

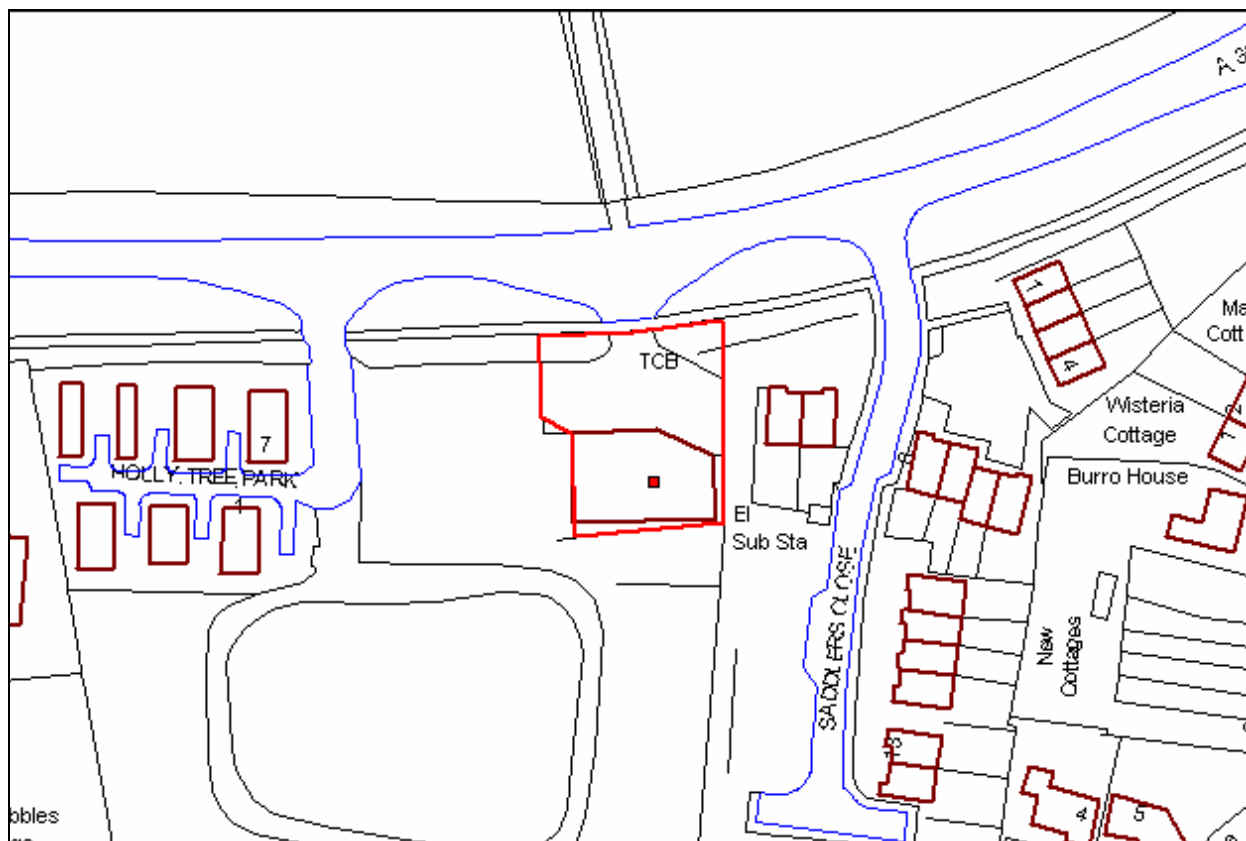
WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 May 2005

Item No:	06
Address:	Unit 2 By Pass Road Sutton Scotney Winchester Hampshire SO21 3JY
Parish/Ward	Wonston
Proposal Description:	Erection of 2 no. four bedroom and 2 no. two bedroom dwellings with associated parking and access
Applicants Name	Mr B Davies
Case No:	05/00512/FUL
W No:	W02672/04
Case Officer:	Mrs Jill Lee
Date Valid:	23 February 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation
Site Factors:	None identified.

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SITE LOCATION PLAN

Case No: 05/00512/FUL **W No:** W02672/04
Address: Unit 2 By Pass Road Sutton Scotney Winchester Hampshire
Proposal Description: Erection of 2 no. four bedroom and 2 no. two bedroom dwellings with associated parking and access



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Site Description

- The application site is located on the outskirts of Sutton Scotney but is within the policy boundary.
- The site currently contains an industrial building which has been in B8 use but is now vacant.
- The site is adjoined on three sides by residential development some of which is currently under construction.
- To the front of the site is parking and a portacabin used as a sales office for Barratts.

Relevant Planning History

- W02672/01 – change of use to industrial, refused.
- W02672/02 – change of use to warehouse, granted.
- W02672/03 – residential development comprising 2no two bedroom and 2no four bedroom semi – detached houses, withdrawn 15/02/2005.
- W17941/02 – Barratts scheme for 32 dwellings now under construction.

Proposal

- As per Proposal Description
- It is proposed to change the use of the site from B8 to residential and erect 2no four bedroom and 2no two bedroom dwellings with access and parking.

Consultations

Engineers: Drainage:

- No mains sewer. Applicant to liaise with Southern Water with a view to connecting to the Saddlers Close treatment works. Storm water can go to soakaways. No objection subject to building regs being approved.

Engineers: Highways:

- No provision has been made for service vehicles. Bell mouth could be altered to accommodate service vehicle but this would have to form part of the application.
- There is a shortfall of 4 car parking spaces which would result in cars being parked in the bell mouth or on the grass verge. 8 secure undercover cycle spaces are required and have not been provided.
- Application should be refused until these issues have been resolved.

Landscape:

- No objection to the scheme subject to a landscaping scheme to provide substantial roadside planting.

Southern Water:

- No comments to make on the application.

Representations:

Wonston Parish Council

- Support the application. Dismiss employment considerations as not being relevant here.
- No letters of representation have been received from neighbours.

Relevant Planning Policy:

Winchester District Local Plan

- E2, EN5, RT3, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- E2, DP3, RT3, T4

Supplementary Planning Guidance:

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- Achieving a Better Mix in New Housing Developments
- Design Guidance for the Control of Shopfronts and Signs
- 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

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Principle of development

- The site is currently used for B8 purposes and proposal E2 of the Winchester District Local plan states that changes of use that would result in the loss of such employment sites should be resisted. The principle of the development is therefore unacceptable.
- Residential amenities.
- In addition to the policy objection to the loss of employment there is an issue with the residential development which is being provided to the rear of the site. Immediately to the rear boundary of the application site there is a 2 ½ storey building containing flats which is located due south and would overshadow the garden area and appear overbearing as the proposed gardens are only 10m long. This relationship would be acceptable if the site were to remain in B8 use but provides an unsatisfactory relationship between two residential sites.

Highways

- The site does not provide adequate parking or servicing facilities and is therefore unacceptable. There is a shortfall of 4 car parking spaces and 8 cycles spaces and no provision has been made for the servicing of the site.

Public open space provision

- no payment has been made at the time of writing the report.

Comments on representations

- The Parish Council has supported the application and do not feel that the loss of employment is relevant to this site.

Recommendation

REFUSE – subject to the following refusal reason(s):

Reasons

01 The proposed development would be contrary to proposal E2 of the Winchester District Local Plan and proposal E2 of the Winchester District Local Plan Review in that it would result in the loss of an employment site which it is important to retain in order to retain a variety of employment opportunities throughout the District.

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02 Adequate provision cannot be made on the site for the parking of vehicles in a satisfactory manner.
(Inadequate Parking)

03 The use of the proposed access would be likely to cause undue interference with the safety and convenience of the adjoining highway.
(Access Unsuitable)

04 The proposal is contrary to the policies of the Hampshire County Structure Plan and the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan and the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.
(No Open Space)

05 The proposed use of the site for residential purposes would result in an unsatisfactory relationship with the new development to the rear of the site with overshadowing to the proposed garden areas and overbearing impact of the built form.

Informatives

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

Winchester District Local Plan Proposals: E2, EN5, T9, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: E2, DP3, T4, RT3