

36 Mill Road, Denmead, Hampshire, PO7 6PA.

16/01490/FUL



Winchester
City Council



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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: 05
Case No: 16/01861/FUL / WPP-05376873
Proposal Description: PROPOSED LAND TO REAR OF 32-36 MILL ROAD FOR 3 Houses of 1 No. 3 Bed House and 2 No. 2 Bed Houses
Address: 36 Mill Road Denmead PO7 6PA
Parish, or Ward if within Winchester City: Denmead
Applicants Name: Mr WILLIS
Case Officer: Liz Marsden
Date Valid: 4 August 2016
Site Factors:

Recommendation: Application permitted

General Comments

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

Planning permission has been granted for 3 dwellings (08/00825/FUL) as part of a larger development of 7 houses. The current proposal is to revise the design and parking arrangements for the 3 properties along the frontage of the site.

Site Description

The site area (approx 0.05ha) is the same as that on the original submission for the 3 properties on the frontage of the larger development.

Construction of the four houses to the rear of the plot has commenced, together with the access to the site.

Proposal

The original consent was for 3 attached dwellings, one with 4 bedrooms which fronted Mill Close and two 1 bed houses which fronted the access into the development. Parking for all three properties was to be accessed from within the new development, which retained only a single access point onto Mill Close.

The current proposal is for a terrace of three houses (2 x 2 bed and 1x 3 bed) all of which would have tandem parking for two cars on frontage drives leading from Mill Close. The building is set 3m further back from Mill Close to provide room for the car parking spaces, but is substantially the same, in terms of its size and scale and footprint, as the consented building.

The proposal will retain a distance of 17.5m between the rear of the new building and the front of the nearest property to the west, No 54 Mill Close.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Relevant Planning History

08/00825/FUL - Erection of 2 no. one bed , 2 no. two bed, 2 no. three bed and 1 no. four bed houses with associated access, parking and amenity – Permitted 04.09.2008

Consultations

Engineers: Highways:

Mill Close is a modern estate road, with most of the houses having direct frontage access to the road. The proposed car parking is commensurate with adopted standards and the width of the carriageway and service margin provides adequate access. No objection subject to conditions.

Representations:

Denmead Parish Council

Strong objection on grounds of:

- Highway safety issue resulting from three properties having direct access onto Mill Close, which is narrow and suffers from parking issues.
- Close to a toddler play area and cars reversing is a cause for concern.
- Should retain the original access and parking arrangements.

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

- Tandem parking unacceptable
- Mill close already has problems with cars parked on the road, with very little space for manoeuvring
- If residents have more than 2 cars, will park on the road and make situation worse
- Additional parking on the road will result in difficulty for residents and deliveries to access 52 and 54 Mill Close, due to it being too narrow.
- The plans should not be allowed to change at this late stage and the original parking arrangements should be kept.

Relevant Planning Policy:

Winchester District Local Plan Review

DP3, DP4, H3, T2, T4

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA1, CP2, CP3, CP11, CP13, CP14

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1, DM14, DM15, DM16, DM17

Denmead Neighbourhood Plan (2015)

Denmead Village Design Statement (2016)

National Planning Policy Guidance/Statements:

National Planning Policy Framework

WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

Planning Considerations

Principle of development

The principle of three houses in this location has been established by the original planning consent. Whilst the size and type of the houses has been altered, they now have two and three bedrooms and are therefore in accordance with policy CP2 of LPP1. The parking provided for each dwelling accords with the current parking standards.

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. Conditions 14 and 15 have been recommended to ensure that these standards are met.

Design/layout

The building as a whole is similar, in footprint and height, to the previously approved building on this site and will be constructed in similar materials to those that are currently being built on the rest of the site. The design reflects the characteristics of other houses in the vicinity.

The layout of the proposed houses, in the form of a short terrace with each property having a rear garden, is more traditional than the original layout for this site. The earlier scheme showed a pair of 1 bed semi-detached houses set at right angles to a 4 bed house. The semi's faced onto the access road into the new development, with the garden areas set in tandem along the access road, so that the garden for plot one was to the rear of the plot 3 garden and could only be reached from the road.

It is considered that the proposed design is acceptable in this location and that the layout will provide an improved level of amenity for the occupants of the houses in that each has direct access to their garden.

Impact on character of area and neighbouring property

The scale of the development is such that it will have no more impact on the character of the surrounding area or the amenities of occupants of neighbouring properties than the permitted scheme. It is located around 3m closer to the front of No. 54 Mill Close, which is set to the west and south of site, but is still over 17m away and will not result in any loss of amenity through loss of light or outlook.

Highways/Parking

The development provides 2 x 2 bed houses which have a parking requirement, under current standards, of 2 spaces each and these are provided in tandem on the front drives of the site. The 3 bed house has a requirement for 3 spaces and these are provided with space for 2 cars in the front drive and a garage located to the north of the

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

access drive. The proposal therefore complies with the current parking standards.

Concern has been raised about the tandem nature of the parking, which does not provide room for cars to pass each other, but this is a very common and accepted layout, similar to that provided for other properties in Mill Close, with the exception being that those properties have an off road space in front of a single garage. The fact that cars may reverse out onto the road is, again, the same as the existing situation in the Close which is acceptable from a highway safety perspective. It is noted that the Highways Engineer raises no objection to the proposed parking configuration.

A further issue that has been raised is the proximity of the accesses to a toddlers play area, with concern that vehicles could reverse out, across the narrow road and onto the pavement to the other side. This, however, seems to be less likely than the fact that cars from existing properties need to actually cross the pavement in order to reach the road. Furthermore, the three houses at the end of the Close all have access over the area more immediately adjacent to the playground and it is not considered that the proposed development would result in increased harm to highway safety so as to justify a reason for refusal.

Other Matters

Objection has been expressed that the applicants have been allowed to apply to change their plans at this late stage, but it is not considered that this is a material planning consideration that affects the conclusions reached in respect of the current proposal.

Recommendation:

Approve subject to the following condition(s):

Conditions

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

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

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

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

3 No development shall take place until 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 within the first planting season following the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

- means of enclosure, including hedgerow planting:
- hard surfacing areas and hard surfacing materials:
- landscape areas:

Soft landscape details shall include the following as relevant:

- Retention of existing trees and hedgerows
- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- schedule of plants for the reinforcement of the existing hedgerow and new hedgerow planting:
- manner and treatment of watercourses, ditches and banks:
- implementation programme.

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

4 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

5. Prior to any demolition, construction or groundwork commencing on the site, an Arboricultural Method Statement (AMS), in accordance with BS5837:2005; shall be submitted to and approved by the Local Planning Authority. The AMS shall cover the following points relevant to the retention of trees:

- i) tree protection plan
- ii) tree protection measures including ground protection where appropriate
- iii) technical specification for low impact "no dig" construction of access and pathways within root protection areas.
- iv) schedule of works and arboricultural monitoring including pre start meetings with the local authority tree officer prior to commencement and prior to the installation of no dig surfacing
- v) specification of any proposed tree works required to facilitate the development

The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced so that it can be inspected and deemed appropriate and in accordance with the approved AMS.

The Arboricultural Officer shall be informed prior to the commencement of construction of the special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone contact 01962 848317

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

No arboricultural works shall be carried out to trees other than those specified and in accordance with the AMS

Any deviation from the works prescribed or methods agreed in accordance with the AMS shall be agreed in writing by the Local Planning Authority.

Reason: In order to protect the existing trees during the works in the interests of the visual amenity of the area.

6 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

7 The proposed hard-standing area shall use permeable materials only unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable drainage.

8 Development shall not commence until a system for the disposal of sewage and surface water, incorporating sustainable drainage principles (including methods for the retention/management of grey water and storm water within the site, such as water butts) and an assessment of the hydrological and hydro-geological context of the development, have been submitted to and approved by the Local Planning Authority. The scheme shall include a maintenance programme and establish ownership of the drainage system. The approved scheme shall subsequently be implemented in accordance with the approved details before the development is completed unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding, to improve water quality and to ensure future maintenance.

9 Prior to work commencing on the site details for the provision and retention of cycle parking in a satisfactory manner shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved plans prior to the occupation of the dwellings on the site.

Reason: To ensure the provision of cycle parking and to promote sustainable forms of transport.

10 Details of the floor slab levels and existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the site. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of the locality and neighbouring residents.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

11 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.

Reason: In the interests of highway safety.

12 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.

Reason: In the interests of highway safety.

13 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.

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

14 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 the dwelling shall 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.

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 dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the dwelling shall 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.

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.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Informatives:

In accordance with paragraphs 186 and 187 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this case, the proposals were discussed with the applicant on site and subsequent amendments were requested.

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

Winchester District Local Plan Review 2006: DP3, DP4, H3,
Local Plan Part 1 - Joint Core Strategy: MTRA1, CP2, CP3, CP11, CP13, CP14, CP16
Emerging Local Plan Part 2 - Development Management and Site Allocations: DM1,
DM14, DM16, DM17,

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

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.

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 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.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Please return this form to the Case Officer: Liz Marsden

From: Denmead Parish Council

Case No: 16/01861/FUL

Closing Date for Comments: 29.9.2016

Location: 36 Mill Road, Denmead

Proposal: Proposed land to rear of 32-36 Mill Road for 3 Houses of 1 No. 3 Bed House and 2 No. 2 Bed Houses

Comments:

The Parish Council of Denmead raised a **STRONG OBJECTION** against the proposal and cited the following reasons: This amendment to the original permission creates a highway safety issue by having access/egress for the three properties directly on to Mill Close which is a narrow road and already suffers from parking issues. It is close to a toddler play area and the possibility of cars reversing from these properties across the narrow road onto the footway opposite is of grave concern. The original permission retained all parking within the site thereby having all traffic leave the development from one entrance and in a forward gear. This should be retained.

Request for application to be considered by Committee:

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

Should there be a conflict of views between Members comments and the Case Officer, Members would wish for this matter to go to the Development Control Committee.

Signed: *K W Andrews*

Date: 15th September 2016

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

Committee Item

TEAM MANAGER
SIGN OFF SHEET

Case No:	16/01490/FUL	Valid Date	5 July 2016
W No:		Recommendation Date	
Case Officer:	Lewis Oliver	8 Week Date	30 August 2016
CIL Liable?	No	Committee date	10 November 2016
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: The demolition of an existing detached house and its replacement with 4 no detached dwellings with associated parking and landscaping.

Site: Chingri Khal Sleepers Hill Winchester Hampshire SO22 4NB

Transport	Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previously Developed Land
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N		Y	N	Y	N	N	Y/N
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APPROVE Subject to the condition(s) listed		
	Signature	Date
CASE OFFICER		
TEAM MANAGER	Nicholas Parker	1 st November 2016

AMENDED PLANS DATE:-