

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 26 May 2005

Item No:	03
Address:	1 Ashburton Villas Winchester Road Bishops Waltham Southampton Hampshire SO32 1BR
Parish/Ward	Bishops Waltham
Proposal Description:	1 no. three bedroom dwelling to the rear of 1 Ashburton Villas; new drop kerb to Winchester Road (OUTLINE)
Applicants Name	Mr & Mrs Conroy
Case No:	05/00760/OUT
W No:	W15317/04
Case Officer:	Lisa Booth
Date Valid:	17 March 2005
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

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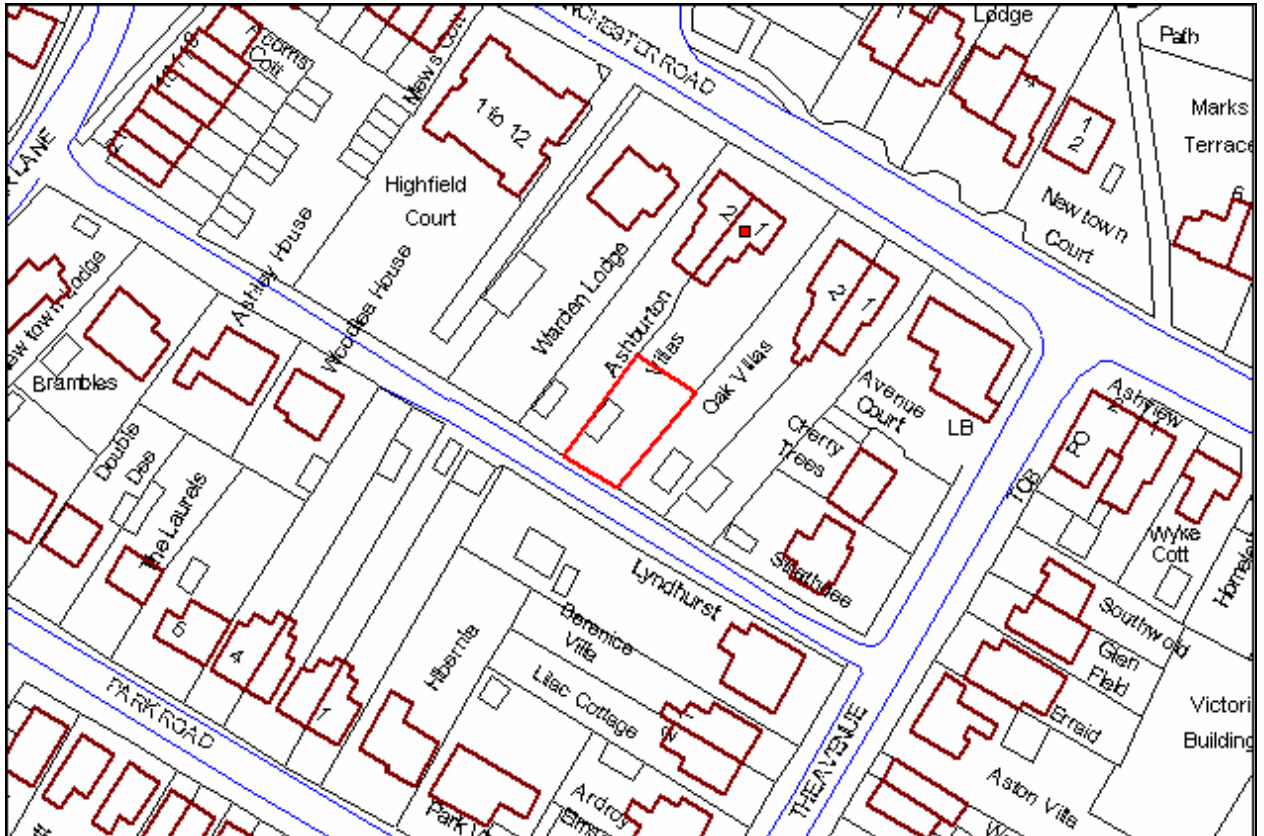
SITE LOCATION PLAN

Case No: 05/00760/OUT

W No: W15317/04

Address: 1 Ashburton Villas Winchester Road Bishops Waltham Southampton
Hampshire

Proposal Description: 1 no. three bedroom dwelling to the rear of 1 Ashburton Villas; new
drop kerb to Winchester Road (OUTLINE)



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Site Description

- Semi-detached property with long garden located in the development boundary of Bishops Waltham centre.
- Existing dwelling fronts Winchester Road and the rear garden abuts a private road which links from The Avenue to Tangier Lane.
- Other houses and outbuildings and parking facilities are situated along the private road.

Relevant Planning History

- None for property
- W16512 - 3 Winchester Road, BW - Formation of new vehicular access – Refused 07/06/00
- W16512/01 – 2-3 Winchester Road, BW - Formation of new vehicular access – Refused 21/12/00 – Dismissed on appeal 09/08/01
- W16512/02 – 2-3 Winchester Road, BW - Use and enlargement of existing hardstanding for the parking, manoeuvring and access of vehicles and formation of crossover – Refused 20/01/04 – Dismissed on appeal 21/06/04
- W19374 – Tragenna Villas, Winchester Road, BW - New dropped curb to driveway – Refused 14/02/05

Proposal

- The proposal is an outline application to establish means of access and the principle of erecting a three bedroom dwelling in the rear garden of the property.
- The plans show an indicative size and siting of a dwelling, but this is not a consideration to be dealt with by this application.
- The proposal also seeks to establish a new access and dropped kerb onto Winchester Road to serve 1 Ashburton Villas.

Consultations

Engineers:Highways:

- Acknowledge previous consultation response was incorrect in so much as the speed limit along this section of the B2177 has been reduced to 30mph and as such visibility splays of 2.0m by 90.0m are required in both directions.
- Notwithstanding this, due to planting, third party boundaries and the existing road alignment, this lesser splay still cannot be achieved with land under the control of the applicant.
- In our discussions, I advised the applicant that if he removed the access element from the B2177 and served both the existing and new house from the rear of the development, I would have no highway objections. The applicant refused to consider this.
- In view of the above the position remains the same in that I would recommend that the application be refused for the following reason RRH103 (visibility splays).

Representations:

Bishops Waltham Parish Council

- Object
- The use of the proposed access (dropped kerb) would be likely to cause undue interference with the safety and convenience of the adjoining highway.
- It would also set a precedent in this area for dropped kerbs.
- A previous application for a dropped kerb on this same road was recently turned down on appeal for similar reasons as those stated above.

Letters of representations have been received from 10 Neighbours – 4 objections, 1 comment and 5 support

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- Support
- Would not detract from the surroundings
- Dropped kerb not a safety issue as there is the facility to park, turn and exit in a forward gear with plenty of visibility.
- Others have been permitted without turning facility.
- Object
- Increase in traffic joining the Winchester Road will cause a danger.
- Will set a precedent and encourage more infilling, which is surely contrary to the WDLP, which supports not changing the character of the existing dwellings.
- According to deeds only five prime entrance/exits are allowed onto the track and five already exist.
- If development of back gardens continue along the track the housing density in the area will exceed current guidelines.
- The proposed access onto Winchester Road creates a dangerous situation with inadequate visibility.
- Builders lorries will block and break up the track and will impede access to garages at the rear.
- New access to B2177 should not be allowed.
- Development should not be done in a co-ordinated manner to get a planned form of development by design, allowing for alternative vehicular accesses to be provided for all the existing development and new properties to make the best use of land available.
- Concern regarding number of vehicles using the service road – Sight lines at Tangier Lane are substandard.
- Suggest to look at Planning Inspectors' reports
- Comment
- Main sewer runs along private road – in event of planning being granted, it is requested that contractors vehicles use Tangier Lane so that no damage is caused to The Avenue.
- The contractor should make good any damage caused to the sewer.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5, H1, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, H2, T2

Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4
- Achieving a Better Mix in New Housing Developments
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPS 1
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- The principle of residential infill development is acceptable in accordance with planning policies H1 and EN5 of the WDLP and H2 and DP3 of the WDLPR.
- However, the new access and dropped kerb is not in accordance with planning policy T9 of the WDLP and T2 of the WDLPR.

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

- The proposed site for the dwelling is accessed along a private road, which currently serves three other dwellings and garages and parking spaces of a number of other dwellings who have access over this lane.
- The housing policies of the development plans allow for residential development in the defined settlement boundary of Bishops Waltham.
- This proposal is for one dwelling to be sited in a portion of the rear garden of 1 Ashburton Villas and provides parking spaces.
- The proposal is an outline application and is purely to consider the principle of a new dwelling on the site and also means of access. Although an indicative drawing has been submitted with the application, showing a dwelling size of 120m², this is purely indicative and is not for consideration at this stage.
- The Highways Department raises no objection to accessing the site along this lane for a single dwelling on the site.
- There are a mix of dwelling types in this area and a new dwelling, although not accessed along this lane has been erected and forms part of the street scene, close to the boundary with the lane.
- The proposal for one dwelling does not meet current Government housing densities of 30-50 d.p.h. However, due to the proximity of adjacent residential properties and that the dwelling is to be accessed off a private road, it is not considered expedient to impose this guidance on this site.

Detailed design

- The detailed design would be considered as part of a further detailed application if the application were to be permitted.

Residential amenities

- There are a number of dwellings along both the private lane and fronting Winchester Road.
- It is considered that there may be potential for some overlooking and impact on the amenities to the properties accessed off Winchester Road.
- However, these issues would be considered in more detail at a detailed planning application stage and could possibly be minimised by careful design.

Highways

- The second part of the application seeks to provide a new access and dropped kerb onto Winchester Road to serve 1 Ashburton Villas.
- The Highways Engineer has raised objection to this new access due to the required standard visibility splays of 2.0m by 90.0m not being able to be achieved.
- This is due to third party boundaries, planting and the existing road alignment, which means that it cannot be achieved with land under the control of the applicant.

Public open space provision

- This has not been provided to date.

Comments on representations

- The letters of support refer to two new accesses at St Marks Terrace, allowed by Committee, which was the result of the officer's recommendation being overturned.
- The Local Planning Authority have been consistent in refusing new accesses along this road, as they are not in accordance with development plan policy and do not conform to highway safety standards.

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Recommendation

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

Conditions/Reasons

01 The proposal is contrary to Policies UB3 of the Hampshire County Structure Plan (Review), Policies EN5 and T9 of the Winchester District Local Plan, and policies DP3 and T2 of the Winchester District Local Plan Review, in that:

- i) Inadequate visibility splays are provided at the junction of the access(es) with the highway and this would cause danger and inconvenience to users of the adjoining highway.

02 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.

Informatives

01. 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: EN5, H1, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, H2, T2