

PDC513
FOR DECISION
WARD(S): WICKHAM

PLANNING DEVELOPMENT CONTROL (LOWER HOUSE, WICKHAM) SUB-COMMITTEE

23 February 2005

LOWER HOUSE, WINCHESTER ROAD, WICKHAM

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

Contact Officer: Elaine Patterson Tel No: 01962 848566

RECENT REFERENCES:

None

EXECUTIVE SUMMARY:

The Sub-Committee are asked to consider a proposal on the site of Lower House, for the erection of 20 no. new dwellings and the conversion of the listed Lower House building into 2 no. new dwelling units.

RECOMMENDATION:

That the report be noted and any comments be forwarded to the Planning Development Control Committee for consideration.

PLANNING DEVELOPMENT CONTROL (LOWER HOUSE, WICKHAM) SUB-COMMITTEE

23 February 2005

LOWER HOUSE, WINCHESTER ROAD, WICKHAM

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

DETAIL:

1 Introduction

- 1.1 The application seeks planning permission for the erection of 20 No. new dwellings on site as well as the conversion of the Grade II Listed Lower House building to 2 No. dwelling units.

2 Detail

- 2.1 Following the refusal of the listed building consent application W/01569/07LB, for the conversion of the listed building to 3 No. dwelling units, the applicant has amended this application to propose 2 No. dwelling units in the listed building and submitted a revised listed building consent application W/01569/09LB.
- 2.2 A previous application W/01569/06 was withdrawn and this scheme has been revised to reduce the ridge height of part of the proposed terrace and Block F, and also to move Block F further from the neighbouring Upper House Court.

3 Consultations

- 3.1 A detailed consultation exercise was carried out when the application was first submitted.
- 3.2 Conservation Officer: concerns over the amount of new development and its siting compromising the garden setting of listed building. The block nearest the listed building still appears bulky due to gable width and wing intrudes into garden space.
- 3.3 Highways Engineer: (i) The road will remain in private ownership in perpetuity, it would be beneficial therefore if a Maintenance Company was established as a requirement of any Planning Consent to be responsible for the up keep of the access road. (ii) I am now satisfied that the design of the road is capable of accommodating the turning characteristics for a refuse vehicle. (iii) The car parking ratio proposed is 1.22 spaces per residential unit. I consider this is low and consequently parking is likely to occur on the new private access road; whilst this may be inconvenient to the occupiers of the new houses it is unlikely to cause demonstrable harm to users of the nearest public highway. In addition, as the site is located only 150 metres (approx) from The Square (the main village centre), which has several regular bus routes connecting Wickham to the larger urban centres nearby it may be difficult to sustain a highway reason for refusal at appeal on the grounds of insufficient car parking. (iv) Insufficient cycle parking has been provided for

Blocks B & F. Amended plans showing cycle stores have now been submitted and consultees responses will be reported verbally to the meeting.

- 3.4 Trees: A full Tree Impact Assessment for the site is awaited.
- 3.5 Landscape: There should be a small toddlers play area on site (a 'LAP'), but if this is felt to be inappropriate or unfeasible then there would need to be a payment in lieu, of approximately £15,000. There will still need to be an off site payment for the 'sport' element. There are however questions to be answered regarding the future management of this open space. A landscape scheme is awaited.
- 3.6 Archaeologist: A programme of archaeological recording in mitigation of development is required by condition.
- 3.7 Housing Enabling Officer: 30% of 22 units equates to 6.6 units, 6 No. on-site and 0.6 off-site. This should consist of the ground and first floor in Block F and one of the three bed houses. Without a lift the second floor flats in Block F is unsuitable as affordable units for young families.
- 3.8 Any updated comments on revised plans will be reported verbally to the meeting.

4 Representations

- 4.1 Wickham Parish Council: Concern that there are insufficient parking spaces; and the three storey sections of the development represent overdevelopment of a conservation area site.
- 4.2 Wickham Society: Object: Block F has been reduced by 1m; it remains a three storey block, out of keeping with surrounding dwellings; we object to the segregation of this block as affordable homes in a single unit. The terraced dwellings have a very high roofline. Limited parking will lead to parking on road. The inner road may not stop at the site boundary; it was intended to sell and develop the whole of the Wickham lab site. This would lead to much greater pressure of traffic. This is contrary to the VDS. It is an overdevelopment of this site.
- 4.3 Winchester Group for Disabled People: Dwellings should be designed accessibly.
- 4.4 10 letters of objection have been received. Local residents were concerned regarding traffic. The adjoining property between the vet hospital and the Square, where the Main Road is at its narrowest is owned or under the control of the developer of this site - this is the last opportunity to rectify the most hazardous section of the road. Improvements to carriageway and pavement width should be sought. The parking proposed is inadequate. There would be harm to the setting of the listed building and the appearance of the Conservation Area. Overlooking to the Jays neighbouring.
- 4.5 An oral update will be made on any comments received.

5 Planning History

- 5.1 Lower House was listed at Grade II in 1967.

- 5.2 W01569/06 Demolition of existing veterinary and horse hospital, offices and ancillary buildings; construction of 9 No: three bedroom dwellings, 9 No. two bedroom and 2 No. one bedroom flats, conversion of existing house into 2 No. two bedroom and 1 No. three bedroom dwelling units all with associated parking spaces. Withdrawn. December 2004.

- 5.3 W01569/07LB Internal and external alterations to provide 3 No. three bedroom dwelling units. Refused. 23.12.2004

6 Relevant Planning Policies

- 6.1 Development Plan:
Hampshire County Structure Plan Review: UB3, T2, H1, H2, H5, H7, H8, R2, E16
Winchester District Local Plan: NC22, H5, H7, HG.19, HG.20, HG.23, EN5, EN8, EN9, RT3, T9
Winchester District Local Plan Review Deposit and Revised Deposit: NC1, H5, H7, HE.13, HE.14, HE.16 DP3, DP6, DP7, DP12, RT3, RT9, T2, T3, T4

- 6.2 Supplementary Planning Guidance:
Parking Standards 2002

- 6.3 National Planning Policy Guidance/Statements:
PPG 1 General Policy and Principles
PPG 3 Housing
PPG 13 Transport
PPG 15 Planning and the Historic Environment

7 Assessment

- 7.1 Officers did initially raise concerns regarding the height and position of Block F in relation to Upper House Court. The amendments are considered an improvement.

- 7.2 The revisions to the design and appearance of the end of terrace unit facing Winchester Road is also an improvement.

- 7.3 The Highways Officer has not objected to this scheme and members will be updated verbally regarding cycle store amendments.

- 7.4 Members will be updated verbally regarding affordable housing through the site

7.5 Conclusions

- 7.6 Officers consider that the amended plans have taken into account initial concerns.

OTHER CONSIDERATIONS:

8 CORPORATE STRATEGY (RELEVANCE TO):

- 8.1 Homes and Environment: to provide affordable homes in safe and pleasant environments for all sectors of our community.

- 8.2 Green Agenda: to minimise pollution and waste and to make efficient use of resources
- 8.3 Social Inclusion: to ensure that everyone can play a full part in the life of their community.
- 8.4 Customer Service: to provide a high standard of customer service in all that we do.
- 8.5 Cultural and Leisure Opportunities: to increase access to cultural and sporting activities.

9 RESOURCE IMPLICATIONS:

- 9.1 To be met from existing budget allocations and staff resources

BACKGROUND DOCUMENTS:

Files: W/01569/06; W/01569/07LB; W/01569/09LB

APPENDICES:

None