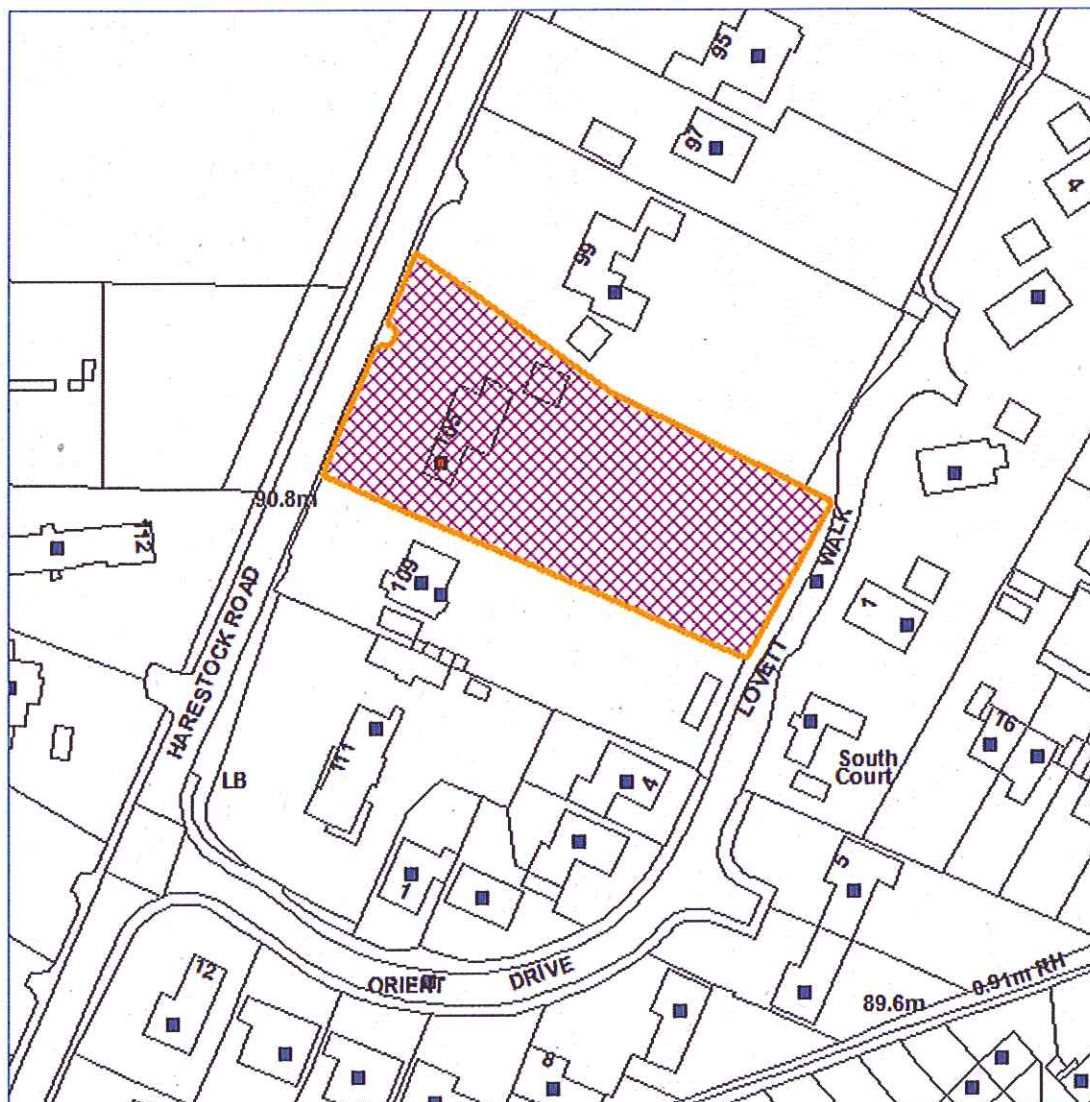


Item No: 02
Case No: 17/01149/FUL
Proposal Description: Demolition of existing property and construction of 2 x 4-bedroom and 1 x 5-bedroom terraced dwellinghouses with associated car parking and access from Harestock Road.
Address: Warren Cottage 105 Harestock Road Winchester SO22 6NY
Parish, or Ward if within Winchester City: Littleton And Harestock
Applicants Name: c/o Agent
Case Officer: Mrs Katie Nethersole
Date Valid: 22 April 2017
Site Factors: Article 4 Direction
Recommendation: Application Permitted



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General Comments

The Parish Council request the application be determined by Planning Committee, see Appendix 1

Site Description

The site is located on the eastern side of Harestock Road and is within the settlement boundary of Winchester. Harestock Road is generally characterised by large detached properties set within generous plots and mature landscaping to the front boundary. There is an existing two storey detached dwelling on site with a detached garage. To the front boundary is mature trees with hedging to the side and rear boundaries. The site is relatively level and backs onto dwellings within Lovett Walk to the rear. The majority of the trees on site are covered by Tree Preservation Orders and are to be retained.

Proposal

It is proposed to demolish the existing dwelling and garage and construct three new dwellings consisting of 2 four bed dwellings and 1 five bed dwellings. These will be built as a terrace of three with garages for end properties attached and one detached dwelling to serve house 2. The existing access will be retained and utilised for the new dwellings which will lead to the detached single garage for house 2 and further car parking spaces with a turning area.

The dwellings are proposed to be constructed in a combination of facing brick, plain tiles, lead roofing and timber sash windows.

The dwellings will be set back from the road by about 15 metres with a distance of approximately 44 metres to the rear boundary. There will be a distance of about 5 metres to the southern boundary and about 2.5 metres to the northern boundary.

Relevant Planning History

76/01275/OLD - Erection of extension to provide study and erection of extension to provide utility and cloakroom. PER 27th September 1976.

12/00921/OUT - Proposed four bedroom dwelling and garage with new access (OUTLINE - considering scale and access). REF 4th September 2012.

13/01596/OUT - Proposed three bedroom dwelling and garage with access from Harestock Road (OUTLINE - considering scale, layout and access) (RESUBMISSION). REF 29th October 2013.

Consultations

Engineers: Drainage: No objections

Engineers: Highways: No objections as adequate visibility splays are provided, subject to

conditions

Head of Landscape: No objections subject to conditions

Trees: No objection subject to conditions

Southern Water: No objections

Ecology: No objections subject to a condition ensuring recommendations as set out in Ecology Report are adhered to

Representations:

Littleton and Harestock Parish Council

- Concerned about the design and the appearance which is designed as 'institutional'. Suggests that more dwellings could be provided on the site of a contemporary design.

3 letters received commenting on the application for the following reasons:

- Comments that sufficient parking should be provided, due to Harestock Road being busy then work should be restricted to standard hours, comment that the removal of a copper beach tree would be a sad loss

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA1, CP11, CP13

Winchester Local Plan Part 2 – Development Management and Site Allocations
DM15, DM16, DM17, DM18

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
High Quality Places

Other Planning guidance

Planning Considerations

Principle of development

The site is located within the settlement boundary of Winchester and therefore the principle of new residential development is generally acceptable provided it is policy compliant.

MTRA1 and DM1 allow for new development within settlement boundaries provided that it is appropriate in its context.

CP11 seeks to ensure that new development is sustainable and conditions 18 and 19 are

suggested to ensure that the appropriate standards are met.

CP13 requires that new development is of high quality design. Development should make a positive contribution to the local environment and the public realm should be designed to be attractive.

CP2 requires that new residential development should meet a range of community housing needs and should provide a range of dwellings types, tenures and sizes. A majority of homes should be in the form of 2 and 3 bedroom houses, unless local circumstances indicate an alternative approach should be taken. As the area is largely characterised by large dwellings it is considered that providing 4 and 5 bedrooms houses is in keeping with the character of the area.

DM16 seeks to ensure that new development responds positively to the character in terms of design, scale and layout. It is considered that the proposed development respects the character of the area.

DM17 sets out that new development should be satisfactory in terms of both the impact on and off the site. It should not have any adverse impact on neighbouring properties.

DM18 ensures that sufficient parking is provided and that the access is in accordance with highway requirements. The Highways Engineer has confirmed that the proposals are acceptable from a highway safety point of view.

Affordable housing

There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which gives legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account.

In this circumstance, contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm. No contribution is therefore required for this proposal.

Design/layout

The overall design and layout of the proposal has been led by the constraints on the site, namely the protected trees on site. The built form will largely occupy a similar footprint of the existing dwelling to ensure that there is no adverse impact on the protected trees to the front and the rear of the site. The existing access will be retained and utilised to prevent the need for any removal of the mature landscaping to the front.

Overall the design is traditional in appearance with the use of traditional materials including timber sash windows. There are two front gables proposed to help define between the three houses with lower wings on either end to help break up the massing. The traditional appearance and design is to help give visual interest in the street scene.

As the area is characterised by large dwellings on large plots and the overall appearance of the proposed dwellings will be in keeping with this and have a similar scale. The dwellings will retain sizeable gardens and amenity spaces with terraces to

the rear elevations.

Impact on character of area

The area is also characterised by mature trees to the frontage with the large dwellings set behind. The proposed development will retain this mature landscaping to the front with additional tree planting. The mature trees and hedgerow to the rear and side boundaries will largely be retained. This will help to retain the characteristics of the site and will provide screening. It is considered that the proposed dwellings would reflect the character of the area and would make a positive contribution to it. The traditional design reflects the neighbouring dwellings and the proposed height of the dwellings is comparable to the immediate neighbour at 109 so that it is not dominant in the street scene.

It is considered that the proposed development reflects the existing pattern of development which will mirror the siting of the existing dwelling and will respect the character of the area. The proposed development will be set back from the road so that it is in line with the existing building line along Harestock Road. Due to the nature of the character of the area with such generous plots justification has therefore been provided by the agent for the proposed housing mix. It is accepted that providing larger family homes on this site will reflect the character of the area so in conclusion it is considered that the proposed development would not have an adverse impact on the character of the area.

Impact on neighbouring property

The proposed development is not considered to have any adverse impact on the neighbouring dwellings by virtue of overbearing or overlooking. There is a distance of about 6 metres between the proposed dwellings and no. 109 and a distance of approximately 12 metres between the proposed dwellings and no. 99. Added to this there is mature landscaping to the boundaries which provide screening to the adjacent properties. There is a distance of about 44 metres between the rear of the dwellings and the rear boundary so it is not considered that the properties to the rear would be impacted by the proposals.

The only upper floor windows that are proposed to the side elevations of the dwellings are to serve landings and these will therefore not result in any overlooking. Overall it is concluded that the proposed dwellings would not have a detrimental impact on any of the adjoining neighbours.

Landscape/Trees

There are a large number of mature trees on site which are protected by Tree Preservation Orders and these are to be retained and protected during construction. Conditions 6 – 12 are recommended to ensure the protection and retention of existing trees. There are some trees that will be removed in order to facilitate development and this has been agreed with the tree officer. Conditions 13 and 14 have been recommended to ensure that a comprehensive landscape plan is submitted as well as details for the boundary treatment. It is particularly important to ensure that the existing hedge and railings to the front boundary are retained as these form important features to the character of the area.

Highways/Parking

It is proposed to retain and utilise the existing access to the site which provides

adequate visibility splays which are in line with the standard requirements. Each dwelling will have three car parking spaces which is line with the standard requirements for dwellings of this size. Space is provided to the front to allow vehicles to turn and leave the site in a forward gear. Conditions 3 – 5 are recommended to ensure that there is no disruption to the road and that sufficient parking is retained.

Ecology

An Ecology report has been submitted which includes Phase 1 and Phase 2 bat surveys and have made a number of recommendations. Condition 16 has been recommended to ensure that these recommendations are adhered to, to ensure the protection of the ecology on site.

Conclusion

It is concluded that the proposed development is policy compliant, it will not have an adverse impact on the character of the area nor will it adversely impact neighbouring properties and it is therefore recommended for approval subject to the below conditions and informatives.

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings 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 to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

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 area including the garage 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.

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 - Ref: Technical Arboriculture ref. AIA/AMSKC/MH/105HARESTOCK/001 April 2017 , 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 the protection and retention of trees on site

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 Ref: AIA/AMS-KC/MH/105HARESTOCK/001 April 2017. Telephone - Principal Tree Officer. 01962 848403

07 Reason: To ensure the protection and retention of trees on site

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 848403

08 Reason: To ensure the protection and retention of trees on site

09 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Report ref: AIA/AMS-KC/MH/105HARESTOCK/001 April 2017.

09 Reason: To ensure the protection and retention of trees on site

10 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement Ref: AIA/AMS-KC/MH/105HARESTOCK/001 April 2017 shall be agreed in writing to the Local Planning Authority.

10 Reason: To ensure the protection and retention of trees on site

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 the protection and retention of trees on site

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 the protection and retention of trees on site

13 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

14 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. Development shall be carried out in accordance with the approved details.

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

15 The development hereby permitted shall be constructed in accordance with the following plans:

Drawing no. 837/01 Site location plan

Drawing no. 837/02 Block Plan

Drawing no. 837/03 Existing site plan

Drawing no. 837/04A Site Plan - Landscape

Drawing no. 837/05A Site Plan - Setting out

Drawing no. 837/06 Site elevation/Section

Drawing no. 837/07 Ground Floor plan

Drawing no. 837/08 First floor plan

Drawing no. 837/09 Second floor plan

Drawing no. 837/10 Roof plan

Drawing no. 837/11 South and west elevations

Drawing no. 837/12 North and east elevations

Drawing no. 837/13 Sections
Drawing no. 837/14 Garage plans

15 Reason: In the interests of proper planning and for the avoidance of doubt

16 The recommendations as set out in the submitted Ecology report written by CC Ecology dated June 2017 should be adhered to

16 Reason: To ensure the protection and enhancement of ecology on site

17 Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

17 Reason: To ensure satisfactory provision of foul and surface water drainage.

18 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 equivalent to 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.

18 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.

19 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 equivalent to 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 occupied in accordance with these findings.

19 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.

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.

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.

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

Winchester Local Plan Part 1 - Joint Core Strategy: MTRA1, CP11

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM15, DM16, DM17, DM18

SPD High Quality Places

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.

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.

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.

Appendix 1

Please return this form to the Case Officer:		Mrs Katie Nethersole
From:	Littleton & Harestock Parish Council, Parish Office, The Hall Way Littleton. SO22 6QL Tel 01962 886507 email: littleton.harestockpc@btconnect.com	
Case No:	17/01149/FUL	
Location:	Warren Cottage, 105 Harestock Road Winchester SO22 6NY	
Proposal:	Demolition of existing property and construction of 2 x 4-bedroom and 1 x 5-bedroom terraced dwellings with associated car parking and access from Harestock Road.	
LISTED BUILDING GRADE		
Comments:	This Parish Council objects to this, please see comments below	
Request for application to be considered by Committee: (NB: Case Officer to forward form to Head of Planning Control if this section completed)		
<p>This is a proposal to re-develop a large plot in Harestock Road. 105 Harestock Road is a plot of 0.26 Hectares running between the south side of Harestock Road through to Lovett Walk. There is currently access only from Harestock Road. The existing large two storey house is to be demolished and a terrace of three large houses built in the same position. There would be one 5 bedroom house and two 4 bedroom houses contained within the one three storey building. Each house is to have a single garage, two being internal and one detached. There are a large number of mature trees on the site, some having tree protection orders in place. This has led to the adoption of a "landscape driven approach" to the design according to the design and access statement, leaving most of the trees in situ and building only where the previous house was sited. The Parish Council is not averse to the re-development of this site in principle and understands the rationale behind the design particularly considering the history of previous planning applications for this site and others nearby. However, we consider that this approach will result in an inappropriate design with a number of serious issues. The concentration of three large houses within the one building, together with the design style chosen, will result in a large 3 storey frontage with an institutional appearance. This will be overbearing and wholly unsuited to this suburban semi-rural location. There are no other recently built houses of this scale and style in Harestock. The scheme fails to provide a mixture of property sizes, as required in the Winchester local plan. Large houses with big gardens are unlikely to meet the needs of local people. Some quality 2 and 3 bedroom houses would improve the relevance of the scheme. The scheme fails to make good use of the available space. This plot could easily contain four or five houses particularly if built to include modern low profile designs. This would represent a density of 15 - 18 dwellings per hectare, which is still below the Harestock average. Recent developments at Three Maids Close and Sir John Moore Close nearby in Harestock provide an excellent benchmark for this type of development in similar locations. These quality developments manage to increase the housing density by a significant amount while still keeping many of the existing trees and retaining a distinctive Harestock character. The council would prefer a development of several smaller buildings in a contemporary style with a mix of house sizes and an appearance more in keeping with other recently built Harestock houses. The council therefore objects to the current proposal.</p>		
		Chris Tee Parish Clerk
		Date: 27.06.17

rom: chris tee [<mailto:littleton.harestockpc@btconnect.com>]

Sent: 02 August 2017 09:36

To: Katie Nethersole

Subject: Fw: Fw: 17/01149/FUL Warren Cottage 105 Harestock Road Winchester

Dear Katie,

The Parish Council is not withdrawing its objection, please see the note below from Cllr Warren who leads on Harestock planning for the Parish.

Thanks

Chris

Christopher Tee

Clerk to Littleton & Harestock Parish Council

01962 886507

From: Rod Warren <roddy@f2s.com>

Sent: 01 August 2017 12:49

To: Jamie Mead; chris tee

Cc: klearney@winchester.gov.uk

Subject: Re: Fw: 17/01149/FUL Warren Cottage 105 Harestock Road Winchester

Chris & Jamie,

This looks like an attempt to get the PC to change its view of the development in order to save WCC time and money. It may well be that the application will be approved but our views are still relevant and need to be voiced and recorded. An objection is therefore appropriate and will get our opinion heard by the planning committee. We want it on record that we do not support this application. To this end we have already submitted a comprehensive objection listing three serious issues that we have identified with the design.

I see the role of the Parish Council as voicing the views of local residents and commenting more generally on proposed designs with reference to a local context. Our role is not to ensure rigid conformance to planning criteria, that's up to WCC.

In this case I would query the acceptance of the limitations imposed by the listed trees on the site. This has lead to a design which not only fails to make good use of the plot but results in an ugly and overbearing building that fails to meet the needs of local people. The existing trees do not appear to be of particular significance and indeed are mostly not visible from the road either from the frontage or to the rear. Most of the site is obscured from the rear by a large ugly hedge and the existing leafy green character could easily be maintained by new planting as indeed has been proposed to the front of the plot.

The architect describes the building as "An attractive domestic building of traditional appearance". The council disagrees with this description and unanimously voted to object to the application at the last monthly meeting. Although there are some Edwardian period houses adjacent to the plot, the majority of houses in Harestock Road, Lovett Walk and Orient Drive are of conservative contemporary design dating from the 1960s to the present day. The proposed building is unlike any other recently built or extended houses in Harestock and is totally out of context in this suburban, semi-rural location. It has more in common with the large apartment developments in Chilbolton Avenue. My description would be "An ugly institutional building of dated appearance".

I'm sorry for the late reply but please feel free to copy this to WCC if considered appropriate.

- Rod Warren.