

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City  
Council*  
Planning Department  
Development Control

## Committee Decision

**TEAM MANAGER  
SIGN OFF SHEET**

<b>Case No:</b>	05/02541/FUL	<b>Valid Date</b>	21 October 2005
<b>W No:</b>	00185/02	<b>Recommendation Date</b>	17 January 2006
<b>Case Officer:</b>	Lorna Hutchings	<b>8 Week Date</b>	<b>16 December 2005</b>
		<b>Committee date</b>	
<b>Recommendation:</b>	<b>Application Refused</b>	<b>Decision:</b>	<b>Committee Decision</b>

<b>Proposal:</b>	Erection of detached four-bedroom low energy eco-house on land to the side of Haverbrack, with new access
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<b>Site:</b>	Haverbrack Airlie Lane Winchester Hampshire SO22 4WB
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	N	N	N	N	Y	Y

APPROVED TO GO TO COMMITTEE
TEAM MANAGER
Signed & Date

**AMENDED PLANS DATE:-**

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<b>Item No:</b>	06
<b>Address:</b>	Haverbrack Airlie Lane Winchester Hampshire SO22 4WB
<b>Parish/Ward</b>	Winchester Town
<b>Proposal Description:</b>	Erection of detached four-bedroom low energy eco-house on land to the side of Haverbrack, with new access
<b>Applicants Name</b>	Ms Elizabeth Thorn
<b>Case No:</b>	05/02541/FUL
<b>W No:</b>	W00185/02
<b>Case Officer:</b>	Lorna Hutchings
<b>Date Valid:</b>	21 October 2005
<b>Delegated or Committee:</b>	Committee Decision
<b>Reason for Committee:</b>	4 or more representations contrary to the Officer's recommendations have been received
<b>Site Factors:</b>	Tree Preservation Order

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### Site Description

- The site is located to the south of Winchester City off Airlie Road and towards the end of Airlie Lane; all the residential properties are located on the southern side of the Lane.
- Airlie Lane is unadopted and narrow and sheltered by mature trees covered by Tree Preservation Orders.
- The site itself is located to the west of the existing 'Haverbrack' which is an 'L' shaped 2 storey property of simple brick and pitched roof design.
- The site slopes down from the north to the south, and it is covered by a number of large trees mainly at the north and south ends of the site.
- The adjacent property to the west, 'Sleepers Lee' is of the same design as 'Haverbrack' and the boundary in between comprises a solid hedge and taller trees adjacent the building.

### Relevant Planning History

**W00185** Two storey extension comprising on ground floor: bedroom, bathroom, kitchen, living room/dining room, garden room and garage and two bedrooms on first floor - Haverbrack Airlie Road Winchester Hampshire SO22 4NQ - Application Permitted - 05/09/1974.

**W00185/01** Erection of house and garage - Haverbrack Airlie Road Winchester Hampshire SO22 4NQ - Application Refused - 30/07/1985.

### Proposal

- As per Proposal Description

### Consultations

#### Engineers: Drainage:

- No objection subject to building regs approval.

#### Engineers: Highways:

- Initial responses prior to application indicate that an area brief would benefit Airlie Lane to consider traffic implications.
- Initially raised concerns over inadequate visibility from Airlie Lane onto Airlie Road however considered that a refusal reason could unlikely be sustained for 1 or 2 additional dwellings on this road; would need to review the access if 3 or more units proposed.

#### Environment Agency:

- no objection in principle. Site lies in sensitive groundwater area.

#### Environmental Health:

- no comments made.

#### Landscape: Arboriculture:

- This property appears to be squeezed in this spot and there will be a need for some levels changes. The property is missed by the TPO which surrounds it and I am happy that the building itself will not impact on any trees on or adjacent to the site. The small trees within the garden of Sleepers Lee to the west are not the subject of TPOs and are really not worthy of such.
- The new access will use an old access point and there is a beech tree on this boundary, I don't envisage any problems with this however as the road is already in place.
- The prime tree on this site is the large and impressive Beech tree at the front; they have allowed an adequate distance for this tree. Protection of the trees is now adequately dealt with in the late submitted Arboriculture report.

#### Landscape

- Approval recommended.

#### Southern Water:

- No adverse comments. Following initial investigations SW can provide a water supply to the site. Informative recommended.

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**Representations:**

City of Winchester Trust:

- Comment: Eco approach is welcomed although the appearance lacks panache that this could generate. With the traditional design some incident at roof level is expected, flues / vents could fulfil this role.

Letters of representations have been received from 7 Neighbours

- 3 comments – the sustainable nature of the property is approved of.
- 4 support – only one dwelling should be allowed, any more would spoil the character of the area and create significant problems with traffic movements on the Lane and onto Airlie Road particularly at peak times and with increased hospital traffic. Design is in sympathy with the surroundings although the ridge height should continue to step down.
- Removal of the single storey element at Haverbrack would provide for more equal spacing between properties.
- Single dwelling have been permitted in the area on larger sites.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, H5, H7, R2, T2, T5, T6

Winchester District Local Plan

- EN5, EN7, EN9, H1, H7, RT3, T9, T12

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP5, H2, H7, RT3, T1, T4

Supplementary Planning Guidance:

- Movement, Access, Streets and Spaces
- Parking Standards 2002
- Winchester City and its Setting
- Sleepers Hill Local Area Design Statement (still at consultation stage so not adopted SPG).

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
- Impact on the character of the area
- Detailed design
- Residential amenities
- Highways
- Comments on representations

Principle of development

- The proposal site is located within the main settlement boundary of Winchester and therefore the principle of new residential development is acceptable.
- Density is around 11.21 d/ha and therefore when considering PPG3 and policy DP3 of the Winchester District Local Plan Review revised deposit, the proposal is not acceptable and is recommended for refusal.
- If this LPA were to accept a reduced density for only one new dwelling on the proposed plot it should arise as a result of investigations which would identify that no additional units could be

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accommodated on the site at a density of 30 – 50 dph, without giving rise to materially harmful impacts. A reason for refusal is recommended as there is no justification for this in the application, which could perhaps arise from impacts on trees, highways or character in this case.

- It is important that this approach is taken and before support is given for just one dwelling, proper justification is provided which clearly shows that more than one cannot be provided without causing planning harm. To do otherwise would create a precedent. Members are advised that there is some considerable pressure for developers to build single dwellings at low density in the district.

Character and Design.

- The production of a LADS is underway for the Sleepers Hill area which includes the proposal site however it has no material weight as it is only at the consultation stage. It is considered that it is possible for the character of the area to be retained whilst increasing density, if the scale and form of buildings in the area is respected, but this has not been looked at in the application at all and therefore approving the proposal as it stands would set a precedent which will significantly undermine the LPAs attempts to implement PPG3 consistently and result in inefficient use of land.
- In itself, the scale and nature of the proposal will have no detrimental impact on the character of the area; levels details show how it will appropriately site within the uneven site and step down along the lane as the properties do.
- The design however is bland and could be greatly improved with better detailing, fenestration and a chimney, this is however not considered to justify a separate reason for refusal.

Residential amenities

- The proposal has no side windows which will overlook the neighbours and is positioned in line with the other houses so that it will not harm neighbouring outlooks.
- With appropriate boundary treatment any overlooking from the proposed conservatory to the rear and into the site will be avoided.

Comments on representations

- Residents support the addition of one new dwelling at the site, and no more, contrary to officer recommendation.
- The reasons for this relate to the perception that any more development will result in an unacceptable impact on the highway and character of the area.
- Whilst these are material planning consideration, it is considered that the issues need to be investigated further by the applicant. The few letters received do not outweigh the requirements of PPG3 and policy DP3.
- Other matters are addressed in the assessment.

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

**Reasons**

01 The proposal fails to accord with PPG3 and Winchester District Local Plan revised deposit policy DP3 in that only one unit is proposed without satisfactory justification as the density falls significantly below 30 - 50 dwellings per hectare as specified in the above policy and guidance, and therefore the proposal fails to make the most efficient use of land.

02 The proposal is contrary to the policies of the Hampshire County Structure Plan Review, the adopted Winchester District Local Plan and the Winchester District Local Plan Review revised deposit, 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.

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03 The proposal would create an undesirable precedent which would make it difficult to refuse further similar applications.  
(Precedent)

**Informatives**

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

Hampshire County Structure Plan Review: UB3, H5, H7, R2, T2, T5, T6.

Winchester District Local Plan Proposals: EN5, EN7, EN9, H1, H7, RT3, T9, T12.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, H2, H7, RT3, T1, T4.