

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 November 2005

Item No: 04
Address: Enniskerry, Sleepers Hill, Winchester, Hampshire, SO22 4NE
Parish/Ward Winchester Town
Proposal Description: Amendment to Planning Permission W16187/08 to convert permitted 2 no. three bed terrace dwellings to 4 no. two bed apartments
Applicants Name Beechcroft Developments Limited
Case No: 05/02074/FUL
W No: W16187/09
Case Officer: Mrs Jill Lee
Date Valid: 18 August 2005
Delegated or Committee: Committee Decision
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received
Site Factors:

Civil Aviation

Tree Preservation Order

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SITE LOCATION PLAN

Case No: 05/02074/FUL **W No:** W16187/09
Address: Enniskerry, Sleepers Hill, Winchester Hampshire SO22 4NE
Proposal Description: Amendment to Planning Permission W16187/08 to convert permitted
2 no. three bed terrace dwellings to 4 no. two bed apartments

Site Description

- The application site is located on the northern side of Sleepers Hill, Winchester.
- The property known as Enniskerry has now been demolished and construction work in relation to planning permission reference W16187/08 is now underway.
- The site has many mature trees to its boundaries which are subject of a tree preservation order.
- The site is surrounded by residential development.

Relevant Planning History

- W16187/08 – residential redevelopment to provide a four storey terrace of 3no three bedroom dwellings attached to a three storey block containing 6no two bedroom flats attached to three storey pair of three bedroom dwellings and 1no detached three bedroom house all with associated garages/carports, parking and landscaping, permitted 6 April 2005.

Proposal

- As per Proposal Description
- It is proposed to amend the current permission by substituting 4no two bedroom apartments instead of the approved 2no three bedroom dwellings.
- There is very little change to the external appearance of the building.

Consultations

Engineers:Highways:

- Unable to sustain a highways objection to the proposal.

Representations:

City of Winchester Trust:

- No comments to make on the application.

Letters of representations have been received from 4 neighbours who object to the application for the following reasons:

- Insufficient car parking space within the site.
- Additional noise
- Increased traffic
- Additional load on the sewer system.
- Inappropriate development for Sleepers Hill.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, H5, H7, H8, E16, T4, T5, T12, R2.

Winchester District Local Plan

- H1, H5, H7, EN1, EN5, EN8, EN9, T9, T11, T12, W1, RT3.

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, H4, H5, H7, DP1, DP3, DP4, DP5, DP6, RT3, T3, T4.

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:

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- Principle of development
- Detailed design
- Highways
- Public open space provision
- Drainage/flooding

Principle of development

- The application site is located within the developed area of Winchester and so the principle of residential development is acceptable.
- The proposed development would result in the net increase of 2 units raising the total number of units from 12 to 14 and would have no adverse effect on the locality or neighbours. The principle of the development is therefore acceptable.

Detailed design

- The application relates to units 10 and 11 of the approved scheme which were a pair of three bedroom dwellings. The current proposal is to convert them to four, two bedroom apartments. Most of the changes are internal; there is no increase in footprint, height, or massing.
- There is a small change in window height to the windows on the front elevation, this is not material and does not adversely affect the overall appearance of the building. There is a minor change to the design of the third floor windows on the rear elevation again this does not adversely affect the overall design of the building.
- Apart from the window alterations there are new cycle racks proposed to allow for the additional two units. These are proposed in the entrance hall.
- The proposed alterations to incorporate the proposed two bedroom apartments are considered to be acceptable.

Highways

- No additional car parking has been proposed with the application and the advice from the Highways Engineer is that additional parking cannot be required and that provided for the original scheme will be sufficient. In response to objections from neighbours the Applicant is looking at the feasibility of providing an additional two car parking spaces and provided there is no adverse impact on landscaping or trees then this is likely to be acceptable.

Public open space provision

- The applicant has already paid the open space contributions for the 12 units which have consent. The balance between that and the 14 units which are proposed will need to be paid, this equates to £3,464.

Drainage/flooding

- The site is to be served by a private sewage treatment system the location of which has already been agreed. The system has capacity to deal with the additional two units.

Planning Obligations/Agreements

In seeking the planning obligation(s) and financial contributions for public open space, the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 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:

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1. A financial contribution of £3464 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 (as amended).

02 All conditions imposed on planning permission reference W16187/08 continue to apply.

02 To ensure that the development is carried out and maintained in a satisfactory manner in the interests of the amenities of the area.

Informatives

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

Hampshire County Structure Plan Review: UB3, H7, H5, H8, E16, T4, T12, R2.

Winchester District Local Plan Proposals: H1, H4, H5, H7, EN1, EN4, EN5, EN8, EN9, T9, T11, T12, W1, RT3.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, H4, H5, H7, DP1, DP3, DP4, DP5, DP6, RT3, T3, T4.