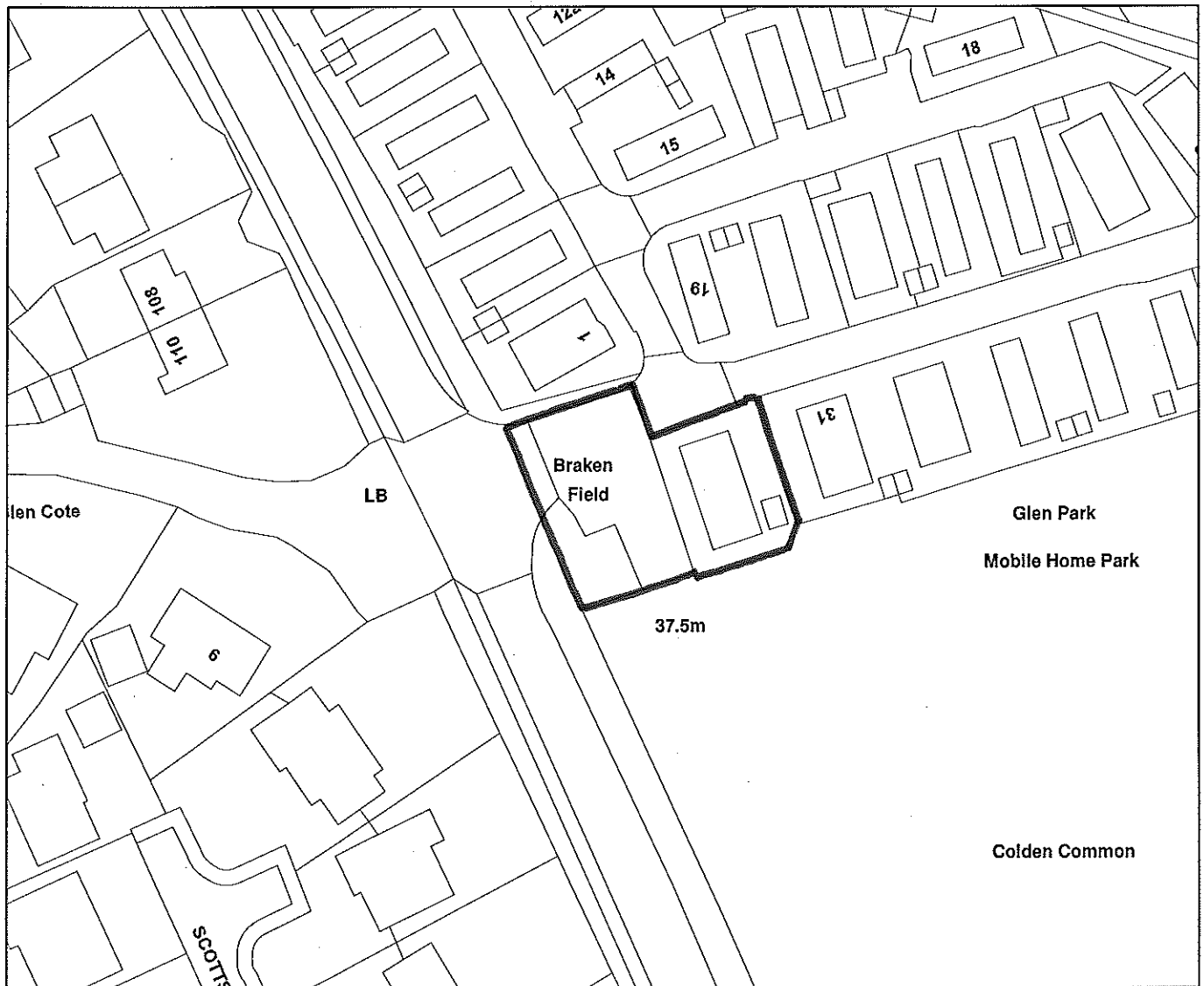


# Bracken Field, Glen Mobile Home Park



**Winchester**  
City Council

12/02212/FUL



## Legend



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Scale: 1:750

Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	05 September 2013
SLA Number	100019531

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 3  
**Case No:** 12/02212/FUL / W00536/12  
**Proposal Description:** Removal of existing mobile home and construction of detached family house and office for caravan park owner.  
  
**Address:** Bracken Field Glen Mobile Home Park Main Road Colden Common Winchester  
**Parish, or Ward if within Winchester City:** Colden Common  
**Applicants Name:** Mrs J Smith  
**Case Officer:** Mr Simon Avery  
**Date Valid:** 19 October 2012  
**Recommendation:** Application Permitted

**General Comments**

This application is reported to Committee at the request of Colden Common Parish Council, whose request is appended in full to this report.

Amended plans have been received significantly reducing the footprint and scale of the dwelling and distinguishing the proposed office from the residential accommodation.

**Site Description**

Glen Park Mobile Home Park is located on the eastern side of Main Road and is outside the development boundary for the village. The development boundary encompasses the village to the west of Main road apart from a small section of housing further to the north.

The mobile home park is roughly triangular in shape and contains 36 mobile homes arranged quite tightly within the park. The application site consists of the owners pitch at the south west corner of the park and an area of hardstanding to the front of this up to the park entrance. It contains a mobile home which sits adjacent to the southern boundary of the site. The mobile home has a small curtilage which is enclosed to the rear (the east) by a tall section of hedgerow.

To the south of the park is a field which is enclosed from the park by fencing and hedgerow. Opposite the site on Main road are residential properties. Ground levels slope steadily from north to south. The frontage to the park is enclosed by planting including quite tall trees. The entrance to the park is quite wide and allows views of the mobile homes. The mobile homes are also visible from Main Road through breaks in the trees.

**Proposal**

The proposal is to replace the mobile home on this site with a single storey dwelling. The residential accommodation of the dwelling has a slightly larger footprint than the mobile home and also includes a front projection providing an office/administration point to serve the whole park.

3 parking spaces are provided to the front of the dwelling with a small strip of garden area to the rear.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Relevant Planning History**

**WIR406** - various permissions 1949-1961 granting consent for use of site for residential caravans

**74/00466/OLD** - Use of land as site for caravan for site owner. REF 20th November 1974.

**98/01385/FUL** - Siting of 3 no mobile homes. PER 12th January 1999.

**99/01474/FUL** - (AMENDED DESCRIPTION) Relocation of mobile home (Variation of permission W00536/07). PER 22nd September 1999.

**00/01711/FUL** - Use of land for siting of a mobile home. REF 3rd January 2001. Appeal WTHDRN 7th June 2001.

**00/01858/FUL** - Brick entrance wall (RETROSPECTIVE). REF 30th October 2000.

**01/00948/FUL** - Use of land for siting of 1 no: additional mobile home (RETROSPECTIVE). PER 1st June 2001.

**Consultations**

Highway Engineer

- No objections

Drainage Engineer

- No objections

Southern Water

- No objections.

**Representations:**

Colden Common Parish Council

- The replacement of a mobile home with a large house is inappropriate and a contravention of the original planning consent for Glen Park.
- Concern about the reduction in the number of mobile homes as they represent the only pool of low cost homes in the village.
- The proposed house is a very large building and will over dominate the street scene which contradicts one of the tenets in our Village Design Statement.
- The only access to the "office", which is suggested to benefit residents of the park, is through part of the house.

7 letters of support received.

- Support the proposal.
- No impact on outlook.

**Relevant Planning Policy:**

Winchester District Local Plan Review

DP3, DP4, DP5, CE23, H10, T2, T4

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester Local Plan Part 1 – Joint Core Strategy

DS1, MTRA1, MTRA2, MTRA4, CP6, CP7, CP11, CP20

National Planning Policy Framework:

Sections:

- 6. Delivering a wide choice of high quality homes
- 7. Requiring good design
- 11. Conserving and enhancing the natural environment

Supplementary Planning Guidance

Colden Common Village Design Statement

**Planning Considerations**

- Principle of development
- Design/Impact on the character of the area
- Impact on neighbouring property
- Landscape/trees
- Highways/parking
- Other matters

Principle of development

On 11 February the Council received confirmation from the Planning Inspector dealing with the Council's new Local Plan that the Winchester Local Plan Part 1 - Joint Core Strategy (LPP1) is sound subject to the Council accepting a number of modifications recommended by him. On 20th March 2013 the Council formally adopted the plan incorporating the Inspector's changes.

The policies set out in the LPP1 now form part of the development plan of the District and therefore applications must be determined in accordance with this plan unless material considerations indicate otherwise. Some policies in the 2006 Local Plan (WDLPR) remain saved, even though the LPP1 has been adopted, and they deal primarily with detailed matters or with development management issues and these also form part of the development plan. In due course these saved policies will be replaced by policies in Winchester Local Plan Part 2.

Policy H10 of the WDLPR supports the retention of mobile homes as a source of affordable accommodation. Policy MTRA 4 of the LPP1 allows development in the countryside where redevelopment of existing buildings is required to facilitate the expansion onsite of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location.

It is considered that the replacement of this mobile home with a modest permanent dwelling incorporating an office to be used in conjunction with the management of the park is in accordance with these Policies. This is on the grounds that it would provide a beneficial facility for the site as a whole. The proposed office would assist in administration duties and the day to day management of the caravan park, whereas currently residents and visitors use the owner's mobile home as there is no office/meeting facility. Furthermore there is sufficient space available to accommodate the dwelling on this part of the park site without compromising its special characteristics.

As this mobile home is unique from the others on site, providing an administrative facility

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

and being occupied by the owners, it is not considered that the proposal would set a precedent for other mobile homes on this park to be replaced with permanent dwellings. To safeguard this situation, condition 5 is attached to ensure that the dwelling is occupied only by a person working in the management of Glen Mobile Park, and also to ensure that the office is not incorporated into the residential accommodation.

As the site is in the countryside, the proposal also has to be considered under Policy CE23 of the WDLPR which deals with replacement dwellings in the countryside. This policy states that smaller dwellings (those less than 120 square metres in floor area) should only be extended by 25%. The existing mobile home is 103 square metres in size.

The proposal was initially for a two storey dwelling which was considered to be unacceptable in terms of Policy CE23 because, at 275 square metres, it far exceeded the 25% increase and would have resulted in the loss of a smaller unit. It was also considered to be unacceptable in this position due to its visual impact in the countryside.

Amended plans have been submitted significantly reducing the scale of the dwelling. The proposal is now for a single storey dwelling of 150 square metres, 31 square metres of which is to provide the office facility to serve the park as a whole. The replacement residential accommodation is therefore just under 120 square metres in size which is within the 25% threshold set out in Policy CE23.

As such the proposal is considered to be in accordance with Policy CE23. Therefore, while it is accepted that the proposal will result in the loss of a mobile home, it will retain a small more affordable dwelling and, as noted above, will provide wider benefits for the mobile home park.

Policy CP11 of the LPP1 requires developments to achieve Level 5 for the energy aspect of the Code for Sustainable Homes (CHS) and Level 4 for the water aspect of the CHS. The applicant has agreed to seek to achieve these levels and condition 8 is attached to ensure that this is carried through.

Design/Impact on character of area

The proposed dwelling will sit on the same footprint as the mobile home. The office element will be provided in a front projection which will have a separate access. There will be a small rear garden enclosed by the exiting hedgerow to the rear.

The building has been significantly reduced in scale and mass from the original proposal and now not only has a much smaller footprint and lower height, but also has a fully hipped roof to reduce its visual mass even further. It is proposed to have a section of glazing projecting from the roof on the southern elevation. It is not considered that this would appear unduly intrusive as it is set away from the public realm and will generally be screened from views along Main Road by boundary planting.

Overall it is considered that the proposed dwelling will not have a harmful impact on the character or appearance of the area. While it will obviously differ in appearance from the surrounding mobile homes, this will reflect its position, and it is considered that it will sit comfortably in the context of this mobile home park.

Colden Common Village Design Statement provides no specific guidance in relation to this mobile home park as it is outside the settlement boundary. However, it does give

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

general guidance that new development should be of a scale and massing which is in keeping with the character area within which it is located. It is considered that the proposal adheres with this due to its reduced scale. The Village Design Statement comments that mobile home parks within the development boundary are typically well screened and centred around small green spaces. It is considered that these characteristics will be retained and reflected in the proposed development.

Impact on neighbouring property

The building will be on the same footprint as the exiting mobile home and so the spatial relationship with surrounding dwellings will be retained. While the top of the roof may be higher than the existing unit it is still a relatively small building and will not appear overbearing or intrusive when viewed from neighbouring pitches. As it is a single storey building it will not result in any unacceptable overlooking/loss of privacy for neighbouring occupiers. The rear hedge, which is to be retained, will provide screening between the new dwelling and the nearest mobile home which is to the east.

Landscape/Trees

There are significant trees to the front of the site and the hedge to the rear of this pitch. These will not be directly affected by the new building but details of tree protection measures are required to ensure that these trees and the hedgerow are not damaged during construction works (see condition 4).

A new hedgerow is proposed to be planted along the southern boundary of the site. A landscape condition (condition 3) is attached to ensure that an appropriate species is planted.

Highways/Parking

3 parking spaces are provided to the front of the new dwelling. There are no highway objections to the proposal and the parking provision is acceptable.

**Recommendation**

Application permitted subject to the following condition(s):

**Conditions/Reasons**

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.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

3 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.

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

4 Details of protective measures, including fencing, in accordance with BS5837:2012: Trees, shall be submitted to and approved in writing before works commence on site in order to protect trees to the front of the site and the planting to the rear of the existing mobile home. The protective measures shall be installed in accordance with the approved details prior to any demolition, construction or groundwork commencing on the site.

4 Reason: to ensure protection and long term viability of retained trees and to minimise impact of construction activity.

5 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the management of Glen Mobile Park, or a widow or widower of such a person, and to any resident dependants. The area of the building hereby approved shown hatched grey on drawing No. 120065/02C shall be provided before the dwelling hereby permitted is first occupied and thereafter it be retained and kept available for use as an office in association with the management of the mobile home park and shall not be used as part of the residential accommodation of the dwelling.

5 Reason: The site is in an area where new permanent dwellings are not normally permitted except where there is an overriding need in the interests of mobile home park and to comply with Policy CE23 of the Winchester District Local Plan and ensure that the proposal does not reduce the stock of smaller or more affordable dwellings in the countryside.

6 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.

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

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E or F of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

7 Reason: To protect the amenities of the locality and to maintain a good quality environment.

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).

9 The doors and windows on the development hereby approved shall be recessed a minimum of 75mm.

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

10 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.

10 Reason: In the interests of highway safety.

11 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.

11 Reason: In the interests of highway safety.

12 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

12 Reason: To ensure a satisfactory relationship between the new development and adjacent buildings and amenity areas.



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**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.

In this instance the applicant was updated of any issues after the initial site visit.

2. 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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA2, MTRA4, CP6, CP7, CP11, CP20

Winchester District Local Plan Review 2006: DP3, DP4, DP5, CE23, H10, T2, T4

4. 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.

5. 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.

6. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website  
- [www.winchester.gov.uk](http://www.winchester.gov.uk).

7. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St, James House, 39A Southgate Street, Winchester SO23 9EH, Tel 01962 858688 or [www.southernwater.co.uk](http://www.southernwater.co.uk).

**Representation by Colden Common Parish Council submitted using the 'Planning Applications Online' website**

**Planning Reference:** 12/02212/FUL

**Representation Type:** Objection

**Submitted By:** Keith Best, Colden Common Parish Council

**Details:**

- 1 This is a mobile home park and the replacement of one mobile home with a large house is both inappropriate and a contravention of the original planning consent for Glen Park.
- 2 Any reduction in the number of mobile homes is deplored as they represent the only pool of low cost homes in the village.
- 3 The proposed house is a very large building and will over dominate the street scene which contradicts one of the tenets in our Village Design Statement.
- 4 The only access to the "office", which is suggested to benefit residents of the park, is through part of the house.
- 5 The Parish Council requests that this application is considered by Committee.