicants have take on the advice of the conservation officer in: replacing plastic windows with wood; replacing plastic down pipes with cast iron; reducing the number of roof lights and improved detailing throughout.

Residential amenities

- The existing garage sits on the boundary of the adjacent properties, the raising of the roof by only 1.2 metres is not considered to significantly alter the structures existing impact on either the gardens of properties or the aspects from windows.
- The garage introduces roof lights into the first floor accommodation, the cross sections demonstrate that these will be well above head height so not offering any overlooking.
- The proposal will result in an additional two residential properties and the loss of the garage



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

which has the potential for use as a parking space, given Government advice, the location close to the centre of Winchester and given the controlled parking in the area it would not be possible to justify refusal on the basis of lack of parking provision due to the impact on the amenities of others who park in that area.

Highways

- Changes to the plan have ensured bike parking is provided and the doors off the pavement into the bike and bin stores will not be a danger or inconvenience to pedestrians.

Public open space provision

- This will need to be met by financial contribution.

Historic heritage/conservation area/listed building

- The applicant has taken on the advice of the Conservation Officer in producing the scheme which has resulted in improvements to the existing fabric and a satisfactory appearance within the Conservation Area.

Comments on representations

- The loss of the Post Office can not be controlled through planning legislation.
- The loss of the shop can only take place if fully justified.
- The level of development on this small site and its impact on the conservation area has to be carefully considered but given the design and appearance of the proposal and the advice of the Tree Officer and Government advice on parking provision it is not considered that the physical aspects of the scheme can be resisted.

**Planning Obligations/Agreements**

In seeking the financial contributions for open space provision the Local Planning Authority has had regard to the tests laid down in Circular 1/97 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**

**APPROVE – subject to a Section 106/Section 278 Agreement for:**

- (i) A financial contribution of £840 for play and £1070 for sports provision towards the provision of public open space through the open space funding system**

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

**Conditions/Reasons**

01 The development hereby permitted shall be begun before the expiration of five 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.

02 The development hereby permitted shall be constructed using brick, mortar and tiles to match those on the existing building. Details and samples of the new doors, windows, rooflights, the glazed extension and the new entrance ramp and handrail shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the approved details.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

- 02 To ensure the satisfactory appearance of the development.
- 03 The secure long term cycle provision shall not be used for any use other than the keeping of bicycles.
- 03 To ensure the provision and retention of cycle parking facilities in the interests of the local amenity and highway safety.

**Informatives**

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

Hampshire County Structure Plan UB3

Winchester District Local Plan FS.2, H.1, H.7, EN.5, T.9, RT.3, HG.7, HG.11

Winchester District Local Plan Review Deposit and Revised Deposit: SF.1, DP.3, H.2, H.7, RT.3, HE.4, HE.5, HE.8

- 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 54A of the Town and Country Planning Act 1990 ( as amended), planning permission should therefore be granted.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Item No:** 17  
**Address:** Hyde PO And Stores16 Egbert Road Winchester Hampshire SO23 7EB

**Parish/Ward** Winchester Town

**Proposal Description:** Conversion of Post Office to three dwellings

**Applicant** Ilanbray Ltd

**Case No:** 03/02728/LBC

**W No:** W15614/04LBCA

**Case Officer:** Mr Peter Eggleton

**Date Valid:** 11 November 2003

**Delegated or Committee:** Committee Decision

**Reason for Committee:** At the request of a councillor  
**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations have been received

**Site Factors:** Winchester Conservation Area



### **Site Description**

- The former Hyde Post Office is on the corner of Egbert Road and Danes Road and includes the shop, the residential accommodation above, the gently sloping garden and the garage off Danes Road.

### **Relevant Planning History**

- Similar application withdrawn 2003 due to lack of marketing

### **Proposal**

- As per Proposal Description

### **Consultations**

#### Conservation:

- No objection in principle. Windows should be wood and rainwater goods cast iron; roof lights should be reduced. Prefer to see tree retained as little greenery in street scene.

#### **Representations:**

#### City of Winchester Trust:

- No comment

#### 27 letters of representations have been received for the full and conservation area applications

- The loss of the garage removes a valuable parking resource and results in over development of the site.
- There is already a shortage of parking and this would exacerbate the situation particularly during evenings and Sundays when the parking restrictions do not apply.
- The increase in height of the garage would overshadow and be overbearing on neighbouring properties, it would dominate the skyline and introduce overlooking and distort the proportions of the building.
- The loss of the magnolia tree should not be allowed, it is mature and healthy and is a significant feature of the area, it is clearly visible and adds to the character of the neighbourhood.
- The changes to Danes Road such as raising the garage roof, raising the wall, inserting doors and the stainless steel handrail would all detract from the appearance and character of this part of the conservation area.
- The changes to the front of the property onto Egbert Road such as the changes in fenestration and the wall onto the street would change the character to its detriment.
- The introduction of the glass structure would be entirely out of keeping with the character of the area.
- The loss of the post office and the shop would both be a great loss to the residents and the commercial fabric of the area.
- Consider that the garage should be retained along with the tree otherwise the development will be too dense and set a precedent for a number of other garages in the area.
- There are a number of people interested in the shop and the marketing has not been exhaustive. The potential for a shop separate to the house has not been considered.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN.5, HG.7, HG.11

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, HE.4, HE.5, HE.8

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 15 Planning and the Historic Environment

**Planning Considerations**

The main considerations in respect of this application are:

- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Historic heritage/conservation area/listed building

Headings as applicable for considerations

Impact on the character of the area/spatial characteristics/street scene

- The visual changes to the street scene are considered acceptable namely; the raising of the roadside wall to Dane Road and the addition of door openings; the raising of the garage roof by 1.2 metres; the replacement of the garage door with windows; the rearrangement of the front of the property, its existing shop front to windows and the access ramp to the front door.
- The loss of the magnolia tree is regrettable but given the Tree Officers comments it would be difficult to justify its retention as this would result in the loss of one unit
- The glazed roof extension and refurbishment and extension of the accommodation in the garden area are considered to be entirely acceptable within the conservation area.

Detailed design

- The applicants have taken on the advice of the conservation officer in: replacing plastic windows with wood; replacing plastic down pipes with cast iron; reducing the number of roof lights and improved detailing throughout.

Historic heritage/conservation area/listed building

- The applicant has taken on the advice of the Conservation Officer in producing the scheme which has resulted in improvements to the existing fabric and a satisfactory appearance within the Conservation Area.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

**Conditions/Reasons**

01 The works hereby consented to shall be begun before the expiration of five years from the date of this consent.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 The development hereby permitted shall be constructed using brick, mortar and tiles to match those on the existing building. Details and samples of the new doors, windows, rooflights, the glazed extension and the new entrance ramp and handrail shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the approved details.

02 To ensure the satisfactory appearance of the development.

**Informatives**

01. Hampshire County Structure Plan UB3

Winchester District Local Plan EN.5, HG.7, HG.11

Winchester District Local Plan Review Deposit and Revised Deposit: DP.3, HE.4, HE.5, HE.8

---