

**Item No:** 5  
**Case No:** 07/01576FUL / W07241/06  
**Proposal Description:** Erection of detached four bedroom dwelling with new access to Bercote Close.  
**Address:** 28 Main Road Littleton, Winchester, Hampshire SO22 6PS  
**Parish/Ward:** Littleton and Harestock  
**Applicants Name:** Mr S J Neilson  
**Case Officer:** Lorna Hutchings  
**Date Valid:** 26 June 2007  
**Site Factors:** None  
  
**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee because the Parish Council have objected. Their request is appended in full to this report.  
 Amended plans have been received to show the sewage treatment plant located further away from tree protection zones and the retention of T1 a large Sycamore tree.  
 A previous application for two no. dwellings on the site was withdrawn due to the site being overdeveloped, with the built form too close to boundaries.

### Site Description

The site is located towards the south of the main settlement of Littleton to the east of Main Road and on the corner with Bercote Close.  
 It comprises the grassed front garden area of No. 28, a large 2 storey brick built detached property, which is located next to a newly built 2 storey rendered house, and single storey dwelling further to the east fronting Bercote Close. The rest of the properties on this road are single storey towards the end of the cul de sac, but are visually separated from the site by the tall trees, rising land and 2 storey dwellings.  
 Additional infill development of a contemporary design is located further east opposite Bercote Close fronting North Drive.  
 The site is well enclosed by a high coniferous hedge to the north and west boundaries and a close boarded fence along the south. There is a mature tree on the north boundary and two or three along the south and west.  
 It is a generally flat site, although higher in level than Bercote Close, and the surrounding land rises to the south and south east.

### Proposal

1 no. 2 storey four bed detached dwelling, similar in design to the existing property, with gable ended pitched roofs on all sides and a substantial chimney on the south west elevation.  
 The existing property (No. 28) on the site will retain its entrance and the proposal will have a new entrance on to Bercote Close 22m from the exit to Main Road with a carport area to the south-eastern corner of the site adjoining the house.  
 Existing hedging will be reinforced and trees retained as identified in the Arboriculture Report.  
 A new sewage treatment plant is proposed within the site boundary to the south western corner of the garden area.  
 The proposal results in a density of 23 dph.

### Relevant Planning History

**W07241/05** Erection of 2 no detached dwellings, withdrawn January 2007.

## Consultations

Landscape – visually prominent site well contained by well established boundary hedgerows and trees providing high visual amenity to the street scene and local character. Important to ensure that proposed development does not harm these features. Advise that large Sycamore to front should be retained (condition 5), and underground services moved further away from tree canopies to ensure retention (condition 3).

Drainage Engineers – no objection, EA should be consulted who will need to issue a consent to discharge for the proposed sewage treatment works. Details should be submitted if approved for a detailed drainage strategy and the proposal should not prejudice the drainage for the existing dwelling (condition 3).

Environment Agency – The proposal is assessed as having a low environmental risk.

Highway Engineers – Adequate parking and visibility will be available at the new access junction with Bercote Close, the highway network is adequate to accommodate the additional traffic which the development will generate. Conditions recommended to secure the retention of the parking area.

Southern Water – no adverse comments.

## Representations:

Littleton and Harestock Parish Council – Objection and request that the application be determined by Committee – see appended letter.

2 letters received objecting to the application on the following grounds:

- building line moved forward changing nature of road and village;
- precedent;
- house will be detrimental to wide spaces and trees characteristic of area;
- contrary to Village Design Statement - high hedges, trees, banks, building line on Main Road, long frontages are characteristic and proposal would undermine these features;
- Smaller houses needed in area;
- Amount of built form and hardstanding reducing green space to detriment of rainwater runoff and soakaway.

## Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, R2, T6, H8, E6.

Winchester District Local Plan Review

H3, DP3, DP4, DP6, H7, T1, RT4.

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS3 Housing

Supplementary Planning Guidance

Littleton Village Design Statement

## Planning Considerations

- Principle of development
- Detailed design and impact on character of area
- Residential amenities
- Highways
- Drainage

### Principle of development

The principle of development is acceptable as the site is located within the main settlement boundary of Littleton on existing brownfield land.

The development density is under 30 dph. However, in this case, it has been assessed as

appropriate and necessary in order to preserve the character of the area which is low in density with space around buildings with an open but well vegetated nature. The previous application for 2 no. smaller units was withdrawn as the amount of built form failed to retain the spatial characteristics of the area. Therefore one unit in this case is acceptable and Policy H7 is satisfied.

#### Detailed design and impact on character of area.

As noted above the area comprises a variety of house types, designs and forms and so the proposal will be in keeping, in particular with the scale of the properties immediately to the northeast, within the context of which the proposed property will be seen

The buildings in the area also comprise a variety of building materials and the combined use of timber boarding and brick is considered acceptable.

As noted above, the area is characterised by properties set back from Main Road with space about the buildings. It is considered that the proposal will maintain this effectively, in keeping with spatial characteristics of the surrounding plots and area.

The proposed footprint of the building is about 2m further forward of No. 30 to the north. However it is considered that, as the proposal retains the important and dense vegetation of the site and a garden area of 11m to the west, the siting of the building is acceptable and will have no harmful impact on the street scene of Main Road. It is considered that the proposal will not result in a particularly prominent dwelling on this important corner. It will settle well into the wider landscape. The proposal is therefore considered to be in accordance with the Littleton Village Design statement which requires that new housing should not dominate the landscape or significantly change the character of the area and that spaces should be maintained to preserve the airy, open and low density nature and feel of the village.

Any other proposals for development within the front garden areas of properties along the road will be considered on their own merits, with particular regard to impact on character.

#### Residential amenities

Due to the position of the built form, windows, high hedges and fencing, the proposal will have no detrimental impact on the amenities of the properties either side or across the road. There are no first floor windows for living areas to the east and southern elevations, and a distance of 21m in between elevations will ensure privacy to No. 30 to the north which could otherwise be compromised by the extensive 1<sup>st</sup> floor glazing on this elevation.

#### Highways

Adequate off road parking is proposed on an area to be paved. This is minimal in size to reduce the amount of hardstanding on site to retain character.

The visibility and access proposed for the site is acceptable. Conditions are recommended to ensure the retention of the parking area (condition 9).

#### Drainage

The Environment Agency (EA) has confirmed that this proposal is in a low environmental impact area and is outside the flood protection zone and so there are no material concerns in this respect. There is no mains drainage in the area but there is plenty of space within the site to deal with the disposal of foul waters without impact on third party land. The EA will need to issue a consent to discharge for the new treatment plant and building regulations will also deal with this matter further to ensure that residential amenities are protected.

#### Planning Obligations / Agreements

In seeking the planning obligation(s) and/or 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 (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following conditions:**

- 1. Financial contribution of £2747.00 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**

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

1 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.

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

3 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:

3 - means of enclosure, including boundary treatments and retaining structures:

3 - existing and proposed finished ground and floor levels and contours:

3 - proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.) including a detailed drainage strategy for the site with the siting of the sewage treatment plant shown and the area required for subsurface irrigation:

3 - hard surfacing materials:

Soft landscape details shall include the following as relevant:

3 - planting plans (including for a new hedge on the new northeast boundary)

3 - written specification (including cultivation and other operations associated with plant and grass establishment)

3 - schedules of plants, noting species, planting sizes and proposed numbers / densities

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

4 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.

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

5 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations in accordance with the details specified in Jonathan Fulcher Arboriculture Report dated 29/09/2006 and Sherlockboswell letter dated 16/08/2007, hereby approved in accordance with BS 5837.

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

6 The hedgerow identified on the northwest, southeast and southwest boundaries shall be retained and maintained at a minimum height of 1.8m metres in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority in accordance with details required under condition 3 above. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

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

7 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 northeastern and southeast elevation(s) of the two storey dwelling hereby permitted.

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

8 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.

8 Reason: In the interests of highway safety.

9 The parking area 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.

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

### **Informatives:**

This permission is granted for the following reasons:

1 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.

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

Hampshire County Structure Plan Review: UB3, R2, T6, H8, E6.

Winchester District Local Plan Proposals: H3, DP3, DP4, DP6, H7, T1, RT4.

3 Under the terms of the Water Resources Act 1991 this development will need a Discharge Consent from the Environment Agency for the discharge of sewage effluent.

4 All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours 0800-1800 Monday to Friday and 0800-1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.