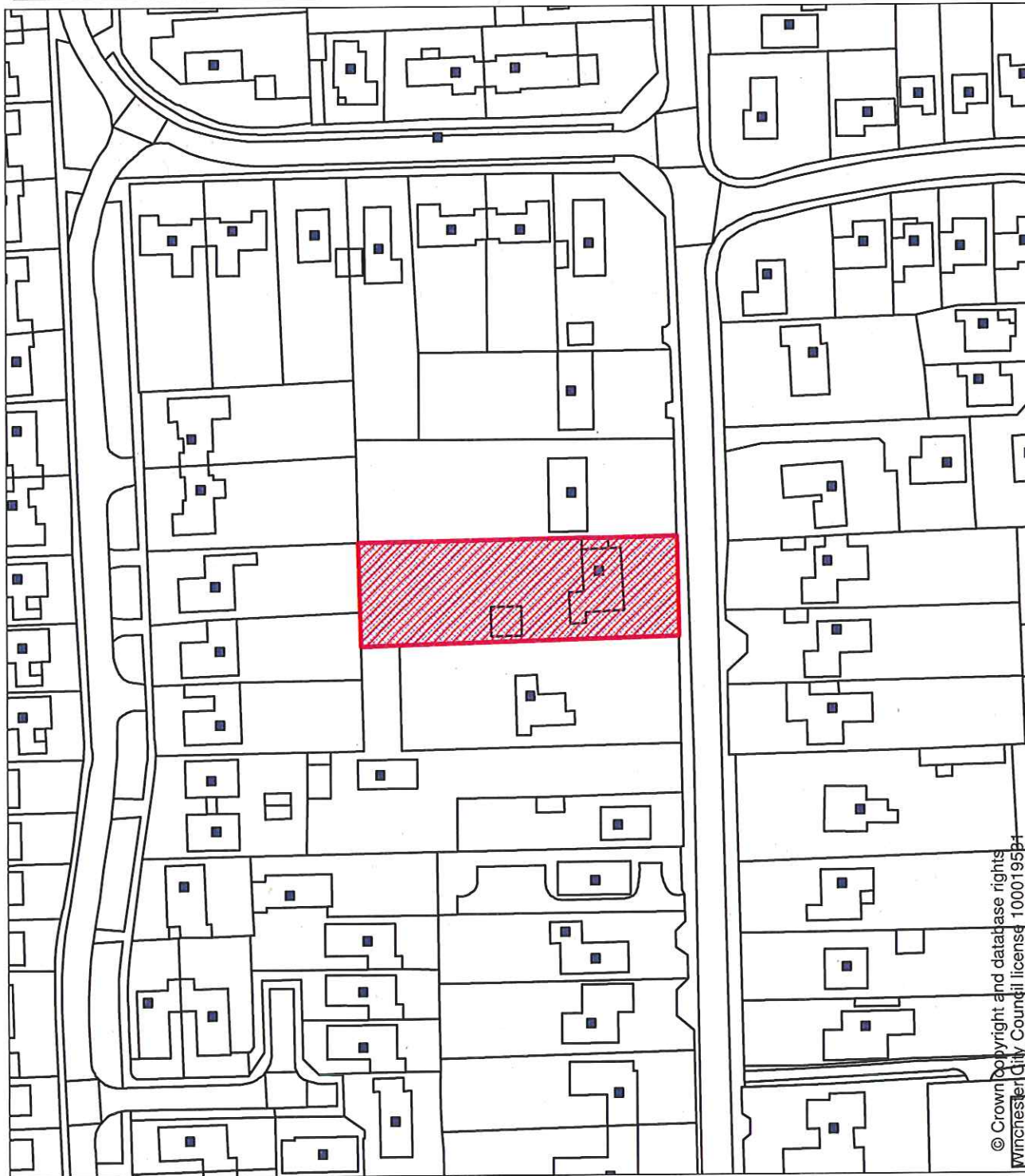


The Gables, 77 Downs Road, South Wonston, Hampshire, SO21 3EW

15/01896/FUL



Winchester
City Council



© Crown copyright and database rights
Winchester City Council license 100019524

Legend

Scale: 0 0.0125 0.025 0.05 KM

Organisation	^Organisation
Department	^Department
Comments	^Comments
Date	13/05/2016
MSA Number	^MSA Number

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 02
Case No: 15/01896/FUL / W07984/01
Proposal Description: Demolition of existing dwelling, erection of 4 new dwellings (AMENDED PLANS)
Address: The Gables 77 Downs Road South Wonston Hampshire SO21 3EW
Parish, or Ward if within Winchester City: South Wonston
Applicants Name: Mr Steve Bartlett
Case Officer: Megan Osborn
Date Valid: 25 August 2015
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received.

Amended plan have been submitted, which reduces the height of the proposed dwellings. Plots A and B have been reduced in height on the ridge from approx. 8m to 6.6m and plots C and D have been reduced in height to the ridge from approx. 8.5m to 7m.

Site Description

77 Downs Road is a detached property located within a large plot and is within the settlement boundary of South Wonston. To the west of the site is No 75 Downs Road a detached bungalow, to the east in 79 Downs Road a 2 storey house, and to the rear of the site is No's 20 and 22 Wrights Close.

Proposal

Permission is sought for the demolition of an existing dwelling and the erection of 4 dwellings (1 no. 2 bed, 1 no 3 bed, and 2 no 4 bed) along with associated parking and landscaping.

Relevant Planning History

None on site. However both adjoining properties have live applications for a proposed development.

75 Downs Road: 15/01895/FUL demolition of existing dwelling and erection of 5 dwellings.

79 Downs Road: 15/02325/FUL erection of 1 dwelling in the rear garden of property.

Consultations

Engineers: Drainage:
No objection

Engineers: Highways:
No objection subject to conditions 3, 4 and 5

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Southern Water:

No objection

Ecology

Ecological surveys have been undertaken to assess the potential impacts of the proposals on bats and reptiles. The document by Andrew Quayle BSc (Hons) Ecological Consultant of March 2016, named 77 Downs Road, South Wonston, Hampshire, Phase 1 Bat and Reptile Survey found negligible potential for bats and reptiles on site. Survey techniques were suitable and consistent with best practice and based on this there are no objections on ecological grounds to the proposals.

Representations:

Parish Council

- Objection. Concerns raised over the scale and design of the proposal, insufficient parking, impact on protected species and that the proposals are contrary to the South Wonston Village Plan.

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

- Loss of garden.
- Lack of Parking and increase in traffic levels.
- Loss of trees and existing garden landscape.
- The design of the properties out of keeping with the surrounding area.
- Impact on the amenities of the adjoining properties including overlooking.
- The proposal conflicts with the Village Design Statement.
- Over development of the site.
- Loss of privacy to the gardens to the rear on Wrights Close.

1 letter of support received.

- Support due to adequate parking and the maintenance of boundary treatments including replanting if necessary.

Relevant Planning Policy:

Winchester District Local Plan Review

DP3, DP4, DP5, H3, T2, T4

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA3, CP2, CP3, CP11, CP13

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

South Wonston Village Design Statement 2014

High Quality Places

Other Planning guidance

Planning Considerations

WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

Principle of development

The application site is located within the settlement boundary of South Wonston where there is a presumption in favour of residential development subject to an assessment of the proposal having regard to other development control criteria as set out below.

Policy CP2 of the Local Plan Part 1 considers housing mix and introduces a more flexible approach to it, moving away from the previous Local Plan requirement for 50% of the dwellings to be 1 or 2 bed. The policy requires that there should be a majority of 2 & 3 bed dwellings, unless local circumstances indicate an alternative approach should be taken. The application proposes 1 x two bedroom dwelling, 1 x three bedroom dwelling and 2 x four bedroom dwellings. Therefore for this small site of only four units it is considered to meet the mix required by this policy.

The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice. As such given that this application proposes to meet these targets, this development is considered acceptable and complies with the current policy position on CfSH. Conditions 7 and 8 is proposed in order to secure these sustainability levels.

Design/layout

The proposal would see the subdivision of the existing plot to create 4 plots on the site with access off Downs Road to the front of the site. The proposed dwellings are to be set out with two dwellings located at the front of the site and two dwellings located to the rear of the site. This form of development and layout is reflect in the recent scheme at 89 & 91 Downs Road.

A number of objections have been received raising concerns over the proposal being out of keeping with the surrounding area and that it would result in over development of the site. Whilst it is accepted that the proposal would result in an intensification of use of site with an increase of 3 dwellings the layout and design of the dwellings are such that the development would sit comfortably within the site and would reflect a previously approved scheme at 90 and 91 Downs Road. In addition to this the proposed dwellings are of a modern design which is considered to be appropriate due to the size and location of the dwellings which is within a well established residential area. It is considered that the modern design would sit comfortably within the surrounding area which itself is made up of a variety of vernacular styles.

The two dwellings located to the front of the site are set back from the front boundary by approx. 8.4m and are of the same scale and design which would have a ridge height of 6.6m (reduced in height from the originally submitted plans that proposed a height of 8m). The two dwellings to the front are now the same height of the neighbouring dwelling to the east (no. 89 Downs Road). The design and orientation of the dwellings with the gables facing onto Downs Road reduces the overall bulk of the proposal when viewed from the surrounding area.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

The two properties to the rear of the site are slightly higher to the ridge (7m), however this has been reduced from 8.5m with amended plans submitted, and they are of a similar scale and design to the two properties to the front which would result in a development of an acceptable overall scale and design.

Impact on character of area.

Concerns have been raised regarding the impact on the surrounding area resulting from the design of the proposal and overdevelopment of the site. The South Wonston Village Design Statement (VDS) describes this area as having a mixture of dwelling types with dwellings set back from the road in an irregular line, but closely side by side in Downs Road. It goes on to state that the roof forms are varied in Downs Road and acknowledges that some large gardens have been built on with backland development.

It is considered that the layout of the site would reflect the general character of the surrounding area and would be in line with the VDS. The two dwellings proposed at the front of the site have been set back in line with the adjoining properties and therefore reflect local characteristics. In addition to this parking and additional landscaping are proposed to the front of the properties which would ensure that the front boundary is retained in line with the local characteristics.

The proposed dwellings are set off the boundary with the site and are accessed through a central drive which runs through to the rear of the site. The distance from each boundary along with the driveway creates spaces between each dwelling and the adjoining properties. It is considered that the spatial characteristics of the proposal relate well to the character of the surrounding area and previously approved scheme at 90 and 91 Downs Road.

The design of the proposed dwellings responds to its surrounding context and with a mixture of traditional form and modern architectural language, detailing and materials that fits in the character of the surrounding area and would not result in a detrimental form of development along this part of Downs Road.

Impact on Neighbours

In relation to the impact on neighbouring amenities, the new houses proposed are considered acceptable. There are windows proposed on the side elevations of the dwellings, however these are proposed to be obscurely glazed and have been conditioned (condition 12). There are windows proposed on the rear elevations of plots C and D to the rear of the site, however there is a distance of approx. 12m to the rear boundary and a total distance of approx. 22m to the nearest dwelling to the rear and as a result would not result in any unacceptable overlooking towards the amenities of these dwellings on Wrights Close that is not usual in a residential area such as this.

Whilst considering the distances between the proposed dwellings and the neighbouring sites, it is also considered that the dwellings would not result in any overbearing or overshadowing harm towards the neighbouring amenities.

Highways/Parking

No objections have been received from the Highways Engineer subject to conditions. The proposal meets parking standards and as such is considered acceptable in Highways terms.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Affordable Housing

A full Open Book Appraisal that charts the viability of the development proposal has been submitted and has been considered.

The viability report concludes that an off site contribution of £8,500 should be paid. The viability report has been considered by an External Valuer on behalf of the Head of Estates who agrees with the submitted viability assessment.

Recommendation

Application Permitted subject to a legal agreement and the following condition(s):

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development 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.

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

03 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 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 cleared sufficiently to prevent mud being carried onto the highway.

03 Reason: In the interests of highway safety.

04 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.

04 Reason: In the interests of highway safety.

05 The parking areas shall be provided in accordance with the approved plans before each of the dwellings are 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 houses as residences.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

05 Reason: To ensure the permanent availability of parking for the properties.

06 Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

06 Reason: to ensure adequate foul and surface water drainage.

07 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

07 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

08 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

08 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

09 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are first occupied. Development shall be carried out in accordance with the approved details.

09 Reason: In the interests of the visual amenities of the area.

10 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.

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

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

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 side elevation(s) of dwellings hereby permitted.

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

12 The first floor window(s) in the side elevation of the dwellings hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

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

13 The development shall be carried out in accordance with the measures set out within Ecological report carried out by Andrew Quayle BSc (Hons) dated March 2016. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

13 Reason: To provide adequate mitigation and enhancement for protected species.

Informatives:

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.

02. 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.

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

Winchester District Local Plan Review 2006: DP3, DP4, DP5, H3, T2, T4
Local Plan Part 1 - Joint Core Strategy: MTRA3, CP2, CP3, CP11, CP13
Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM1, DM2, DM14, DM15, DM16, DM17

04. 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

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

05. 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.

06. 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

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.

07. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW tel 0330 303 0119 or www.southernwater.co.uk

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.