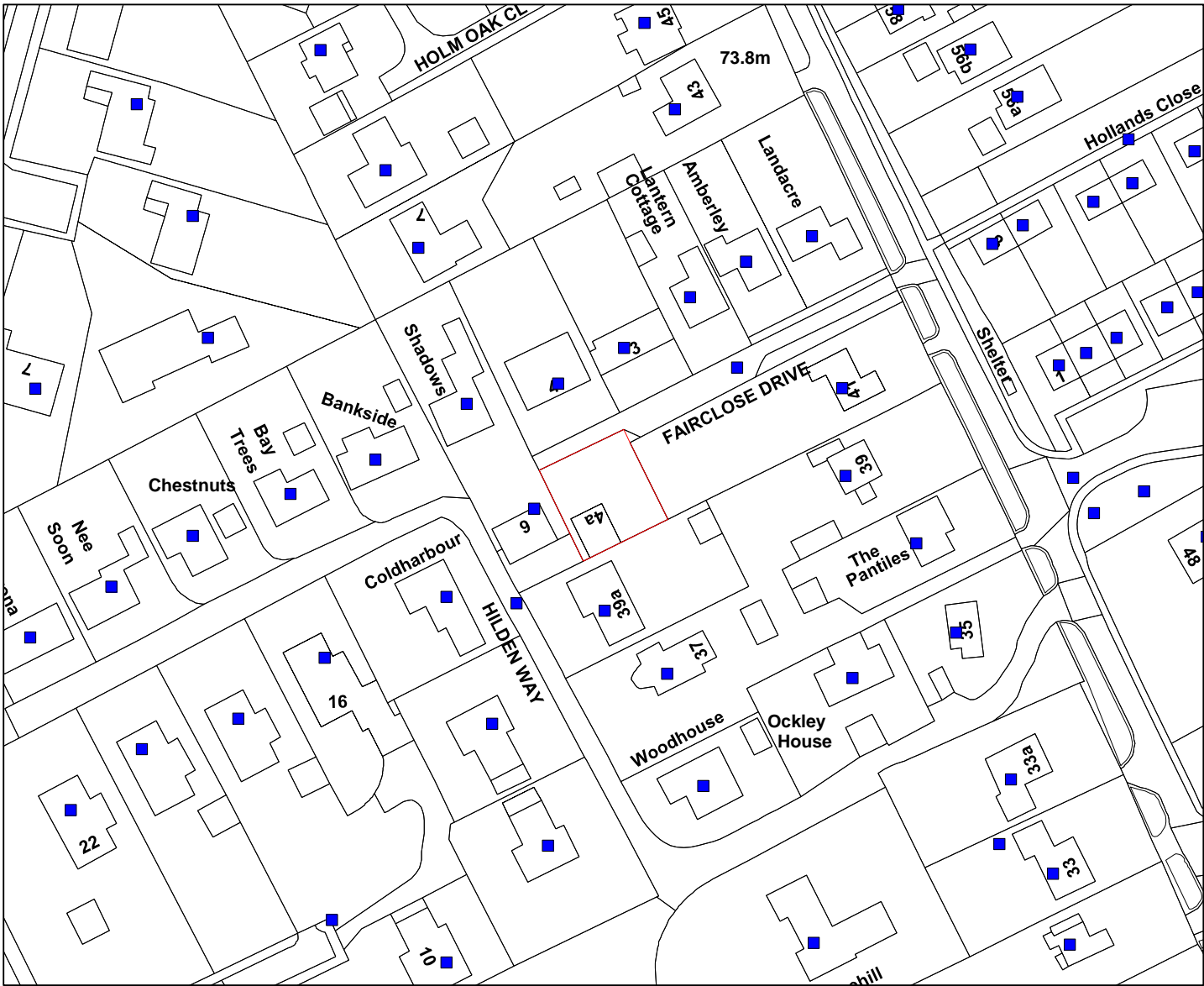


Rosemary, Fairclose Drive, Littleton

10/02268/FUL

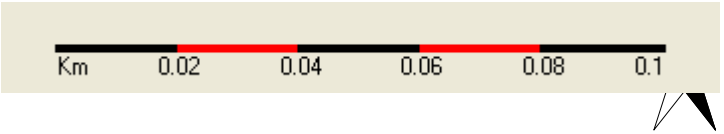


Winchester
City Council



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	09 March 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 7
Case No: 10/02268/FUL / W15530/02
Proposal Description: Extension/conversion of existing double garage to construct 3 bedroom detached house
Address: Rosemary Fairclose Drive Littleton Winchester Hampshire
Parish, or Ward if within Winchester City: Littleton And Harestock
Applicants Name: Mr Paul Hallam
Case Officer: Mrs Jane Rarok
Date Valid: 21 September 2010
Site Factors: None

Recommendation: Application Refused

General Comments

This application is reported to the Committee because the Council has received a letter of representation from one of its serving officers.

Site Description

The application site is located in the settlement of Littleton. Fairclose Drive is a private road containing 7 dwellings, on the west side of Main Road and accessed from that highway. These dwellings differ in design and scale, but are generally dormer style two storey dwellings.

The application relates to a 376sq. m garage plot which serves the adjacent property known as Rosemary. The plot currently contains a large double garage with first floor accommodation illuminated by two front dormer windows, used ancillary to the main dwelling of Rosemary.

The plot boundaries include a significant laurel hedge to the front and timber fence panels to the south and east, reinforced by a small leaf evergreen hedge. The ground surface is gravel and there is a tree, which is protected by a Tree Preservation Order, on the adjacent plot but within close proximity to the site's boundary.

Proposal

This application seeks to extend and convert an existing garage into a separate and independent 3 bedroom house. This would be achieved by adding significant additional built form to the front of the existing garage and increasing the footprint in excess of 100%. The front elevation would face No. 41 Main Road, a 90 degree reorientation, and the north side elevation would front Fairclose Drive. First floor accommodation would be lighted by three hipped dormer windows. The entrance to the site would be relocated to the eastern edge of the plot.

Relevant Planning History

01/02677/FUL: Erection of double garage - Permitted 14th January 2002.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Consultations

Engineers: Drainage:

An existing septic tank, which currently serves the garage and Rosemary, is to be used solely for the garage, with Rosemary having a new separate system. Building Regulations approval will have to be sought for any new sewage installation. For the tank to be reused for the proposed development, it must comply with H2 of the Building Regulations and the applicant must submit a plan showing where the drainage field is sited. Storm water to go to soakaways and permeable paving to be used for drive.

Engineers: Highways:

The existing vehicle access onto Fairclose Drive is to be closed off and abandoned and planted up with a new boundary hedge. A new vehicular access is to be located to the east of the plot with sufficient space to accommodate two vehicles and on-site turning. A new parking area is to be provided for Rosemary (No. 4) to replace the parking provision lost as a result of this proposal. I have visited the application site and observed that Fairclose Drive is a quiet private access road serving 7 dwelling units. The proposal is likely to generate an additional 8 vehicle trips per day, which can be safely accommodated by Fairclose Drive without causing demonstrable harm to highway users.

Environmental Health Team:

No objection, subject to conditions relating to contaminated land.

Environment Agency:

No objection.

Southern Water:

No objection.

Representations:

Littleton Parish Council: Objects, for the following reasons (see attached referral request):

- Concern regarding the accuracy of the submitted plans, and therefore the impact on adjacent plots, as the southern and western boundaries of the proposal are so close, if not overlapping, to neighbours;
- Lack of amenity space;
- Design – the property would be ‘facing the wrong way’ in that its front elevation faces eastwards and overlooks the back garden of 41 Main Road and not over Fairclose Drive;
- The windows to all bedrooms appear inadequate;
- Condition 4 of the grant of planning permission ref: 01/02677/FUL states that ‘the garage / first floor accommodation shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling’;
- Condition 5 states ‘the garage shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation’;
- Does not comply with the policy in terms of design, scale and layout, it does NOT respond positively to the character, appearance and variety of the local environment;
- Will have an unacceptable adverse impact on adjoining land, uses or property and

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

does not include adequate on-site amenity open space.

10 letters received objecting to the application, for the following reasons:

- Overlooking from windows on the south and east elevation;
- Poor and contrived design, set perpendicular to the other dwellings along Fairclose Drive, principal bedroom windows obscure glazed;
- Insufficient amenity space;
- Overdevelopment, resulting in a cramped and overbearing form of development;
- Loss of light to adjacent properties;
- Overlooking of adjacent gardens resulting in a loss of privacy;
- Additional traffic and parking, creating more noise and disturbance;
- Increase in traffic using small private road;
- Limited turning and parking;
- Loss of garages to both properties;
- Previous permission required that accommodation remained ancillary to host dwelling (Rosemary) so that garage would not be occupied as separate dwelling;
- Does not conform to the VDS

1 letters of support received, on the following grounds:

- Sympathetic scheme using traditional materials;
- No neighbour impacts;
- Provides a much needed 3 bedroomed dwelling for smaller families and addresses a current shortfall.

Relevant Planning Policy

South East Plan 2009:

CC1, BE1

Winchester District Local Plan Review

DP3, DP5, DP9, RT4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

Supplementary Planning Guidance

Littleton Village Design Statement

Planning Considerations

Principle of development

The site is located with the settlement boundary for Littleton and therefore the principle of new residential development is acceptable, subject to normal development control criteria.

Policy DP3 is a general design-based policy which requires that all new development makes efficient and effective use of land or buildings and that it responds positively to the character of the area in terms of design, scale and layout. It also requires that development does not have an adverse impact on adjoining land, uses or property.

Policy DP5 refers to the on-site provision of amenity open space.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Policies DP9 and RT4 require financial contributions towards highways and public open space, respectively.

Design/layout

The proposed dwelling would appear as a dormer style bungalow. It would incorporate the existing garage and extend this in a perpendicular form, with the roof ridge of the new element running at 90 degrees to the existing roof. The principle orientation would be north-south, counter to the surrounding development, which is east-west with two gables on the east elevation. The roof shows clipped ends to gables and the three inward facing dormers. The proposal seeks to use a good local brick with clay tiles and timber windows and doors.

Because the proposal seeks to incorporate the existing garage, it does appear contrived and reads as an extension to the garage and not as a dwelling designed in its own right. The front elevation faces east onto the rear garden of No. 41 Main Road, but with the first floor dormer windows facing each other on the opposing gable ends. The dormer which does face towards No. 41 Main Road is designed to be obscure glazed, which is not a satisfactory design for a principal or sole window to habitable accommodation.

The amenity garden area would be to the front of the property, separated from the drive and turning area by planting. This would be of a similar size to the garden area for the newer dwelling immediately to the west, and is considered sufficient for the overall size of the proposed dwelling.

Impact on character of area and neighbouring property

The character of Fairclose Drive is made up of low eaves dwellings, principally lighted by dormer windows addressing the private road. This proposal seeks to deviate from that character trend by turning the building 90 degrees so that the principle elevation faces the rear garden of No. 41 Main Road and a blank side elevation addresses this street scene.

Whilst the principal frontage faces No. 41 Main Road, the first floor accommodation is inward facing and it is not considered that any material overlooking would occur from the ground floor windows.

Extending the building at this orientation is unlikely to give rise to any material overshadowing of the adjacent neighbours. It is not considered that the proposal would result in loss of light or materially affect the outlook from the side bedroom window of the neighbour property to the immediate west, due in part to the proposed dwelling having a lower ridge height.

Highways/Parking

The dwelling would be likely to generate 8 vehicle trips per day, which the Council's highways officer has confirmed can be accommodated safely by Fairclose Drive without causing demonstrable harm to highway users. There would be sufficient parking and manoeuvring space on site.

Other Matters

Reasons for refusal on the basis of Transport Contributions and Public Open Space Contributions have been included.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Recommendation

Application Refused, for the following reasons:

Reasons

1. The proposal is considered contrary to Policy DP3 of the Winchester District Local Plan Review by virtue of its design, in that:
 - i) the proposed dwelling would not respond positively to the character of the area, in that it does not address the active street scene but is set at a counter angle; and
 - ii). the design appears contrived and would not achieve a high quality of design or make a positive contribution to the character of the area.
2. The proposal is contrary to Policy DP.9 of the Winchester District Local Plan Review, in that it fails to make adequate provision for improvements to transport and the highway network, in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the existing network arising from this development.
3. The proposal is contrary to Policy RT4 of the Winchester District Local Plan Review 2006, 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.

Informative

The Local Planning Authority has taken account of the following Development Plan policies and proposals:

Winchester District Local Plan Review 2006: DP3, DP5, DP9, RT4
South East Plan 2009:CC1, BE1

Please return this form to the Case Officer:		Mrs Jane Rarok
From:	Littleton & Harestock Parish Council Parish Office The Hall Way Littleton Winchester SO22 6QL Tel 01962 886507 email: littleton.harestockpc@virgin.net	
Case No:	10/02268/FUL	
Location:	Rosemary, Fairclose Drive, Littleton SO22 6QW	
Proposal:	Extension/conversion of existing double garage to construct 3 no. bedroom detached house.	
LISTED BUILDING GRADE		
Comments:		
<p>Request for application to be considered by Committee: (NB: Case Officer to forward form to Head of Planning Control if this section completed)</p> <p style="text-align: center;"><u>OBJECTION</u></p> <p>Firstly, there is concern regarding the accuracy of the submitted plans, and therefore the impact on adjacent plots, as the southern and western boundaries of the proposal are so close, if not overlapping, to neighbours.</p> <p>Although there is an area of amenity to the east of the property for such a development to the south and west there is virtually none.</p> <p>The proposed scheme gives the feeling that it is 'facing the wrong way' in that its front elevation faces eastwards and overlooks the back garden of 41 Main Road and not over Fairclose Drive. The windows to all bedrooms appears inadequate.</p> <p>Condition 4 of the grant of planning permission 01/02677/FUL states that 'the garage / first floor accommodation shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling'.</p> <p>Condition 5 states 'the garage shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation'.</p> <p>This Council therefore objects to this application as it does not comply with the WDLP Review Policy DP3 (ii) in terms of design, scale and layout, it does NOT respond positively to the character, appearance and variety of the local environment and DP3 (vii) it DOES have an unacceptable adverse impact on adjoining land, uses or property and DP5 In order to ensure an attractive environment it does NOT include adequate on-site amenity open space.</p>		
		David Elsmore Parish Clerk
		Date:08.11.10