

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

Item No:	15
Address:	Rolleston Winchester Road Bishops Waltham Southampton Hampshire SO32 1BE
Parish/Ward	Bishops Waltham
Proposal Description:	Construction of three storey building comprising of 2 no. one bedroom and 3 no. two bedroom apartments with integral double garage, associated cycle and bin stores, parking and new access
Applicants Name	Belgarum Developments Ltd
Case No:	05/01104/FUL
W No:	W10400/02
Case Officer:	Mr Neil Mackintosh
Date Valid:	28 April 2005
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:	Within Village Policy Boundary

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

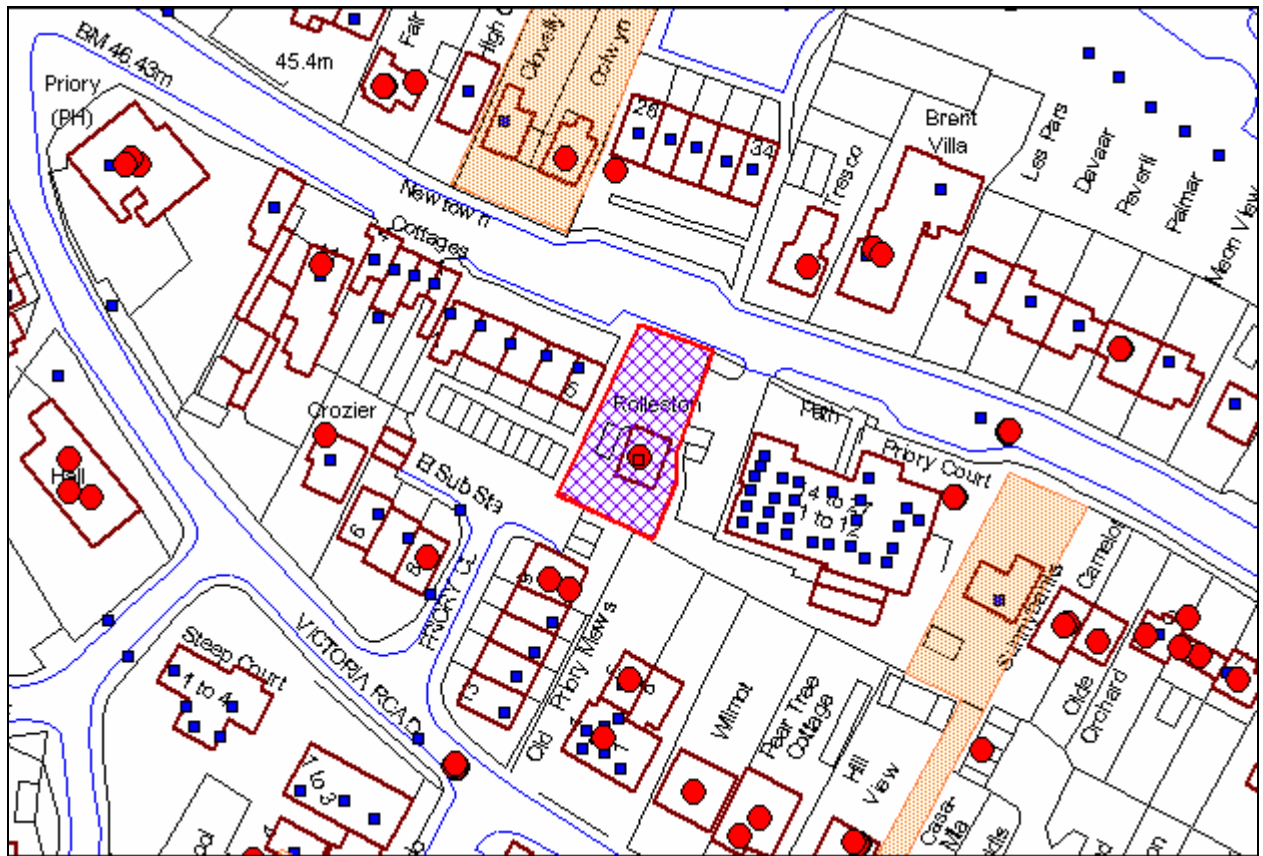
SITE LOCATION PLAN

Case No: 05/01104/FUL

W No: W10400/02

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Hampshire

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DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

Site Description

- The application site is approximately 0.05ha and located on the south side of Winchester Rd.
- It contains a single dwellinghouse that was probably built in the 1930's
- The house is built on a higher level than the road and is constructed in red brick under a brown, tiled roof.
- Priory Court, a three-storey block of flats, is to the east and two storey, terraced housing to the west and south.

Relevant Planning History

- W10400/01 – Demolition of existing building and erection of 3x2 bedroom and 2x1 bedroom flats, withdrawn February 2005

Proposal

- As per Proposal Description

Consultations

Engineers:Highways:

- No objections in principle, subject to conditions
- One car parking space per unit is proposed, which is considered acceptable in this instance
- Parking and turning on site should be possible, if a little tight

Representations:

Bishops Waltham Parish Council

- Object – 'The proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point'

Bishops Waltham Society

- Object- overdevelopment of the site, significantly larger than existing house, does not allow for sufficient private amenity space, and inadequacy of parking space can only lead to additional parking on Winchester Road. Questionable whether adequate sight lines can be achieved.

Letters of representations have been received from 2 neighbours

- 9, Priory Close – objects - lack of parking, overlooking, too high, wrong materials
- Wilmot, Victoria Road – objects – too high and not in keeping with the area.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- H1,H7,UB1,UB3,T4, T5, R2, E16

Winchester District Local Plan

- H1,H7,EN5,EN7,RT3,T8,T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2,H7,DP3,DP5,RT3, T2,T4

Supplementary Planning Guidance:

- Winchester Housing Needs Survey
- 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
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Principle of development

- This site is in a sustainable location within the built-up settlement of Bishops Waltham.
- It is a relatively large plot that is underutilised, containing only one house.
- Redevelopment with small dwellings is encouraged in PPG3 and current Local Plan policy.

Impact on character of area

- The existing house looks out of place in an area of flats and terraced housing.
- It contributes little to the character of the area or the street scene.
- The proposed building, although three storey, is to be cut into the hillside.
- The ground floor will be almost level with the street.
- The scale and massing of the proposal is considered to be appropriate for the area.

Detailed design

- The architect's design statement says that;
- 'The proposed elevations utilise the strong entrance gable and varying roof eaves to step up the scale transition from the adjacent two storey to three storey buildings'.
- 'The building mass is broken down into smaller scale elements by plan form articulation'.
- 'The elevations comprise a mixed palette of quality materials including facing brickwork, black stained boarding and clay roof tiling'.
- The boarding has since been changed to tile hanging, as this is considered to be more appropriate for this area.

Residential amenities

- The positioning of the proposed building, and its articulation, means that it is unlikely to have a detrimental effect upon residential occupiers to the east and west.
- The lowering of the ground floor level means that the relationship of the proposal to the houses to the south is not a serious problem.
- These houses are already overlooked by two bedroom windows and this situation will not be changed.

Highways

- The proposal involves the re-positioning of the access and the provision of one parking space per flat.
- The Highway Engineer has raised no objection to this, subject to conditions.
- The site is relatively close to the centre of Bishops Waltham and situated on a bus route offering regular services.
- Cycle storage space is to be provided for each flat.

Public open space

- The applicant has submitted a cheque for £5,152.00, in accordance with current rates for off-site provision of Play and Sports facilities.

Comments on representations

- Your officers consider that, contrary to the beliefs of the objectors, the scale and massing of this building is appropriate for the locality.
- The excavation of the site means that the overall height of the building is no more than the existing.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

- The Highways Engineer is satisfied that parking and turning arrangements are adequate.
- The overlooking problem is no worse than at present.
- The cladding materials have been changed from boarding to tile hanging.

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development 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 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

03 - existing and proposed finished levels or contours:

03 - means of enclosure, including any retaining structures:

03 - hard surfacing materials:

03 Soft landscape details shall include the following as relevant:

03 - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

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

04 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

04 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

05 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.

05 Reason: In the interests of highway safety.

06 The proposed access and drive, including the 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 Hampshire Highways, Winchester Area Sub Unit, Bar End Depot, Winchester prior to commencement of access works.

06 Reason: To ensure satisfactory means of access.

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

07 Reason: In the interests of highway safety.

08 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

08 Reason: In the interests of highway safety.

09 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.

09 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 38(6) of the Planning and Compulsory Purchase Act 2004, 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,H7,UB1,UB3,T4, T5, R2, E16

Winchester District Local Plan Proposals: H1,H7,EN5,EN7,RT3,T8,T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2,H7,DP3,DP5, RT3, T2,T4