

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	07/00095/FUL	Valid Date	15 January 2007
W No:	17726/01	Recommendation Date	2 March 2007
Case Officer:	Mr Simon Avery	8 Week Date	12 March 2007
		Committee date	29 March 2007
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Erection of 1 no. three bedroom detached dwelling at the rear of Saxon Hill

Site: Saxon Hill Dean Close Winchester Hampshire SO22 5LP

Open Space	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	N	N	Y	N	N	Y

COMMITTEE ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

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Item No: Item 13
Case No: 07/00095/FUL / W17726/01
Proposal Description: Erection of 1 no. three bedroom detached dwelling at the rear of Saxon Hill
Address: Saxon Hill Dean Close Winchester Hampshire SO22 5LP
Parish/Ward: Winchester Town
Applicants Name: Mr And Mrs Smallman
Case Officer: Mr Simon Avery
Date Valid: 15 January 2007
Site Factors:
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received.

Site Description

Saxon Hill is a two storey detached dwelling with an attached double garage. An extension has been added to provide first floor accommodation above the garage. The property forms part of a linear frontage along the north side of Dean Lane, but is accessed and orientated onto Dean Close. The garden boundaries are well landscaped with mature trees, shrubs and hedgerows behind fences. There is a slight fall in levels from west to east and also a fall from south to north. The remainder of the properties in Dean Close are bungalows apart from No 7 Dean Close. The application site is the northern section of the plot. There is a large and important Beech tree just outside the north west corner of this site. There is also a vacant electricity sub station site at this corner of the site.

Proposal

The proposal is for a detached three bedroom house of a distinctive modern design, sited to the north of Saxon Hill. The dwelling will be covered on the western side by a roof of cedar shingle tiles which curves down from the top of the building to near the ground level, and also drops down to single storey height on the northern end. The organic shape and materials of the building are designed to be sympathetic and respond positively to the appearance the large beech tree near the north west corner of the site. The rear eastern side of the building has a mono pitched roof, also to be clad in cedar with a large area of glazing. There will also be cladding on a curved south western corner of the building which will be partly covered by the main cedar roof. The remaining elevations are to be rendered. A private garden area is to be provided in the north eastern corner of the site. A bike shed will be linked to the southern elevation of the building. Two parking spaces are to be provided to the front of the site.

Relevant Planning History

W17726: First floor side extension over garage and addition of bay window to side: Permitted
02/08/2002

Consultations

Highways engineer

Dean Close forms a junction with Dean Lane to the south although visibility at this junction is severely limited due to the alignment of the road, and third party boundaries. The highway officer is concerned that an approval would set a precedent which would make the redevelopment of larger plots on Dean Close difficult to resist.

Drainage engineer

No objections.

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Landscape architect

The landscape officer considers this to be an innovative design, which makes the most of a relatively small site and has a reasonable garden space which will get sunlight. The double access area requires some planting such as climbers or wall shrubs to reinforce the green character of the area. Although it is different so are many of the houses in the area, and the organic shape does make a transition from two to one storey. A suitable tree, planted to its rear would help to soften the appearance from the front and reduce visual impact.

Arboricultural officer

No objections.

Southern Water

No objections.

Representations:

City of Winchester Trust:

This is an interesting and innovative design, and its siting means that it will not challenge the style of either of the bungalows in the close or its immediate neighbour. It is hoped that the small garden around it will be acceptable to its inhabitants.

6 letters received objecting to the application for the following reasons:

- The proposal would represent an overdevelopment of the site
- The design of the proposal is unsuitable/out of keeping with the spacious and semi-rural character of the locality and nearby bungalows
- The development would encourage the parking of vehicles on the highway which would add to the hazard of road users
- Access for emergency vehicles could be hampered
- The development is contrary to the Neighbourhood Design Statement
- The proposal sets a precedent
- Loss of garden area for Saxon Hill
- Loss of trees
- The dwelling will overlook the drive of Markwood, Dean Lane
- Increase in noise from the house and garden
- Loss of privacy
- Light intrusion

Reasons not material to planning and therefore not addressed in this report

- The deeds of the land restrict the erection of more than one dwelling

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3

Winchester District Local Plan Review

DP1, DP3, DP4, T2, T4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

Other Planning guidance

Planning Considerations

Principle of development

The principle of development is acceptable within the settlement boundary. The issues to be considered with this application are the impact on the character of the area, the density of the scheme, residential amenity, the provision of amenity space, landscaping/trees and highways.

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Impact on character of area

This proposal is for a contemporary house with the principal feature being the curved cedar cladding which covers the front elevation. The design is considered to be of high quality. It is not intended to reflect any of the other dwellings in the close but aims to respond visually to the adjacent beech trees. In these circumstances it has to be assessed whether such a unique design is appropriate in this location and whether the spatial characteristics of the proposal fit with the existing dwelling and the close as a whole.

Saxon Hill is accessed off Dean Close but relates more to the other detached dwellings along Dean Lane to the east and west, which are set back from the highway. The site therefore has quite a distinct character compared to the other plots and buildings to the north. The other dwellings in Dean Close are low bungalows set back from the highway in large plots (although No 7 Dean Close is a one and a half storey timber-clad house), giving the area to the north a more open and spacious character. Furthermore, the section of Dean Close itself which runs between the plot of Saxon Hill and No 34 Dean Lane to the west, also has quite a distinct, enclosed character with a tall hedge on one side and fencing on the other. The more spacious character to the north does not really become apparent until you go past Saxon Hill towards the top of the close. Therefore, it is considered that a contemporary house of this design could be accommodated on this site and that it would not be detrimental to the spatial characteristics of the development to the north.

Although there is concern about the close siting of the new dwelling next to Saxon Hill, the principal views of both dwellings together will be from outside the site itself or when looking back southwards from the top of the close. Again given the distinct character of this plot and the unique design of the proposal, it is not considered that the visual impact of the new dwelling in close proximity to Saxon Hill would be unduly harmful. It is also considered that the presence of the mature beech trees will help to soften views of the new dwelling when viewed from the north. This will be assisted by the curved lines and natural colours and materials of the proposed building which will blend in with the trees. Overall it is considered that this proposal is acceptable in this location.

Density

The site is 0.04 hectares in size giving this scheme a density of 25 dwellings per hectare which is below the guidelines given in PPS3. However, given the characteristics of the site, as noted above, and the much lower density of surrounding development, it is not considered that it would be appropriate to seek a higher density on this site.

Impact on residential amenity

The southern elevation of the new dwelling will face the host dwelling and will have a bathroom window at ground and first floor, both of which will be obscure glazed. On the curved south western corner, there will be a utility room at ground floor and one of the two windows serving bedroom 3 at the first floor. However, the angle of these windows on this corner is such that no views would be available into the existing windows on the north elevation of the host dwelling. On the eastern elevation of the proposal, first floor windows serving bedroom 1 will look across towards No 30 Dean Lane. However, these windows will only look towards the end of the front driveway of this neighbouring property. No 30 Dean Lane itself has no windows facing towards the site, so there would be no loss of privacy from this property. The northern elevation of the proposal will have first floor windows serving bedroom 1 which will look across the front of the plot of No 8 Dean Close. These views would be partly obscured by vegetation and would only be over the open front lawn of this property. The western elevation of the proposal will have first floor windows serving bedrooms 1 and 2 which will look across the street towards No 1 Dean Close. At such a distance (approximately 20 metres) there would be no material loss of privacy to this neighbouring property or garden.

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Therefore the proposed dwelling would not have a material impact on the privacy of surrounding properties or gardens through overlooking. The proposed dwelling is also set in a fairly central position in the site and therefore there would also be no impact in terms of overbearing or loss of light.

Amenity space

The proposed dwelling will have approximately 116 square metres of private garden area to the rear. While this is not as generous as the garden areas of surrounding properties, it is considered adequate and will benefit from good sunlight due to the orientation of the buildings. Furthermore, the ground floor garden room, with large areas of glazing at ground floor and in the roof above, effectively acts as part of the amenity area. The existing dwelling will retain a large amenity area to the front.

Landscape/Trees

The large beech trees adjacent to the site are of a high amenity value. An Arboricultural Method Statement has been submitted with the application and the Council's tree officer is satisfied that these trees are sufficiently far from the development and can be adequately protected during construction works. Conditions are attached requiring the submission of hard and soft landscaping details. (Conditions 07 and 08)

Highways/Parking

The highways officer has not objected to the addition of one dwelling on this site but has noted that this proposal might set a precedent that would make it hard to resist the development of the larger plots to the north. The concern is raised because visibility is severely limited at the junction of Dean Close with Dean Lane and significant development of the close would have highway implications. However, it is not considered possible to argue that this site would set a precedent for development of the other plots, since it is smaller than most of them and, as noted above, has different spatial characteristics. If other larger plots came forward for development and no highway improvements were proposed then an argument of precedent might apply and in such a situation the highway impact of the proposal might be unacceptable. In this case however it is not considered that it would be possible to refuse the addition of one dwelling. The parking provision for the existing and proposed dwelling meets Hampshire County Council standards.

Other Matters

The required open space financial contribution of £2078 has been paid by the applicant. The St Barnabas West Neighbourhood Design Statement refers to the need for new development to allow for open spaces between or around buildings. While this proposed dwelling is in close proximity to the existing house on the site, as discussed above, this is considered acceptable on this site, given the special characteristics of the dwelling. Scale and unity of appearance are also noted in the Neighbourhood Design Statement as important characteristics in this area. The scale of the proposal is considered suitable, and it is not considered that the Design Statement should preclude unique contemporary housing of this sort, if appropriately sited and designed.

In regard to concerns about the potential increase in noise from the house and garden, it is not considered that one additional dwelling on this plot could generate sufficient noise disturbance to affect the residential amenity of neighbouring properties.

In regard to concerns about light intrusion, internal lighting from a house would not result in significant light intrusion.

Recommendation

Application Permitted subject to the following condition(s):

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Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling 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.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

3 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the dwelling hereby approved is first occupied.

Reason: To ensure satisfactory provision of foul and surface water drainage.

4 Protective fencing in accordance with the Arboricultural Method Statement reference CBA6627 and drawing number CBA 6627.04 produced by CBA Trees and submitted to the Local Planning Authority, shall be installed prior to any demolition, construction or groundworks commencing on the site.

The Arboricultural Officer shall be informed once the fencing has been installed so that it can be inspected and deemed appropriate and in accordance with drawing number CBA 6627.04.
Telephone 01962 848317.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the south elevation of the development hereby permitted.

Reason: To protect the amenity and privacy of the adjoining residential properties.

6 The WC and bathroom windows in the south elevation of the dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

Reason: To protect the amenity and privacy of the adjoining residential properties.

7 No development shall take place until details of hard 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:

- means of enclosure, including any retaining structures:
- hard surfacing materials:

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

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8 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

9 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.

Reason: In the interests of highway safety.

10 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development 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 construction period.

Reason: In the interests of highway safety.

11 The parking areas for the existing and proposed dwellings shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the property.

12 Prior to the commencement of works details of the finished levels, above ordnance datum, of the ground floor of the proposed buildings and their relationship to the levels of any existing adjoining buildings shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the area.

13 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 4.5 metres from the highway boundary.

Reason: In the interests of highway safety.

Informatives:

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.

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

Hampshire County Structure Plan Review: UB3, T6

Winchester District Local Plan Adopted 2006: DP1, DP3, DP4, T2, T4

The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.