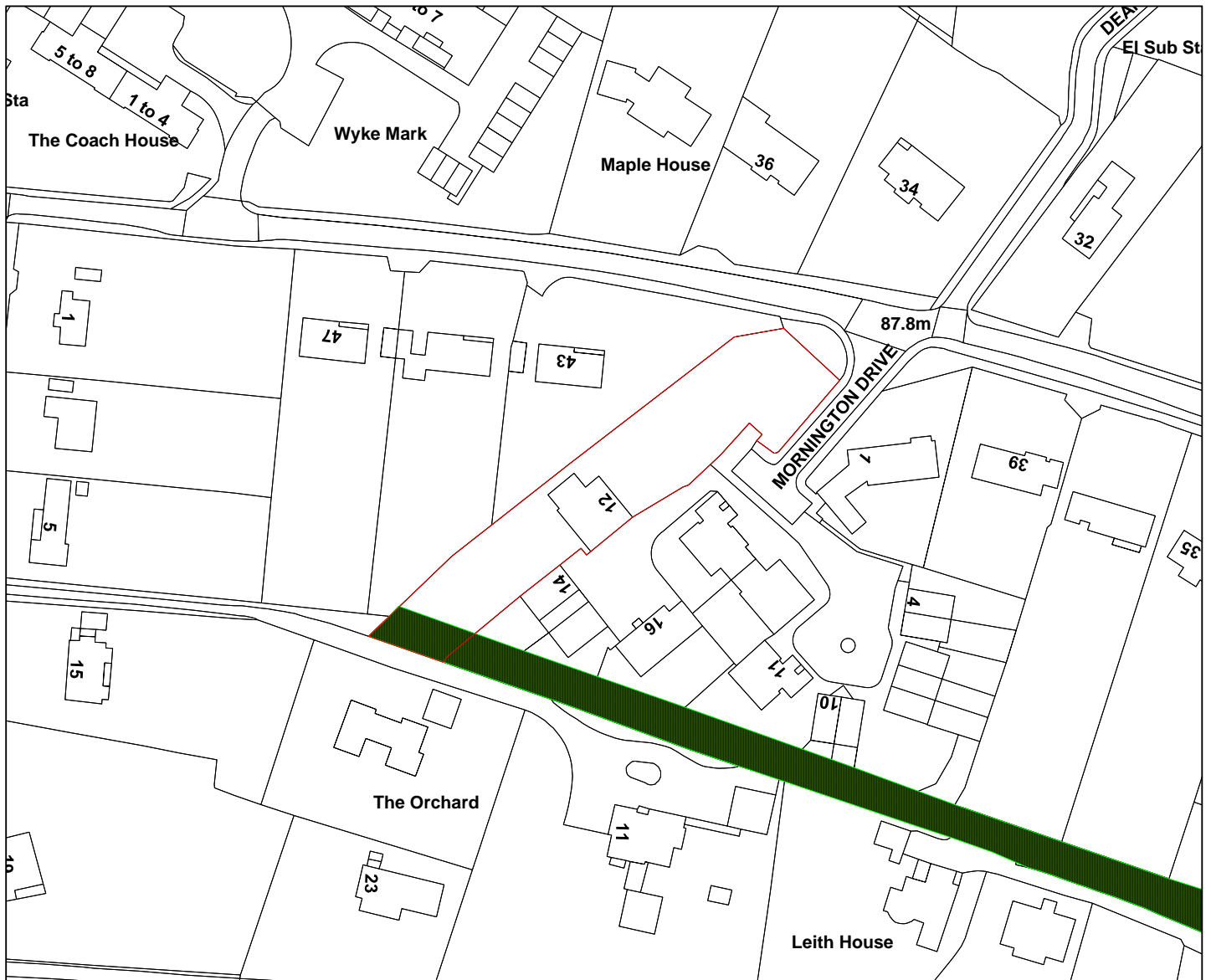


12 Mornington Drive, Winchester

1003143/FUL



Winchester
City Council



Legend

Km 0.02 0.04 0.06 0.08 0.1

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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	06 April 2011
SLA Number	00018301

Scale:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 6
Case No: 10/03143/FUL / W20449/04
Proposal Description: (HOUSEHOLDER) Extension of driveway onto area of soft landscaping (RETROSPECTIVE)
Address: 12 Mornington Drive Winchester Hampshire SO22 5LR
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr & Mrs Robert Eatwell
Case Officer: Mrs Anna Hebard
Date Valid: 5 January 2011
Site Factors: Within the settlement of Winchester
Recommendation: Application Refused

General Comments

This application is reported to Committee because of the number of letters received supporting the application, contrary to the case officers recommendation.

Site Description

This site is within the newly built housing development at Mornington Drive. No.12 is a large detached 4 bedroom dwelling. It is of two and a half storeys with two dormers within the roof. It is constructed of cream render, clay tiles and timber windows and doors. There is a single garage to the side of the dwelling. The property owner of no.12 has purchased the land directly in front of the dwelling, and the woodland to the front of the Mornington Drive development, which was previously proposed to be shared amenity space for the development. There is currently a paved area to the front of the property, in between the house and the woodland to the front. Adjacent to the woodland is the bin store for the development.

Proposal

This proposal is for the retrospective use of a landscaped area of the development which has been paved to be used as a parking area for cars at no.12 Mornington Drive. The size of the area is 8.8m by 2.6m measured on the plan provided, however also written on the plan it is stated that the area is 10m x 3.3m.

Relevant Planning History

W20449/01 Residential redevelopment following demolition of 4 - 7 Mornington Drive for 14 no. dwellings, associated garages/parking and landscaping (RESUBMISSION) - Application Permitted - 09/08/2007

Consultations

Engineers: Highways: No objection

This proposal does not contain any significant highway issues and is unlikely to impact on highway safety.

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Landscape: Objection

It has always been the intention to ensure the development is sympathetic with local character especially with regard to planting of boundaries and suitable tree cover; the woodland area as a feature is of particular significance in terms of visual amenity and biodiversity value both within the development and as part of the street scene. When the landscape scheme was submitted for approval in compliance of conditions, concerns were raised regarding potential parking issues within this area/beneath trees and the need for a deterrent e.g. bollards around the perimeter.

The construction of a parking bay in this location is therefore contrary to original design objectives; it does not enhance visual amenity or biodiversity value; it may be seen to set a precedent for paving other soft landscaped areas within the development.

Trees: Objection

The Construction of this parking bay has been carried out in the Root Protection area of a mature Beech and semi mature Yew. At the time of my inspection I noted that there was evidence of feeder root severance and therefore this would indicate root damage and disturbance to these trees.

Beech trees are susceptible to a heart wood decay fungus called Ganoderma. The point of entry into the trees system is normally through construction damage to the root system. One of the first signs of damage to the tree root system is die back in the crown. It normally occurs about two years after the roots have been damaged. Ganoderma is a white rot fungus which attacks the wood cell walls, causing structural weakness in the tree. The next stage is large limbs become brittle and drop off the tree before the tree dies, (the tree can be still in full leaf).

Root death is also attributed to the roots being crushed by construction activities.

If this application was not retrospective there would have been a requirement to submit an Arboricultural impact assessment (AIA) and Method statement (MS).

If an AIA and MS had been submitted it would have needed to show ground protection measures to protect the roots during construction, and ground protection measures under the hard surfacing to stop parked cars from crushing the roots.

I would recommend if this parking bay is removed that the owners submit a Method statement to show how they intend to remove the hard surface with out further damage to the tree root system of both trees. The Parking area will be required to be reinstated with a good quality top soil.

Representations:

City of Winchester Trust: No comment to make

The applicant provided the neighbours with a letter to submit to the local planning authority which contained a section to tick that they support or do not support this application.

1 letter was received not supporting the application but there was no reason stated

7 letters were received supporting the application for the following reasons:

- Understand the need for more parking
- Work done sensitively
- Not visually harmful

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Relevant Planning Policy:

Winchester District Local Plan Review

DP3, DP4, T2

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

Planning Considerations

Principle of development

The proposal is to change the use of an area of a landscaping to the front of no.12 Mornington Drive to provide additional car parking. It required the removal of the landscaping, and whilst existing trees are retained at present, the hard standing threatens the long term health and retention of those trees.

Local plan policy DP3, amongst other requirements seeks to ensure that proposals in terms of design, scale and layout respond positively to the character, appearance and variety of the local environment, and to keep parking provision to a minimum.

The application is considered to be contrary to policy DP3 vii in that the loss of this landscaped area results in insufficient amenity and recreational space, appropriate to its original size, design and function within the development of Mornington Drive.

The proposal is not considered to be in accordance with policy DP4 as the development does not maintain or enhance the townscape or landscape, and it should not be permitted where it would detract from, or result in the loss of trees and hedgerows, open areas important to the townscape, the landscape framework, or areas of ecological importance.

Design/layout

The materials of the new parking area have been laid to match the existing paving however the expanse of hard standing has now been increased and the amount of soft landscaping has consequently decreased, which has had a detrimental effect on the layout of the Mornington Drive development.

Impact on character of area and neighbouring property

A material planning consideration in the determination of the original planning consent for the dwellings in the Mornington Drive development comprised of an agreed landscaping scheme. This proposal results in a section of this landscaping being removed and an area of paving has been laid. The loss of this landscaping and the additional hard standing is detrimental to the character of the overall development and therefore to the characteristics of the local area.

This parking area is visible from the public realm, and whilst it is acknowledged that this is a reasonably small area of landscaping lost, there was limited soft landscaping within the scheme as approved, therefore the loss of this area is considered to be detrimental.

There is no impact to near neighbours private amenity as a result of the proposal.

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Landscape/Trees

The Arboricultural Officer has indicated that as a result of this development the significant tree Beech and Yew trees nearby have been detrimentally affected, which could potentially lead to the loss of these trees, if cars continually park and manoeuvre on this area. The damage that has already taken place to the trees is the severance of the feeder roots, and the damage will continue to occur if the parking space is used, as cars parking in the space would compact the soil under the brick surface. This will cap the soil, stopping air and water moving through the soil. It will also stop the exchange of gases. The loss of the trees would be considerably damaging to the visual amenity of the area.

Highways/Parking

12 Mornington Drive is a detached four bedroom dwelling, which was provided with 2 parking spaces to accord with the highway standards at the time it was built. The hard standing provides an additional parking space, which the highways engineer raises no objection to. Policy DP.3 (iii) requires proposals to keep parking to a minimum, and whilst the desire of the applicant to provide additional off road parking is noted, this does not outweigh the harm as a result of the loss of soft landscaping, and continued harm to important trees at the site if the proposal is retained.

Recommendation

Application Refused for to the following reasons:

- 1 The construction of a parking bay in this location leading to the loss of soft landscaping is contrary to the original design objectives of the development of Mornington Drive as it does not enhance visual amenity or biodiversity value, and is contrary to Local Plan policies DP3 and DP4.
- 2 The construction of this parking bay has been carried out in the Root Protection area of a mature Beech and semi mature Yew which has caused root damage and disturbance to these trees. Continued use of the area for parking of cars will damage these trees further, contrary to Policy DP4 of the Winchester District Local Plan Review 2006.

Informatives:

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

Winchester District Local Plan Review 2006: DP3 DP4 T2