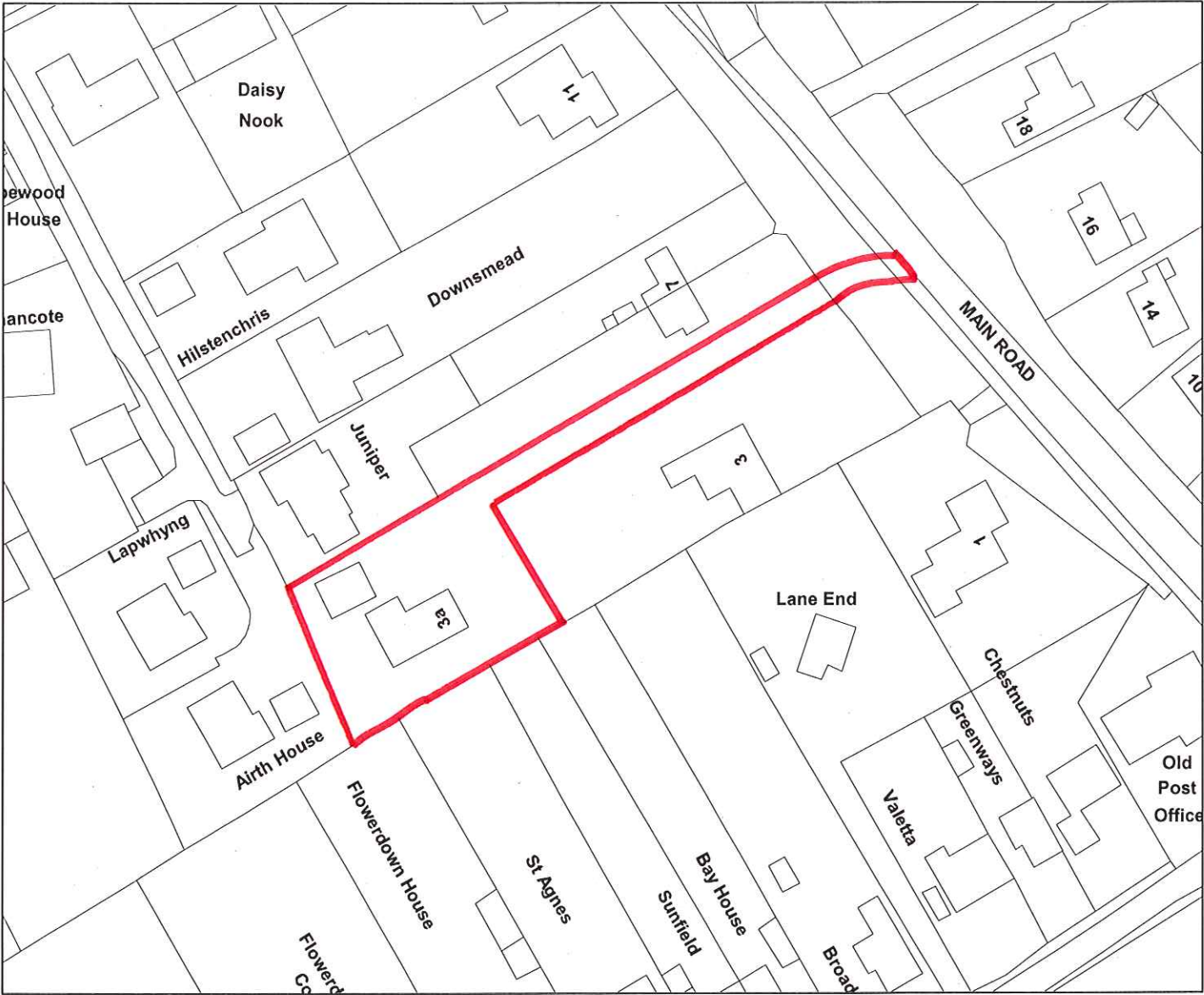


3A Main Road, Littleton, Winchester
13/00630/FUL



Winchester
City Council



Legend

Scale: 1:1000



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Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	03 July 2013
SLA Number	100019531

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 3
Case No: 13/00630/FUL / W02653/08
Proposal Description: Replacement four bedroom dwelling (RESUBMISSION)
Address: 3A Main Road Littleton Winchester SO22 6PS
Parish, or Ward if within Winchester City: Littleton And Harestock
Applicants Name: Mr Robert Lamb
Case Officer: Mrs Jill Lee
Date Valid: 21 March 2013
Site Factors: Civil Aviation
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received contrary to the officers recommendation and at the request of Littleton and Harestock Parish Council, whose request is appended in full to this report.

Site Description

The application site is located to the rear of 3 Main Road Littleton and currently contains a single storey 3 bedroom bungalow. The site area is approximately 0.1 hectares. There is also a double garage adjacent to the boundary with a property known as Juniper which is accessed off a private driveway which also services the property to the rear of the application site.

The site is surrounded by residential properties and there is a significant levels difference with the application site being on higher ground than Juniper to the north. There is significant planting around the boundaries of the site.

Proposal

It is proposed to demolish the existing bungalow and replace it with a four bedroom dwelling over two floors. The existing garage is to be retained and will provide parking for the new dwelling. The proposed dwelling is of traditional design and it is proposed to construct it of brick and slate. The existing access which runs down the side of number 3 Main Road will be utilised. The proposed new dwelling will be constructed on roughly the same footprint as the existing house as this area is already dug out with retaining walls.

Relevant Planning History

88/00371/OLD – Erection of a dwelling, application refused (9/3/1987) then allowed at appeal (8/1/1988). The Inspector found that shading from the trees was not a serious problem and that there was sufficient space to retain the trees and erect a dwelling. Because of the Councils concerns about the impact of the proposed dwelling on the properties to the south the Inspector did agree to impose a condition requiring the dwelling to be limited to single storey only.

88/00372/OLD – Erection of bungalow and resiting of garage, application refused (13/6/1988).

90/00359/OLD – Bungalow and resiting of garage, application permitted(15/9/1988).

01/00681/FUL – Raising of roof to provide additional accommodation, refused (1/5/2001)

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for the following reasons;

Inappropriate in scale, mass and design in relation to adjoining buildings, spaces and views and detrimental to neighbours through overlooking, loss of privacy and overbearing building.

12/02016/FUL – Replacement four bedroom dwelling, withdrawn (15/1/2013), would have been refused otherwise because of overlooking from first floor windows.

Consultations

Engineers: Highways:

No objection to the application. It utilises the existing vehicular access and provides adequate car parking together with a turning area to ensure vehicles can enter and leave the highway in a forward gear. No transport contributions are required. Conditions requested. (5, 6 and 7).

Head of Landscape:

The proposal is located on the north side of a line of mature trees growing in the neighbours' garden that over hang to the south of the site.

The travel pattern of the sun is in front of the line trees (facing south). The proposal is located to the north of the trees and will be in heavy shade.

The trees are growing on the top of a bank and there is a retaining brick wall at the edge of the Root protection area of the trees, holding back the soil bank. The proposed dwelling is located on the lower ground in front of the retaining brick wall and the proposal can be built on the site without damage to the trees as the wall is acting as a protecting barrier.

The canopy of the trees over hangs the site. The Arboriculture impact assessment mentions cutting back of the canopies of the trees to facilitate the proposal, but does not state exact dimensions of the reduction.

An amended arboriculture report was submitted which shows the level of cutting back of the trees which will need to be undertaken. This is acceptable and shows that the proposed development can be undertaken without damage to the trees although it does not overcome the potential problem of shading.

Representations:

Littleton and Harestock Parish Council:

- Object to the application and wish it to be determined at committee.
- There is no mains drainage in Littleton.
- Out of scale and inappropriate to back garden location.
- 2 storeys would dominate neighbours.
- Overlooking from first floor windows.
- Previous applications for two storey development have been refused.
- Should not lose stock of smaller dwellings.
- Mature trees to the boundary important to keep.
- Single storey would be more appropriate and accord with Littleton Village Design Statement, DG12 and Winchester District Local Plan DP4.

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

- Height improved but still overbearing.
- Large dwelling when village needs smaller ones.
- Previous applications for two storey development refused and so should this be.
- Much larger building than the existing.
- No plans of the existing so hard to compare.
- Inadequate levels information.
- Littleton is not on mains drainage.
- Overlooking and loss of privacy to neighbours.
- Slate roof would be out of character with the surroundings.
- Overdevelopment of the plot.
- Possible damage to and loss of mature trees.

6 letters received supporting the application for the following reasons:

- Site needs redeveloping.
- Modern style house will be in keeping with the area
- Proposals are not intrusive.
- Neighbouring properties also overlook the application site so overlooking not an issue.

Relevant Planning Policy:

Winchester District Local Plan 2006 Review, Saved policies:

DP3, DP4, H3, T3,

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA3, CP7, CP11, CP13,

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Littleton Village Design Statement

Planning Considerations

Principle of development

The application site is located within the settlement boundary of Littleton where there is a presumption in favour of residential development subject to normal development control criteria.

The following policies are relevant to this application;

Winchester District Local Plan Part 1 – Joint Core Strategy, MTRA3 (allows for development within the defined boundaries of settlements listed of which Littleton is one), CP11 (requires sustainable low and zero carbon built development, the proposal complies in achieving Code for Sustainable Homes Level 5 for energy and Level 4 for water consumption), CP13 (requires high quality design, the proposed development is considered to be an appropriate design response in the context).

Winchester District Local Plan 2006 Review Saved Policies, DP3 (requires that all new development in the District responds positively to the character and appearance of the

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area, and should not have an unacceptable adverse impact on the amenities of the neighbouring properties or land use), DP4 (considers landscape and the built environment, the proposal is considered to be in conformity with this policy), H3 (echoes MTRA3 and the proposed development is in accordance with this policy), T4 (sets out parking standards, the proposed development is in accordance with these standards).

Because the application is for a replacement dwelling there are no contributions required for funding affordable housing, public open space or off site highways improvements.

The Littleton Village Design Statement is an adopted supplementary planning document and a material planning consideration. It identifies that the existing stock of smaller houses is considered by residents as an essential element of the village, which provide much needed starter or downsizing homes. Notwithstanding this aspiration, there is no policy which restricts or limits extensions to existing dwellings in these areas other than that set out in DP3 which relates to site characteristics and neighbour impacts. Paragraph 7.28 requires that existing building lines are generally respected. Paragraph 7.20 echoes Local Plan Policy DP4 which relates to retaining important trees and hedges.

A material consideration is that there is an existing dwelling on the site and so the principle of the ability of the plot to accommodate a dwelling and garden is accepted. Whilst the proposal would result in a larger built form than that which exists on site at the moment, the proposal is considered to be in accordance with the relevant plan policies and therefore the principle of development is acceptable.

Design/layout

It is proposed to build roughly on the footprint of the existing bungalow which has been excavated and has retaining walls. It is proposed to further lower the land to the level of the existing garage (approximately 1m) in order to reduce the impact of providing a two storey dwelling. The nearest neighbour, Juniper is on land which is approximately 2m lower than the application site. Although in 1988 an Inspector considered it appropriate to limit the dwelling to single storey there is considered to be sufficient gap between the closest wall of the proposed dwelling and the dwelling to the south (between 10 and 11m).

In terms of possible overshadowing because of the height and proximity of the trees to the south it is not considered that the additional height of the dwelling over the existing bungalow will make any material difference to the existing situation. The house has been designed to minimize windows that would overlook neighbours. There is one window to the rear which is positioned so that it overlooks the garage and parking area rather than the private rear garden.

The house will be located on substantially the same footprint as the existing which minimizes the impact on levels and trees and keeps the relationship to the boundaries the same as it is now. The proposed dwelling has been designed to be traditional in style with brick elevations, slate tiles for the roof and brown stained timber windows and doors. The proposed materials are high quality and suitable for the design of dwelling. The dwellings around the site are traditional design and materials and the proposed development is considered to be appropriate to its context.

The design and layout of the proposed dwellings is considered to be acceptable.

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Impact on character of area and neighbouring property

The application site is surrounded by residential properties. The rear gardens of three properties that front Deane Down Drive adjoin the southern boundary; number 3 Main Road is to the east, Airth House to the West and Juniper to the north. All of these properties are two storeys. Because the site is set back along a private driveway the impact of the proposed dwelling within the general street scene will be minimal. The impact of the proposed dwelling is limited to the immediate neighbours. There is a substantial tree boundary just off the southern boundary of the site which will screen the building from the neighbours to the south. They are a considerable distance from the site in any event (approximately 55m) and will not be impacted upon by the proposed dwelling. The property to the west of the site is a two storey dwelling which is accessed from a private driveway off South Drive. It fronts the application site and has first floor windows which face the site at a distance of about 23m. It is separated from the western boundary by its own double garage. The first floor bedroom window in the rear elevation of the proposed dwelling is located such that it will not look over the private garden area of Airth House but will look over the garage and front manoeuvring area. The window to window distance of 23m is considered to be acceptable.

The property to the east is 3 Main Road whose garden the application site originally formed part of. This property is some 40m away from the proposed dwelling and will not be adversely impacted upon by it.

To the north of the site is a property known as Juniper, a chalet style bungalow set on land which is about 2.5m lower than the application site. This property also fronts the private driveway off South Drive and has its rear garden along the side boundary of the application site. There is an evergreen hedge on this boundary and the existing double garage on the application site is to be retained providing separation between the proposed dwelling and Juniper. In terms of possible overshadowing caused by the additional story on the proposed dwelling, it is considered that because of the height and proximity of the mature trees to the south the additional height of the dwelling will not make any material difference to the existing situation. The proposed dwelling has two bedroom windows in the elevation facing Juniper. These windows are 9m away from the side boundary and Juniper has a patio area immediately to the rear which would be about 10m away from these windows. It is considered that because of the distance and drop in levels this patio area will not be adversely affected by overlooking from the bedroom windows as the line of sight would be further over towards the northern boundary of the neighbour. This minor overlooking from bedroom windows is no different to the situation that exists elsewhere and in particular from Airth House to the rear of the application site. The vegetation on the boundary also further protects from overlooking. The impact of the dwelling on the street scene and the neighbours is therefore considered to be acceptable.

Landscape/Trees

There are mature trees on the southern boundary of the site most of which are not within the site or the applicants ownership. The trees are significant in the wider landscape and the applicant has submitted a tree report to show that the works to construct the replacement dwelling can be undertaken without damage to the trees. The ground level on the application site has already been lowered and the retaining walls are already in place providing a platform for the replacement dwelling. The tree officer has pointed out that the position of the large trees to the south of the application site will

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cause shading and possible nuisance from leaves but there is already a dwelling on the site and this has existed without undue problems from the trees and any future occupier would be well aware of the existence of the trees. There is space all around the proposed dwelling as there is with the existing and it is all private, so the presence of the trees is not considered to be an overriding problem. In allowing a previous appeal on the site the Inspector concluded that there was sufficient space on site to accommodate a dwelling and retain the trees, he also concluded that shading from the trees was not a serious problem. The proposed development is therefore acceptable in terms of landscape and trees.

Highways/Parking

The existing access is to be utilised and this is acceptable in terms of its junction with Main Road and visibility splays, this has been confirmed by the highways engineer. The existing double garage is to remain and there will be a turning area as there is at the moment to allow cars to turn and exit the site in a forward gear. There is adequate parking and turning on site and the access point is acceptable. Because the application is for a replacement dwelling there are no highways contributions required but some conditions are required and have been added (numbers 5, 6 and 7). The highways and parking matters have been addressed in an acceptable manner.

Recommendation

Application Permitted subject to the following conditions:

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 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.

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

3 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 first floor side elevations of development hereby permitted.

3 To protect the amenity and privacy of the adjoining residential properties and gardens.

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4 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces and hard surfaced areas of the replacement 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.

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

5 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.

5 Reason: In the interests of highway safety.

6 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.

6 Reason: In the interests of highway safety.

7 The parking area including the garage 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.

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

8 Prior to any works of commencement the applicant shall submit and have approved in writing by the local planning authority a statement outlining the proposed sustainable design and construction to comply with policy CP11 of the Local Plan Part 1 - Joint Core Strategy. The statement should include the measures required to achieve a minimum Code for Sustainable Homes (CSH) for Housing Level 4 for Water and Level 5 for Energy, except where it can be demonstrated that this is not practical or feasible. In the event that the code levels cannot be met, the development should then follow the specified hierarchical approach in CP11 to achieve the carbon reductions set out in the policy. Development shall be undertaken in accordance with the approved details.

8 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012, the policies of the South East Plan and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 (Joint Core Strategy).

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Informatives:

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

- was provided with pre-application advice

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

Winchester District Local Plan Part 1 - Joint Core Strategy: MTRA3, CP7, CP11, CP13, Winchester District Local Plan Review 2006: DP3, DP4, H3, T3,

3. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, 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.

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

Please return this form to the Case Officer:		Mrs Jill Lee
From:	Chris Tee, Parish Clerk Littleton & Harestock Parish Council Parish Office The Hall Way Littleton Winchester SO22 6QL Tel 01962 886507 email: littleton.harestockpc@btconnect.com	
Case No:	13/00630/FUL	
Location:	3A Main Road, Littleton, SO22 6PS	
Proposal:	Replacement four bedroom dwelling (RESUBMISSION)	
LISTED BUILDING GRADE		
Comments:	The Council objects to this application. Please see reasons below in the Committee section.	
<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>The Parish Council objects to this application as follows:</p> <p>This proposed replacement four bedroom dwelling is intended to replace the existing bungalow originally developed in the back garden of 3 Main Road.</p> <p>It should also be noted that the application is in error because it suggests there is a public sewer system in Littleton. There is in fact no main drainage system in the village and other arrangements would therefore need to be made to discharge foul drainage from the property.</p> <p>The Council is concerned that the proposal is out-of-scale and inappropriate in this back garden location.</p> <p>This proposed 2 storey development would, in our opinion, dominate its immediate neighbours to</p>		

its North West, to its West and to its South West.

The proposal's design also includes windows on all sides of the property and overlooking to the adjacent properties would be of significant concern. (*We understand that earlier Applications on this site (90/00359/OLD of 11 Jul 1988 and 01/00681/FUL of 21 Mar 2001) to raise the level of the bungalow roof were refused then because of the perceived impact*). Due to the undulating nature of the land in Littleton, extra consideration is needed where there are changes in levels between properties such as this as it can cause increased exposure and overlooking. This site is a particular example of that situation.

The existing stock of smaller houses is also considered to be an essential element of the village especially for young starter families and/or for those wishing to downsize, and all too often such properties have been lost because of redevelopment/overdevelopment of such sites. This is another such possibility. A single-storey property, as-is, would appear to be more appropriate in this location (also refer to Littleton Village Design Statement, DG2 and WDLP, DP3).

It should also be noted that the existing property has a number of significant mature trees on its boundaries with its neighbours and it is important that the integrity of these trees be maintained. They should not be compromised in any way by inappropriate development (Littleton Village Design Statement, DG12; WDLP DP4).

	Chris Tee Parish Clerk
	Date:29.04.13