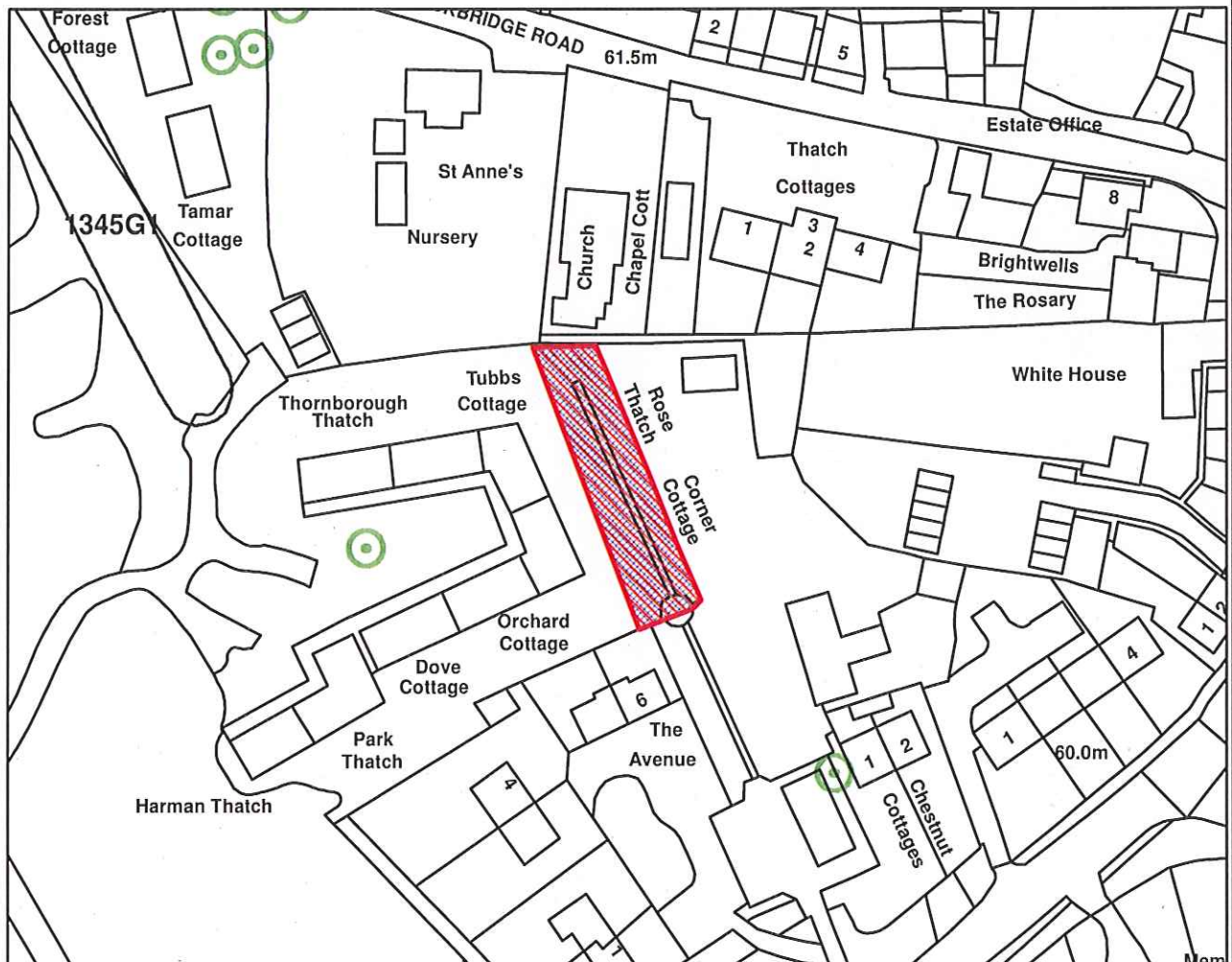


Sutton Manor Nursing Home



Winchester
City Council

13/00640/FUL



Legend

Scale: 0 0.01 0.02 0.04 KM

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|--------------|-------------------------|
| Organisation | Winchester City Council |
| Department | Winchester GIS |
| Comments | Not Set |
| Date | 06/08/2014 |
| MSA Number | 100019531 |

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 5
Case No: 13/00640/FUL / W06972/50
Proposal Description: Erection of 1 no. detached sheltered accommodation in the grounds of Sutton Manor Nursing Home (RESUBMISSION)
Address: Sutton Manor Nursing Home Stockbridge Road Sutton Scotney Winchester Hampshire
Parish, or Ward if within Winchester City: Wonston
Applicants Name: Amesbury Abbey House
Case Officer: Mrs Jill Lee
Date Valid: 22 March 2013
Site Factors: Sutton Scotney Conservation Area
Recommendation: Application Permitted

General Comments

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

Site Description

The application site is located within the settlement boundary of Sutton Scotney. The site forms part of the Sutton Manor Nursing Home site. It should be noted that Sutton Manor and some of the additional dwellings associated with it are outside the village boundary. The application site is approximately 1.6 hectares although the proposed dwelling is on a site measuring approximately 13m by 44m.

The site is an overgrown area of garden and is separated from the closest sheltered dwellings by an evergreen Leyland Cypress hedge which is trimmed but still in excess of 2m in height. To the eastern boundary is an attractive yew hedge. There is a Norway Maple in the adjacent site which overhangs the eastern boundary of the site and a Corsican Pine again off site but with its root protection zone within the northern part of the application site.

The closest neighbours approximately 8m to the west are existing sheltered units which form part of a u shaped terrace of attractive thatched properties which have accommodation at first floor served by dormer windows although there are no first floor windows facing the application site.

There is a converted chapel operating as a children's' nursery to the northern boundary and a residential property to the east.

The access to the site is achieved by extending the existing driveway and providing a parking space at the end of it.

Proposal

It is proposed to erect a two bedroom unit of sheltered accommodation with garden, access and parking space.

The dwelling will be of traditional construction with white rendered elevations, a reed thatched roof and timber windows and doors. This is the same design approach as the existing neighbouring sheltered properties.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Relevant Planning History

A previous application reference 12/00017/FUL which contained dormer windows to light first floor accommodation was withdrawn because of concerns regarding overlooking. These plans included a first floor bedroom with 3 windows facing the existing properties Rose Thatch and Corner Cottage. This was the only area of concern to the proposals from the planning officer at this time although neighbours and the parish council had other objections.

Consultations

Engineers: Drainage:

No objection to the application provided that building regulations are satisfied.

Engineers: Highways:

No objection to the application but propose conditions to cover the prevention of mud on the highway (condition 3), details of operatives parking (condition 4) and retention of car parking space (condition 5).

Head of Landscape:

No objections to the application but require tree protection conditions (conditions 7 – 10).

Environment Agency:

No comments to make on the application.

Southern Water:

Would require a formal application to connect to the drainage system.

Representations:

Wonston Parish Council.

Object to the application. They consider that the proposed dwelling is too close the neighbours, Rose Thatch and Corner Cottage and will obscure light from these properties.

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

- Road too narrow for construction vehicles to access
- No requirement for the development there are several empty buildings
- Residents were not informed by the applicant as stated in the design and access statement.
- Will impede access for existing residents some of whom are mobility impaired.
- The capacity of the cess pit is questioned.
- Will cause loss of light and privacy to existing residents.
- The dwelling remains the same height as the previous proposal.

Relevant Planning Policy:

Winchester District Local Plan Review saved policies.

DP3

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester Local Plan Part 1 – Joint Core Strategy
CP3, CP11, CP20

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Planning Considerations

Principle of development

The application site is located within the settlement boundary of Sutton Scotney and is within the Conservation Area. Generally the principle of new residential dwellings is acceptable provided the details accord with the policies of the development plan. Within the Winchester District Local Plan Part 1 – Joint Core Strategy (LPP1) the following policies are particularly relevant CP3, CP11, CP13 and CP20.

CP3 requires all new residential development to make contributions towards funding affordable housing. The applicant has submitted a financial viability assessment which has been accepted by an independent valuer who has concluded that the proposed development could not afford to fund any contributions towards affordable housing.

Policy CP11 requires new development to achieve Code for Sustainable Homes Level 5 for energy and 4 for water consumption. No information has been submitted with the application and a condition will be imposed (condition 2) to ensure that these levels are achieved when the building is constructed.

CP13 requires new development to be of a high quality design and the proposed development is considered to accord with this being a traditional thatched cottage which respects the context in which it is located and will be constructed in high quality materials. The proposed development accords with this policy.

CP20 deals with heritage and landscape character and requires new development to protect and enhance the District's distinctive landscape and heritage assets and their settings. The proposed dwelling is within the Conservation Area but is of high quality design and respects the existing natural features on the site (hedges and trees), the dwelling will be an attractive feature in its own right and appropriate to the conservation area and this part of Sutton Scotney.

Within the Winchester District Local Plan 2006 Review the following saved policies are of relevance to this application. DP3, DP4, HE4, HE5, H3 and T4. DP3 gives general design criteria. The proposed development is considered to accord with this policy as it responds positively to the character, appearance and variety of the local environment. It will be an attractive high quality dwelling whose design reflects its context and is appropriate in relation to the design of neighbouring properties. The proposed development will not have an adverse impact on neighbouring land, uses or property and includes sufficient amenity space.

Saved policy DP4 requires new development to respect existing landscape features. There are two significant trees and a good quality yew hedge all of which are to be protected during construction and retained thereafter.

HE4 and HE5 deal with development within conservation areas and require natural

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

features and the landscape setting to be respected which the proposal does by retaining the trees and hedges. It also requires new buildings to respond sympathetically to the historic settlement pattern, plot sizes and plot widths, open spaces, townscape, trees and landscape features. The context of this site has no marked settlement pattern or plot size of width. The application plot is of a reasonable size larger than the immediate neighbours but smaller than some others. It respects townscape features through its design and materials and landscape features through the protection of the existing trees and hedges. The height and massing of the building is also considered to be acceptable.

T4 requires development to provide car parking according to the standard. This is a two bedroom dwelling which is providing 1 car parking space. This is considered to be acceptable. It should be noted that this dwelling will form part of the much larger Sutton Manor Nursing Home site and visitor parking is well provided for within the site.

The proposed development accords with the adopted policies therefore the principle of the development is acceptable.

Design/layout

The proposed dwelling will stand alone within its own plot and will be visually separated from the main site by the hedge. The layout of the proposed plot is sympathetic to surrounding plot layouts with dwellings set back with gardens front and rear. The proposed dwelling would have a south facing rear garden of approximately 17m and a front garden of 13m. There are gaps of 2 and 3m to the west and east boundaries respectively. The proposed dwelling would have 2 bedrooms and the plot provides generous amenity space for the future occupiers.

The design of the dwelling complements the existing u shaped terrace of sheltered units to the west of the proposed site. The elevations will be white rendered and the roof, reed thatch. The windows and doors will be painted timber. The design and the quality of proposed materials are considered appropriate for this setting and taking into account that the site is within the conservation area.

The proposed dwelling will be single storey only with two bedrooms, kitchen and sitting room. Although there is storage space indicated within the roof space there will be no windows provided and so the previously identified problem of overlooking to the neighbouring properties will not occur. The roof pitch is 50° which is in the range required for thatch (between 45° - 60°) and this is considered an appropriate and attractive roofing option in this location.

The design and layout of the proposed development are therefore considered to be acceptable.

Impact on character of area and neighbouring property

There are ground floor windows in the west elevation facing Rose Thatch and Corner Cottage and these serve a bedroom, shower, WC, hallway and sitting room. The retention of the Leyland hedge will prevent overlooking from these ground floor windows. There is a condition recommended (number 12) to prevent windows being inserted in the roof in the future so that the privacy of the neighbours can continue to be protected. There are no overlooking issues arising from the proposed development.

WINCHESTER CITY COUNCIL DEVELOPMENT CONTROL COMMITTEE AGENDA

In respect of the position of the proposed building, it will be to the east of the existing dwellings and approximately 9m side wall to side wall. The site boundary has a substantial Leyland hedge which provides screening both summer and winter. The neighbouring properties have amenity space to the east of their properties but it is not considered that the proposed development will adversely impact on this either by overlooking or by resulting in an overbearing form of development.

The proposed dwelling will not be easily visible from views outside the site as the application site is surrounded by existing development and has no road frontage. The thatched roof responds to the appearance of the adjacent dwellings and the building will be sympathetic to the context.

It is considered that the proposal does not impact on the neighbours residential amenity and does not impact on the character of the area..

Landscape/Trees

There are landscape and tree constraints within and adjacent to the site. There are two protected trees in adjoining gardens, a Corsican Pine to the north and a Norway Maple to the east. Both trees overhang the site and have root protection zones that encroach within the site. A tree survey has been submitted which indicates that the proposed development can be undertaken without detriment to the trees. There is also an attractive yew hedge to the eastern boundary of the site which it is proposed to retain and protect during development. The trees are substantial and visible in wider views contributing to the character of the area and conservation area. It is therefore important that they are protected during development and thereafter retained.

A Leyland Cypress hedge to the western boundary of the site separates Rose Thatch and Corner Cottage from the application site. This hedge is well trimmed and although not of such importance as the protected trees and yew hedge it is over 2m in height and does provide a valuable screen and so it is planned to retain it. There are no first floor windows in the existing or proposed development to overlook this boundary and the hedge will provide screening for ground floor windows and amenity space. To the south of the site is an attractive thatched garden building with a further area of garden beyond which is not in the ownership of the applicant but separates the site from the existing properties in The Avenue.

The important green features on and adjacent to the site are to be protected and retained. The conditioned Arboricultural report covers the retained hedges as well as the trees and will ensure that the proposed development does not result in the loss of green features which would be to the detriment of the character and appearance of the area.

Highways/Parking

The application site will be accessed through the extension of the existing driveway which currently terminates just on the western side of the Leyland hedge. It is proposed to remove a section of hedge in order to extend the driveway into the site. There is currently a turning head adjacent to Rose Thatch so there is no need to provide an additional one within the site although there is plenty of room to do so should it be required in the future. The road will need to be extended with care as it encroaches into the root protection zone of the Corsican Pine but this has been considered in the Arboricultural report submitted with the application and the work can be carried out without detriment to the trees. The highways access and parking for the proposed development is therefore considered to be acceptable.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

CIL and S106 contributions.

The application was submitted prior to the introduction of CIL and therefore contributions were sought for funding affordable housing, open space and highways. The applicant submitted a financial viability assessment which indicated that the proposed development could not afford to fund full contributions. The external valuer commented that only payment of the Open Space £1974 and Transport £3745 should be paid and no payment towards the Affordable Housing Contribution and the scheme would remain viable.

The applicant has applied for a detached sheltered unit of accommodation and proposes to claim an exemption from CIL. On this basis, and given that the applicant is not making an off-site contribution towards affordable housing, a condition is considered reasonable to restrict the occupation of this dwelling as a sheltered unit of accommodation. In the event that the applicant wish to release the dwelling on the open market, the condition would need to be removed, and at that time an assessment of what affordable housing contribution was viable and whether CIL payment was due could be considered.
(Condition 11)

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 No development shall take place until evidence that the development is registered with a Code for Sustainable Homes (CSH) certification body and a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated final CSH level. No dwelling shall be occupied until a final Code for Sustainable Homes (or any such equivalent national measure of sustainability for home design which replaces that scheme) Certificate has been issued certifying that Code Level 5 for energy and 4 for water consumption has been achieved for this dwelling.
- 2 Reason: To ensure that the dwelling achieves Level 5 for energy and 4 for water consumption of the Code for Sustainable Homes (or any such equivalent national measure of sustainability for home design which replaces that scheme) and assessment and certification shall be carried out by a licensed CSH assessor and to ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.
- 3 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.
- 3 Reason: In the interests of highway safety.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

4 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.

4 Reason: In the interests of highway safety.

5 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.

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

6 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.

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

7 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference MH/Sutton Manor 2/2606Tres written by Mark Hinsley Arboricultural Consultants Ltd and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with MH/Sutton Manor 2/2606Tres. Telephone 01962 848403.

7 Reason: To ensure that the existing trees and hedges are not adversely impacted upon by the proposed development works.

8 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848403.

8 Reason: In the interests of the health of the retained trees.

9 No Arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement MH/Sutton Manor 2/2606Tres. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement MH/Sutton Manor 2/2606Tres shall be agreed in writing to the Local Planning Authority.

9 Reason: To ensure the retention and long term health of the trees and hedges to be retained.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

10 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The Arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved Arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the Arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

10 Reason: To ensure that the trees and hedges to be retained are properly protected during construction.

11 The dwelling unit hereby approved shall be occupied as sheltered housing accommodation in association with Sutton Manor Nursing Home only and at no time sold as a separate unit of accommodation.

11 Reason: The dwelling has not made any contributions towards funding Community Infrastructure Levy or an off-site contribution towards affordable housing which would be required for an open market dwelling.

12 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 including those in the roof other than those expressly authorised by this permission shall, at any time, be constructed in the east and west elevations of the dwelling hereby permitted.

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

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.

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:-

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester District Local Plan Part 1 - Joint Core Strategy: CP3, CP11, CP13, CP20.
Winchester District Local Plan Review 2006: DP3, DP4, HE4, HE5, H3 and 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 recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5 During Construction, 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.

Please return this form by:

- email to planning@winchester.gov.uk quoting 13/00640/FUL and **Wonston Parish Council** in the subject line of the email
- post to Planning Administration, Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ

From: **Wonston Parish**

Case No: **13/00640/FUL**

Closing Date for comments:

15 May 2013



Location: Sutton Manor Nursing Home Stockbridge Road Sutton Scotney Winchester Hampshire SO21 3JX

Proposal: Erection of 1 no. detached sheltered accommodation in the grounds of Sutton Manor Nursing Home (RESUBMISSION)

Comments:

The Council feels that the proposed building is too close to Rose Thalee + Corner Cottage, and will obscure light from these properties.



Request for application to be considered by Committee:

(NB: Case Officer to forward form to Head of Planning Management if this section completed)

Wonston Parish Council would like this application to be considered by the Planning Committee.

Signed: L. Dawson

Date: 1/5/13.