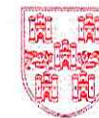


# Three Ways, Bridge Road, Alresford, Hampshire, SO24 9LA

16/01117/FUL



**Winchester**  
City Council



## Legend

Scale: 0 0.0125 0.025 0.05 KM

Organisation	Winchester City Council
Department	Winchester GIS
Comments	1:1250
Date	25/10/2016
PSMA Number	100019531



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

**Item No:** 02  
**Case No:** 16/01117/FUL / W  
**Proposal Description:** Demolition of bungalow, garage and outbuildings and the erection of 3 new dwellings.  
**Address:** Three Ways Bridge Road Alresford Hampshire SO24 9HW  
**Parish, or Ward if within Winchester City:** New Alresford  
**Applicants Name:** Mr Michael Hoggard  
**Case Officer:** Nicola Martin  
**Date Valid:** 19 May 2016  
**Site Factors:**

Contaminated Land Consultation

Radon Gas Levels

Radon Gas Levels

**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee at the request of New Arlesford Town Council, whose request is appended in full to this report.

Revised plans were submitted by the applicant. These show a revised (smaller) red line area to correct the original which included part of the neighbour's property (as defined by Land Registry).

The original plans were derived from OS maps; when onsite measurements of the neighbouring property (Roman Way) were taken these were found to be slightly incorrect and the revised plans show the location of that property as measured.

The revised plans also show alterations to the eastern elevation of House 3 to include a hipped gable end rather than a straight gable end.

### Site Description

The total site area is 0.12ha and is occupied by a brick-built 3-bedroom bungalow and brick-built single garage and other shed/outbuilding. The remainder of the site comprises the garden for the existing dwelling.

The site is located on the western side of Bridge Road and the site boundary with that road is formed by a fence and thick evergreen hedge. Vehicle access into the site is from Bridge Road with an existing dropped kerb.

The eastern side of Bridge Road features a terrace of Victorian properties and the western side of the road comprised of a range of detached and semi-detached properties of a range of types and designs.

The site is not located within the New Arlesford Conservation Area and the site is not listed nor is it located in the near vicinity of a Listed Building. The site lies within the

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

settlement boundary of New Arlesford.

### Proposal

The proposed development is for the construction of 3 dwellings. One three-bed detached chalet bungalow (House 3) to the rear (west) of the site and a pair of two-bed semi detached dwellings at the front of the site, facing onto Bridge Road and set back approximately 9m from the site boundary with the highway.

The semi-detached dwellings are not mirror images of each other; the northerly dwelling (House 2) being a 1.5 storey dwelling with the bedrooms on the ground floor and a study in the roof space of the second floor, and the southerly dwelling (House 1) being a more traditional two storey design with two bedrooms and a bathroom on the second floor.

The exterior of the dwellings would be a mixture of clay brickwork, render and timber cladding with the roofs constructed of interlocking clay tiles.

Two parking spaces would be provided for each dwelling, with provision for bicycle and bin storage also.

Entrance into the site is from the existing access from Bridge Road. House 2 and House 3 are located 1.2m from the northerly site boundary

### Relevant Planning History

None

### Consultations

Engineers: Highways:

No objection subject to conditions

WCC Head of Landscape - Tree Officer

No objection subject to conditions

### Representations:

New Arlesford Town Council

The Town Council has objected to the application on the grounds that it is an overdevelopment of the site; the amenity space for house 1 is insufficient and that the proposal would lead to an increase in traffic.

4 letters received from 2 separate respondents, objecting to the application for the following reasons:

- Extra traffic movements on Bridge Road which is already congested
- The proposed houses are close together and would impinge on neighbouring properties
- Inaccuracies within submitted plans
- Objections to design of dwellings with a suggestion that the gables be hipped



## WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

rather than straight to minimise impact to amenity of neighbours

- Vehicle movements to access the dwellings be disturbing to neighbouring properties
- Dwelling 3 appears large for the amenity area provided
- Objects to building within gardens

Reasons aside not material to planning and therefore not addressed in this report

- The objector considered that he should have been informed by the applicant before being notified by the Council

### **Relevant Planning Policy:**

The Winchester Local Plan Part 2 Development Management and Allocations (LPP2) document was examined in July 2017. A *Schedule of Proposed Modifications* has been published by the Council in response to the Inspector's initial comments and the Inspector's response to these is expected before the end of 2016. As such LPP2 is nearing adoption and as such its policies can be accorded considerable weight.

#### Winchester District Local Plan Review

DP3 General Design Criteria

DP13 Development on Contaminated Land

H3 Settlement Policy Boundaries

T2 Development Access

T3 Development Layout

T4 Parking Standards

#### Winchester Local Plan Part 1 – Joint Core Strategy

DS1 Development Strategy and Principles

MTRA2 Market Towns and Larger Villages

CP1 Housing Provision

CP2 Housing Provision and Mix

CP10 Transport

CP11 Sustainable Low and Zero Carbon Built Development

CP13 High Quality Design

CP14 The Effective Use of Land

CP20 Heritage and Landscape Character

#### Winchester Local Plan Part 2 – Development Management and Site Allocations &

##### Schedule of Proposed Modifications

DM1 Location of New Development

DM14 Local Distinctiveness

DM15 Site Design Criteria

DM16 Site Development Principles

DM17 Access and Parking

DM20 Contaminated Land

#### Supplementary Planning Guidance

High Quality Places

#### Other Planning guidance

Parking Standards 2002

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

New Arlesford Design Statement 2008

## **Planning Considerations**

### Principle of development

The proposed development is located within the settlement boundary of New Arlesford and is thus supported by Policy H3 of the WDLP, Policy MTRA2 of the LPP1 and Policy DM1 of the LPP2.

The proposal consists of 2 x 2-bedroom houses and 1 x 3 bedroom house and is in accordance with the dwelling mix requirement of policy CP2 of the LPP1.

The proposed development includes 6 parking spaces for 3 dwellings, cycle parking and provision for bin storage and accords with current parking standards and policies T2, T3 and T4 of the WDLPR, policy CP10 of the LPP1 and policy DM17 of LPP2.

### Design/layout

Following discussions with the neighbour to the north, the applicant has submitted revised plans which altered the eastern elevation of House 3 to include a hipped gable replacing a straight gable. The rationale for this was to decrease the visibility of this house from the principal living room of Romans Way, the neighbouring property to the north.

Concern has been raised regarding the outside amenity space provided for Houses 1 and 3. House 3 has been provided with a garden (approximately 24.5m by 11m) which is considered generous considering the urban location and size of house. The amenity space for House 1 would be a courtyard of approximately 33m<sup>2</sup> and whilst this is relatively small it is considered proportionate to the size of the proposed dwelling and reasonable given the sites urban location. Based upon the above assessment the proposed design and layout of the proposal is considered appropriate and would accord with policy DP3 of WDLPR, policy CP13 of LPP1 and emerging policy DM17 of LPP2.

### Impact on character of area and neighbouring property

Bridge Road is comprised of detached bungalows and two storey dwellings on the western side and terraced Victorian dwellings on its eastern side with no particular type of property or style dominating throughout. As such the contemporary style of the proposed development is considered to be appropriate for the area.

The semi-detached Houses 1 and 2 which would be located nearest the street would be located closer to Bridge Street than the existing property but would reflect the building line of the adjacent property to the south (Chesapeake) being located no further forward of this property as set out in the New Arlesford Design Statement. The rear building line of House 2 would overlap slightly (0.8m) with the adjacent bungalow to the north (Romans Way) however this overlap would be on a blank side wall for both of these properties.

The only windows in the northern elevation of House 2 would be a roof light and two windows at ground floor level on its northern elevation, these would be to an ensuite bathroom and utility room and whilst these would be screened by the existing 6ft boundary fence so that a condition to include opaque glass in these windows could be added to the.



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

permission is not considered to be required. The windows in the northern elevation of House 3 would be to a kitchen and to a utility room and would also be screened by the existing 6ft fence. As such no overlooking of the neighbouring property would occur with no loss of amenity to that property.

Concern was raised by an objector regarding the potential impact to the neighbour to the south from vehicular access into the site. The northern elevation of that property forms part of the southern boundary with the application site and it would lie alongside the proposed access road into the site. However as there are no windows in that elevation and the proposed development is of a relatively small scale, the potential impact to the amenity of this dwelling is not considered to be unacceptable.

Landscape/Trees

Additional hedgerow planting is proposed on the southern site boundary adjacent to Chesapeake. The existing hedgerow which lies along the boundary with Bridge Road would be retained (in line with guidance within the New Arlesford Design Statement), however a number of trees within the rear garden of the existing property would be removed including an apple tree and a group of Lawson Cypress trees. A mature beech tree and lime tree are located outside the site boundary and the development would marginally encroach into their root protection areas however a Tree Protection Plan and Method Statement detailing details of protective fencing has been submitted so that the proposals are not considered to be contrary to policies CP20 of LPP1 or policy DM15 of LPP2 in relation to trees and the appearance of the local environment.

Highways/Parking

The proposed development includes 6 parking spaces for 3 dwellings, cycle parking and provision for bin storage and accords with current parking standards and policies T2, T3 and T4 of the WDLPR, policy CP10 of the LPP1 and policy DM17 of LPP2.

**Recommendation**

Application Permitted 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 The proposed development shall be built in accordance with the following drawings  
Revised Site location plan (20/10/2016)  
Site Sections BB0703.22 Rev A  
House Plans 1 & 2 BB0703.23  
Houses 1 & 2 elevations BB0703.24  
House Plan 3 BB0703.25 Rev A  
House Plan 3 Elevations BB0703.26 Rev A  
House Sections BB0703.27 Rev A

02 Reason: for the avoidance of doubt and in the interests of proper planning.



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

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.

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

06 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference FWTC/222/AIA written by Frank Wright Tree Consultancy and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

07 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 FWTC/222/AIA written by Frank Wright Tree Consultancy. Telephone 01962 848210

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

08 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 848210

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

09 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement - FWTC/222/AIA written by Frank Wright Tree Consultancy



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

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

10 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement FWTC/222/AIA written by Frank Wright Tree Consultancy shall be agreed in writing to the Local Planning Authority.

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

11 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.

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

12 A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

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

13 Site supervision shall be undertaken by the appointed arboriculturalist in agreement with the site manager at appropriate intervals throughout the construction process. Updating verbal or written reports shall be communicated with the LPA where appropriate. Telephone 01962 848210

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

14 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

14 Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

15 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.

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 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.

16 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.

17 No development shall commence until details of the proposed means of foul and sewerage disposal, including any required diversions to the public sewer, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

17 Reason: To ensure that the site is suitable drained given its proximity to the public sewer.

18 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

- Proposed finished levels or contours, in comparison to existing ground levels, including the damp proof course and ground floor of the proposed buildings, and the relationship to the levels of adjacent buildings, together with contours to be formed and earthworks to be undertaken;
- All boundary treatment;
- planting plans (for new trees, hedges and other planting);
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- implementation programme.

18 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

19 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

19 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

20 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2015 (or any order amending or revoking and re-enacting that Order with or without modification) no development falling within Classes A B C D E F G and H of Part 1 of Schedule 2 to the order shall be erected constructed or placed within the curtilage(s) of the dwelling(s) hereby permitted so as to enlarge improve or otherwise alter the appearance or setting of the dwelling(s) unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To control the development in detail in the interests of amenity

**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.

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 (WD) Local Plan Review: DP3, DP13, H3, T2, T3, T4  
WD Local Plan Part 1: DS.1, MTRA2, CP1, CP2, CP10, CP11, CP13, CP14, CP20  
WD Local Plan Part 2 (emerging): DM1, DM14, DM16, DM17, DM20



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

WD High Quality Places Supplementary Planning Document  
National Planning Policy Guidance/Statements:

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 Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice on this please refer the Construction Code of Practice  
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>



# Comments for Planning Application 16/01117/FUL

## Application Summary

Application Number: 16/01117/FUL

Address: Three Ways Bridge Road Alresford Hampshire SO24 9HW

Proposal: Demolition of bungalow, garage and outbuildings and the erection of 3 new dwellings.

Case Officer: Vince Haines

## Customer Details

Name: Mrs Frances Simpson

Address: ARLEBURY PARK THE AVENUE ALRESFORD

## Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: Over development of site.

House no.1 insufficient amenity space. Impact of traffic on what is already a difficult function.

Request this is considered by committee