



**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:** 06  
**Case No:** 15/01358/FUL / W09845/01  
**Proposal Description:** Erection of 1no. detached dwelling to rear of property  
**Address:** Land Adjacent To 37 Winslade Road Bradley Road Harestock  
Hampshire  
**Parish, or Ward if within** Littleton And Harestock  
**Winchester City:**  
**Applicants Name:** Mrs Sharon Buckle  
**Case Officer:** Lisa Booth  
**Date Valid:** 2 July 2015  
**Recommendation:** Application Permitted

**General Comments**

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

**Site Description**

37 Winslade Road is a semi detached property located within a large plot and is within the settlement boundary of Winchester. The site is located to the rear of 37 Winslade Road, with access proposed onto Bradley Road. To the north of the site is No 50 a detached property, to the east is the rear garden area of No 35 Winslade Road.

**Proposal**

Permission is sought for the erection of 1 no: three bedroom detached dwelling with associated parking.

**Relevant Planning History**

None

**Consultations**

Engineers: Drainage:  
No objections

Engineers: Highways:  
No objections subject to conditions 2 – 6.

Environment Agency:  
No objections

Southern Water:

The exact positions of the public sewers need to be determined by the developer on site prior to works being undertaken and an application to divert it (if required) made to Southern Water. Condition 16 has been added and informative 7 to ensure that this takes place.



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Landscape – Trees

Arboricultural Report acceptable subject to conditions (8 – 13)

**Representations:**

Littleton and Harestock Parish Council:

This is an application to build a new house in the rear garden of a larger Harestock property. The proposed house is a chalet style 2 storey dwelling with 3 bedrooms and a total floor area of approximately 150 square metres (1584 square feet). The first floor accommodation is to be under a pitched roof with dormer windows to the front aspect and velux windows to the rear. Access is proposed via a 3.3 metre wide driveway directly onto Bradley Road and two tandem car parking spaces are to be provided. The area of the plot is approximately 266 square metres. This gives a notional density of 37 dwellings per hectare which is considered too high for this part of Harestock. The density of existing housing around Winslade Road is estimated at around 18 to 20 dwellings per hectare. The amenity space including parking areas is estimated at around 190 square metres which is considered insufficient. The size of the proposed plot is considered inadequate for any viable development in this location. The rear aspect of the house has velux windows overlooking the adjacent property at No 35. Although the design statement acknowledges potential overlooking issues, the fitting of velux windows is not considered an adequate measure to prevent overlooking. Most of the rear garden, the patio and the rear of the house at No 35 will all be potentially visible from the first floor of the proposed development. This is considered to have an unacceptable impact on the privacy of the property at No 35.

The design statement quotes "The proposal for a chalet style dwelling with the roof set on a North East - South West axis parallel to Bradley Road is in keeping with the character of the surrounding area". In fact there are no chalet style houses in the immediate vicinity. Harestock has a very strong architectural character with a limited palette of materials used. Rendered walls and dormer windows are not considered in keeping with this character. The access provision onto Bradley Road is considered inadequate and potentially dangerous. There appears to be insufficient space provided for turning vehicles resulting in potentially hazardous reversing either in or out of the property at a point almost directly opposite to the junction with Swanmore Close. The access also crosses a footpath used as a pedestrian route to the nearby primary school and sightlines will be blocked by an adjacent 6 foot garden fence. The design statement refers to "an existing entrance position previously used by an SEB substation, since demolished and incorporated into the ownership of number 37". In fact it is believed that a small parcel of land belonging to the SEB was sold to the owner of number 37 but that no building was ever constructed on it or any use made of the entrance. The council therefore objects to this proposal on the following grounds:

1. Too high a density and insufficient amenity space.
2. Unacceptable overlooking of the property at No 35.
3. Design not in keeping with surrounding properties.
4. Access provision inadequate and potentially dangerous.

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

- Impact on neighbouring amenity
- Highway safety

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- Overdevelopment
- Overlooking

**Relevant Planning Policy:**

Winchester District Local Plan Review  
DP3, T2 T3, T4

Winchester Local Plan Part 1 – Joint Core Strategy  
DS1, CP2, CP3, CP11, CP13

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations:  
DM1, DM2, DM14, DM15, DM16, DM17

National Planning Policy Guidance/Statements:  
National Planning Policy Framework

**Planning Considerations**

Principle of development

The application site is located within the settlement boundary of Winchester where there is a presumption in favour of residential development subject to an assessment of the proposal having regard to normal development control criteria.

Design/layout

The proposed dwelling would be located towards the front of the site with parking provided to the side of the property. The proposed dwelling would sit comfortably within its plot and benefit from both front and rear gardens of a good size in proportion to the dwelling.

The proposed dwelling of a chalet bungalow style with two dormer windows serving bedrooms to the front roof slope facing onto Bradley Road and roof lights to the rear roof slope serving a bedroom, bathroom and an ensuite. The property would be constructed of facing brick, render and a slate roof tiles which is considered acceptable given the residential area it is located within. There will be minimal areas of render seen from the front elevation, with the slate roof being the dominating feature.

Although there are not any immediate examples of chalet bungalows in the area, the dwelling itself will not be competing with any neighbouring dwellings in terms of design. It is not considered that the provision of a new dwelling on this site would result in the erosion of the character of the area or street scene.

Impact on character of area and neighbouring property

Concerns have been raised regarding overlooking to the rear garden area of No 35 Winslade Road. Whilst it is accepted that the proposed roof lights would face onto the rear garden area of No 35, they face onto the rear of the amenity area and not onto a primary amenity area such as a patio and as such it is not considered to result in a detrimental impact on the amenities of the adjoining property. Furthermore there is a significant distance from the rear of the proposed dwelling to the rear boundary with No 35 of approximately 7.6m which will ensure that there would not be a detrimental impact



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on the adjoining property. The rooflights will also have a cill height of 1.6m, which would mean that the windows would not have a direct line of site into the rear garden of no. 35. Although the perception of overlooking will be increased from the new dwelling, the actual harm on the neighbours amenities is not considered so detrimental to warrant refusal of the proposal.

The proposed dwelling is considered to merge well with the surrounding area. The chalet bungalow style along with the boundary treatments would ensure that the visual impact on the surrounding area would be limited. Furthermore, the proposal sits comfortably within its plot.

### Landscape/Trees

Whilst a number of trees on site are to be felled in order to accommodate the proposed dwelling the arboricultural officer has raised no objections to this in accordance with conditions 8 – 13, which ensure the protection of the silver birch tree to the adjoining neighbouring property.

### Highways/Parking

A number of concerns have been raised over the safety of the access and the increased traffic as a result of the proposal. Whilst it is accepted that the proposed dwelling would result in an increase in traffic the increase would be limited given the nature of the development which is a single dwelling. Reference has been made to a previous application for a driveway at No 50 Bradley Road and a response from the Highways engineer addresses the concerns:

*"Some concerns have been raised by objectors with regard to access onto Bradley Road. Mention has been made of a planning application that was refused for a new access onto this road for Number 50 Burley Road. From my records, I see that we had a pre-application submission in 1996 for such an access, but a formal application did not include such a proposal. Guidelines on access and visibility have changed immensely since 1996 however and given the status of Bradley Road, planning consent would not be needed to create vehicular accesses, should permitted development rights be available".*

In light of this no objections have been made by the Highways Engineer subject to conditions.

### Sustainability

There is a policy requirement for the new dwellings to at least achieve Code for Sustainable Homes level 4 for water efficiency and level 5 for energy. However, the Government has effectively abolished the Code for Sustainable Homes. Government advice now sets maximum standards equivalent to Code Level 4 for energy and water. Therefore, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in the Government advice. It is therefore noted that the applicants are proposing that the development meets the equivalent of CfSH level 4, which is consistent with the Government's maximum standard.

### Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for Affordable Housing Contributions the Local Planning Authority has had regard to the tests laid down in para 204

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of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

The applicant has signed a Unilateral Undertaking in respect of payment of £23,500 for Affordable Housing Contribution.

**Recommendation**

Application Permitted subject to the unilateral undertaking in respect of affordable housing and subject to the following condition(s):

**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 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.

02 Reason: In the interests of highway safety.

03 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.

03 Reason: In the interests of highway safety.

04 The proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

04 Reason: To ensure satisfactory means of access.

05 Before the development hereby approved is first brought into use, the access shall be splayed back at angle of 45 degrees for a minimum of 2.0m from the rear edge of footway.

05 Reason: In the interests of highway safety

06 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 or other storage purposes incidental to the use of the dwelling house as a residence.



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

07 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.

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

08 Protective measures, including fencing and ground protection, in accordance with BS5837 (2012) and the Arboricultural Impact Appraisal and Method Statement reference JFA 0080 written by James Fuller Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

08 Reason: To retain and protect the trees which form an important part of the amenity of the area.

09 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 JFA 0080 . Telephone 01962 848403

09 Reason: To retain and protect the trees which form an important part of the amenity of the area.

10 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

10 Reason: To retain and protect the trees which form an important part of the amenity of the area.

11 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement JFA 0080.

11 Reason: To retain and protect the trees which form an important part of the amenity of the area.

12 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement JFA 0080 shall be agreed in writing to the Local Planning Authority.

12 Reason: To retain and protect the trees which form an important part of the amenity of the area.

13 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,



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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.

13 Reason: To retain and protect the trees which form an important part of the amenity of the area.

14 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data) demonstrating that all homes meet the Code 4 standard for energy (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and the Code 4 standard for water (in the form of a BRE water calculator with a maximum standard of 110litres/day) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

14 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).

15 Prior to the occupation of the development hereby permitted detailed information (in the form of SAP as built stage data) demonstrating that all homes meet the Code 4 standard for energy (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and the Code 4 standard for water (in the form of a BRE water calculator with a maximum standard of 110litres/day) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

15 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).

16 The developer must advise the Local Authority (in consultation with Southern Water) of the measures that will be undertaken to divert the public sewers, prior to the commencement of development. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)

16 Reason: In order to protect the public sewers.

### **Informatives**

01. 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.



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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, T2 T3, T4

Local Plan Part 1 - Joint Core Strategy: DS1, 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 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](http://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](http://www.southernwater.co.uk)

Please return this form to the Case Officer:		Ben Hatt
From:	Chris Tee, Clerk Littleton & Harestock Parish Council Parish Office The Hall Way Littleton Winchester SO22 6PX  Tel 01962 886507 email: Littleton.harestockpc@btconnect.com	
Case No:	15/01358/FUL	
Location:	37 Winslade Road Harestock Winchester SO22 6LP	
Proposal:	Erection of a brand new detached dwelling to the rear of the existing property	
LISTED BUILDING GRADE		
Comments:	This council objects to this proposal and would like the objection below to be seen by the Planning Committee please.	
<b>Request for application to be considered by Committee:</b> (NB: Case Officer to forward form to Head of Planning Control if this section completed)  This is an application to build a new house in the rear garden of a larger Harestock property. The proposed house is a chalet style 2 storey dwelling with 3 bedrooms and a total floor area of approximately 150 square metres (1584 square feet). The first floor accommodation is to be under a pitched roof with dormer windows to the front aspect and velux windows to the rear. Access is proposed via a 3.3 metre wide driveway directly onto Bradley Road and two tandem car parking spaces are to be provided. The area of the plot is approximately 266 square metres. This gives a notional density of 37 dwellings per hectare which is considered too high for this part of Harestock. The density of existing housing around Winslade Road is estimated at around 18 to 20 dwellings per hectare. The amenity space including parking areas is estimated at around 190 square metres which is considered insufficient. The size of the proposed plot is considered inadequate for any viable development in this location. The rear aspect of the house has velux windows overlooking the adjacent property at No 35.		



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The design statement quotes "The proposal for a chalet style dwelling with the roof set on a North East - South West axis parallel to Bradley Road is in keeping with the character of the surrounding area". In fact there are no chalet style houses in the immediate vicinity. Harestock has a very strong architectural character with a limited palette of materials used. Rendered walls and dormer windows are not considered in keeping with this character. The access provision onto Bradley Road is considered inadequate and potentially dangerous. There appears to be insufficient space provided for turning vehicles resulting in potentially hazardous reversing either in or out of the property at a point almost directly opposite to the junction with Swanmore Close. The access also crosses a footpath used as a pedestrian route to the nearby primary school and sightlines will be blocked by an adjacent 6 foot garden fence. The design statement refers to "an existing entrance position previously used by an SEB substation, since demolished and incorporated into the ownership of number 37". In fact it is believed that a small parcel of land belonging to the SEB was sold to the the owner of number 37 but that no building was ever constructed on it or any use made of the entrance. The council therefore objects to this proposal on the following grounds:

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Chris Tee  
Parish Clerk  
Date: 22.07.15