

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 01
Address: 2 Parklands Thompsons Lane Denmead Waterlooville Hampshire
PO7 6NB

Parish/Ward Denmead

Proposal Description: Detached double garage and conversion of integral double garage to games room with 2 No. bay windows

Applicant Mr And Mrs D'Arcy-Burt

Case No: 04/01120/FUL

W No: W01379/04

Case Officer: Abby Fettes

Date Valid: 25 May 2004

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a Councillor
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

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Site Description

- Site is within settlement boundary of Denmead
- Detached property in red brick, render and tile with an integral garage
- It sits between two similar properties with detached garages
- Screening along the boundary with Thompson's Lane
- Shared block paved access with 3 Parklands
- The existing basement has been flooded since construction and is therefore no use as living accommodation

Relevant Planning History

- W01379/01 Demolition of existing dwelling, erection of 3 no: detached dwellings with garages and new accesses (Outline) Granted 26.05.00
- W01379/03 Demolition of existing dwelling, erection of 1 no detached six bedroom dwelling and 2 no five bedroom dwellings with associated garages and new accesses (Details in compliance with Outline Planning Permission W01379/01) Granted 18.10.00

Proposal

- To construct a detached two bay garage and convert the existing integral garage to living accommodation

Consultations

Engineers:Highways:

- No objection

Representations:

Denmead Parish Council

- no objection

Letters of objection have been received from 7 Neighbours

- on the grounds that when houses were originally built, neighbouring cars were damaged due to narrow nature of Thompson's Lane
- Neighbouring property will not be able to carry out maintenance on their garage
- Will reduce the parking and turning on the drive
- Parking at the property already spills out onto the road which creates traffic hazards and makes it difficult for neighbours to turn into their drives
- Thompson's Lane is a busy road with vehicles and pedestrians and this will exacerbate the issue, making it unsafe for school children, dog walkers etc
- It will result in the further over development of the plot which is already crammed with buildings
- It will affect the view from neighbouring properties
- It will introduce further overlooking between properties

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5, T9

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Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, T4

Supplementary Planning Guidance:

- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles

Planning Considerations

The main considerations in respect of this application are:

- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Comments on representations

Impact on the character of the area/spatial characteristics/street scene

- The proposed garage is at the front of the property, back to back with the neighbouring property's garage to the north and directly opposite the southern neighbours garage, side on to Thompsons Lane
- The proposed garage will be visible from Thompsons Lane but it will not be detrimental to the character when seen in context with its immediate surroundings

Detailed design

- The proposed design is exactly the same as the neighbouring garages with the addition of two small rooflights
- It will be constructed in brick and tile to match the dwelling and neighbouring garages

Residential amenities

- It will have little if any affect on neighbouring amenities
- It will be visible from the properties opposite, Little Allington and Ashley, but there is sufficient screening and at the closest point there will be a distance of over 12m between the buildings
- The existing integral garage will be converted to living accommodation and the doors will be replaced by ground floor windows
- Because of the hedge, the only property that will be affected by the windows is Ashley, but this is over 24m away
- The proposal is 400mm from the neighbouring boundary, against the blank wall of their garage, so will not have an affect on light to their property

Highways

- The highway engineer did not have any adverse comments to make about the proposal as there is still parking for at least 2 cars on the drive as well as the two spaces in the garage
- The existing access is sufficient for this proposal

Comments on representations

- The on site parking is considered sufficient for this property by the highway engineer, as is the access onto Thompson's Lane
- The windows do look towards properties on the opposite site of the road, but the distance between the properties is considered sufficient for it not to cause a loss of amenity through overlooking
- Your officers consider that there is enough room on site to accommodate this proposal

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Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five 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.

02 The materials to be used in the construction of the external surfaces of the garage hereby permitted shall match those used in the existing building.

02 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

03 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

03 Reason: In the interests of the amenities of the locality.

04 There shall be a minimum distance of 1metre between the garage hereby permitted and the garage to the north of the site.

04 Reason: Reason: To ensure that maintenance of the buildings can be carried out satisfactorily.

Informatives

01. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals: EN5, T9
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, T4

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Item No: 02
Address: Wallers Ash Tunnel Alresford Drove South Wonston Hampshire

Parish/Ward South Wonston

Proposal Description: Change of use to clay pigeon shooting and siting of ancillary portacabins and containers - permanent consent - use for 52 days in any 1 calendar year plus 26 Sundays; erection of earth bunds (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Applicant Mr P Corney

Case No: 04/01214/FUL

W No: W14061/09

Case Officer: Abby Fettes

Date Valid: 10 May 2004

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

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Site Description

- Proposal site is in open countryside to the east of South Wonston and due north of Kings Worthy
- It is a field with an established use for Clay Pigeon Shooting immediately adjacent to the Wallers Ash Tunnel, which is on the Southampton-Waterloo Rail line
- There is a car park for approximately 60+ vehicles, and a portacabin as the site offices

Relevant Planning History

- W14061 Demolition of part of workshop and rebuild Granted 29.06.95
- W14061/01 siting of scaffold tower Withdrawn 16.12.96
- W14061/02 siting of earth bunds (retrospective) Granted 02.01.97
- W14061/03 Change of use to clay pigeon shooting and siting of ancillary portacabins and containers (renewal of permission W14061) Granted 26.06.97
- W14061/04 Siting of earth bunds Granted 26.6.97
- W14061/05 change of use to clay pigeon shooting and siting of ancillary portacabins and containers (renewal of permission W14061/03) Granted 28.09.00
- W14061/06 relief from condition 2 of W14061/03 – increase in number of shooting days to 300 Refused 23.11.01
- W14061/07 variation to condition 2 of W14061/05 increase in number of days to 100 (including 25 Sundays) Refused 25.04.02
- W14061/08 change of use to clay pigeon shooting and siting of ancillary portacabins and containers (renewal of permission W14061/05) Granted 03.11.03

Proposal

- Permanent use of the site for 52 days in any one calendar year, plus use on 26 Sundays.
Erection of earth bunds

Consultations

Engineers:Highways:

- no objection provided that 52 week days are for one on one lessons for 4 people, or for corporate days with a maximum of 40 people, and this should be controlled by condition. If the use were for general shooting, would recommend refusal.

Environmental Health:

- Provided the bunding and change of direction of shooting as specified in the noise report that was submitted with the application are implemented, and that time restrictions are kept in place, no objections are raised.

Representations:

South Wonston Parish Council

- shooting is detrimental to amenities and enjoyment of properties of parishioners
- evidence that shooters don't park in the correct place in the terms of the previous temporary consent

Letters of representations have been received from 24 Neighbours

- Cllr Wright objects on the grounds that the site does not meet standards for Clay Pigeon Shooting Association in terms of being too close to a public footpath and too close to a pig farm which could cause lead contamination in the animals
- Ramblers Association object on grounds that increase in shooting will lead to increase in noise and will have a detrimental affect on the footpath
- Further shooting on Sundays will have a dramatic affect as people want to enjoy the peace

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- and quiet of the countryside
- 4 letters of objection from local residents on the grounds that the increase in shooting will be detrimental to the enjoyment of properties, particularly on Sundays
 - there will be a significant impact on increase in traffic which ruins the track
 - the bridleway cannot be used safely by horses
 - the owners are already disregarding conditions set on previous applications
 - it will disturb the sleep of local residents who work nights or shifts
 - a petition containing 88 signatures objecting to the proposal has also been received
 - 18 letters of support were received from members of the club stating that there aren't enough facilities for the country's fastest growing sport
 - will help the development of the club
 - it is beneficial to the local community

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, R3

Winchester District Local Plan

- C1, C2, C24, RT4, RT10, EN15, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C27, DP3, RT7, RT12, T4

Supplementary Planning Guidance:

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Residential amenities
- Highways
- Comments on representations

Principle of development

- The principle of clay pigeon shooting on this site has been established through previous applications
- It would be unreasonable to continue to issuing temporary consents for the site when there are no objections from consultees on the proposals
- Earth bunds have been approved on previous applications. These have been relocated and improved in this proposal to further reduce noise from the enterprise
- The bunds are not visible from Alresford Drove because of the hedgerows, and are not visible in the wider landscape

Residential amenities

- The site is 1.5km east of the residential properties in South Wonston
- Environmental health are satisfied that the measures suggested in the noise report will reduce and minimise disturbance to local residents

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- The measures include a change in direction of shooting away from residential areas and new earth bunds which will stand 5.5m high and 30m wide and 4.5m high and 25m wide
- Shooting will only take place between the hours of 1000 and 1700 on week days for a maximum of 4 hours, and between 1000 and 1600 for a maximum of 3 hours on Sundays
- Previous applications have been for considerably more shooting days. It is considered that 78 days shooting is a reasonable compromise

Highways

- The highways officer is satisfied that there are no issues that cannot be controlled by condition
- There is sufficient on site parking for up to 70 vehicles so no parking should occur on Alresford Drove.
- Alresford Drove is an unmade unclassified track which ensures slow speeds which is to the benefit of pedestrians and cyclists
- It is unlikely that the increase in shooting days will result in a material change in traffic

Comments on representations

- The proposal will increase the number of days shooting which will therefore increase the potential noise from the site, however Environmental Health are satisfied with the measures proposed to minimise nuisance to local residents
- The highway engineer is satisfied that the track will be able to accommodate the additional traffic on week days, and that the car park will be sufficient to prevent parking on the Drove
- The standards of the Clay Pigeon Shooting Association are not material considerations when determining planning applications
- A condition is attached to ensure that signs are put up on the Drove to make the public aware when shooting will be taking place

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five 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.

02 The use hereby permitted shall be carried out only by Mr and Mrs Corney of Wallers Ash Gun Club and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when they cease to lease the land.

02 Reason: To ensure the use is carried out in a satisfactory manner.

03 Clay pigeon shooting shall take place on a maximum of 78 days in any twelve month period. Shooting on not more than 26 days of the 78 days hereby permitted shall take place on Sundays. The 52 week days must only be used for corporate events of up to 40 people, or one on one lessons for a maximum of 4 people. No shooting shall occur on consecutive days, recognised Bank Holidays or days of recognised national importance eg. Remembrance Day. Shooting shall not take place on more than 3 days in any 7 day week. A register of all dates and times when shooting has occurred shall be maintained and be made available for inspection by the council on request.

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03 Reason: To minimise disturbance to local residents and users of the adjacent right of way Alresford Drove, and to enable the Local Planning Authority to monitor the use effectively.

04 The hours of shooting shall be confined to between 1000 and 1700 hours, Monday to Saturday, with a maximum of 4 hours shooting on any of these days, and between 1000 and 1600 hours on Sunday's with a maximum of 3 hours shooting. No shooting shall take place on Bank holidays.

04 Reason: To minimise disturbance to local residents.

05 The parking and turning areas identified on site shall be used only for that purpose. No parking and turning shall take place along Alresford Drove.

05 Reason: In the interests of highway safety and to avoid conflict with other users of Alresford Drove.

06 Warning notices shall be prominently displayed on the frontage of the site with Alresford Drove advising of the times that shooting will take place and during shooting sessions a red flag shall be flown at the frontage of the site to warn users of Alresford Drove of sudden loud noise.

06 Reason: In the interests of minimising the risk of danger to equestrian and other users of Alresford Drove due to unexpected bursts of gunfire.

Informatives

01. 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 materials considerations do not have sufficient weight to justify a refusal of the application in accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: C1, R3

Winchester District Local Plan Proposals: C1, C2, C24, RT4, RT10, EN15, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C27, DP3, RT7, RT12, T4

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Item No: 03
Address: Land To The Rear Of 3 - 9 Park Road Winchester Hampshire

Parish/Ward Winchester Town

Proposal Description: (AMENDED DESCRIPTION) Residential redevelopment to retain existing 4 No. dwellings and construct 2 No. four bedroom detached dwellings, 3 No. four bedroom and 3 No. three bedroom and 1 No. three bedroom terraced dwellings, 3 No. two bedroom, 1 No. three bedroom and 9 No. one bedroom flats with associated car parking, garaging and access

Applicant Bewley Homes Plc

Case No: 04/00541/FUL

W No: W18420/01

Case Officer: Mr John Hearn

Date Valid: 27 February 2004

Delegated or Committee: Committee Decision

Reason for Committee: The application is for a major development
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

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Site Description

- The application site forms the properties and the large gardens of 3, 5, 7 and 9 Park Road.
- It is situated to the north side of Park Road about 120 metres east of its junction with Andover road.
- The site backs onto the agricultural land known as Barton Farm.
- The land slopes reasonably steeply down to the north towards Barton Farm.
- Numbers 3, 5, 7 and 9 Park Road are very large Victorian semi-detached villas which are imposing within the street scene.
- There are a variety of large tall indigenous and fruit and ornamental trees within and along the boundaries of the site. The trees to the front of the site are particularly large and form a setting for the villas.
- To the west is a more modern large detached house, the boundary consists of fencing and some planting but there are clear views across this boundary
- To the north there is a variety of planting along the boundary which is quite mature but there are gaps allowing views over Barton Farm.
- To the east there is a thicker and more robust vegetated boundary consisting of hedges and trees which form the western boundary to a large detached Victorian villa.
- Across the road and to the south are some fairly and relatively new large detached houses set well back from Park Road.
- There is a pavement on both sides of Park Road
- Further east the road narrows to a single width with no pavements at the bridge which crosses the railway line.
- The general character of development in Park Road is one of large detached houses in generous plots with a mature landscape setting.

Relevant Planning History

- **W18420** Erection of 25 No. dwellings comprising: 1 No. five bedroom and 1 No. three bedroom detached dwellings, 7 No. four bedroom terraced dwellings, 8 No. two bedroom and 7 No. one bedroom flats, 1 No. three bedroom attached dwelling, associated garaging, parking and - Application Withdrawn - 11/02/2004

Proposal

- The proposal is to build 22 dwellings within the garden areas of numbers 3, 5, 7 and 9 Park Road. The existing large semi-detached house will be retained with smaller gardens. The total number of houses will be 26. The overall density within the red line which includes the existing villas is 36 dwellings to the hectare.
- 9 affordable housing units are proposed on the site in one block. There are 7 one-bedroom flats, two-bedroom flat and 1 three bedroom flat. This equates to 35% of the total number of units.
- The combined housing mix will be: 9 one bed flats, 3 two bed flats, 1 two bed house, 3 three bed houses, 1 three bed flat; 5 four bed houses, 4 five bed houses (existing dwellings). This satisfies the housing mix policy.
- The dwellings are both two and three storey and the designs (Arts and Craft Style) are traditional to reflect the appearance of the Victorian villas, which are to be retained. On the three storey dwellings tile hanging has been introduced to the second floor gables to bring the scale down.
- Clay tiles will be used on the roofs, and the walls will be brick. Windows will be simple timber casements and timber canopies are proposed over the door.
- A new vehicle access with pavement is proposed into the site roughly centrally along the road frontage.
- To the left of the access is an amenity area, which will have an equipped Local Area of Play (LAP). This will be enclosed by railings, fences and accessed through sprung gates

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- Car parking is provided in two court yards, in garages and in under croft parking which utilises the slope of the land. In total 42 car parking spaces are provided.

Consultations

Engineers:Highways:

- The original concerns have been satisfied by the submission of amended plans. No objections subject to conditions.

HCC Highways

The highway authority has confirmed that it is proposing improvements to the Park Road bridge and other improvements in the city. A financial contribution is required to provide enhanced facilities for pedestrians, cyclists and users of public transport. In accordance with the Winchester Movement and Access Plan.

Environment Agency:

- No objection subject to conditions

Landscape:

- No objections
- There is adequate play area and general/informal open space. The play area is in the best location.
- A high quality landscape scheme has been submitted.

Arboriculture Officer

- No objections
- Proposal adhere to advice given during negotiations
- The consultants method statement must be adhered to. Conditions should be applied

Southern Water:

- The points and details of the proposed connection to the public sewer will have to be formally approved. There are no public surface water sewers in the vicinity. No surface water should be discharged to the foul sewer as this could cause flooding to the downstream properties. It is recommended that the applicant request a sewer capacity check to determine appropriate connection point for the development.
- A water supply can be provided as and when required

Housing

- Units to be affordable have not been specified and housing is not dispersed throughout the site as previously advised (NB planning officer comment - the units identified as affordable housing are plots 13 to 21, i.e. 9 units)
- Housing needs survey has identified 1 bed and 3 bed housing shortages in this sub area. Should consider providing one or two 3 bed dwellings as part of the allocation.
- The site has a range of property sizes proposed which is justifiable through the 2002 Housing needs survey

Representations:

City of Winchester Trust:

- Objects to proposals:
- The building style would require a very high standard of building and craftsmanship.
- Concerns density is still too high.
- Parking provision is excessive and a reduction would improve the spatial characteristics of the development. Rows of parked cars will be unappealing and should be screened.
- Inclusion of cycle stores and garden sheds is appreciated but bin storage and siting of burglar alarms should be incorporated into the design.

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- A planting plan is desirable and should be provided as a screen to site especially from view from Barton Farm.
- Large areas of hardstanding are unsympathetic to the character of the neighbourhood

Objection from Ward Member

- Park Road is becoming increasingly congested; traffic issues need to be addressed before more traffic is generated, not after. Also concern over the character of Park Road being altered losing its individual character

Letters of representations have been received from 31 Neighbours (Scheme as submitted)

- Area is characterised predominantly by large semi detached and detached family homes set back from the street with garden/green areas. The proposals will adversely alter the character and attractiveness of Park Road and the surrounding area.
- The design of the proposals is unsympathetic to the surroundings with the reduction in tree cover and erection of high-density blocks.
- The density of units is too high given the location at the rural fringe of the city.
- There are too many small units.
- Open space within the development for children to play is out of sight – issues of personal safety and is close to Park Road frontage.
- The infilling of gardens and reduction of green spaces is reducing the quality of the city.
- Neighbouring properties will experience a reduction in privacy and will be pressured to sell their properties, which would result in further development of this type.
- The proposals will be visually intrusive to views across Winchester particularly as the location is at the entrance to the city.
- Neighbouring properties will experience increased light and noise pollution.
- Removal and thinning of trees and hedges will increase visual impact and reduce wildlife habitats.
- Winchester as a whole already heavily congested. Infrastructure and public transport not adequate to accommodate development.
- Park Road is used as a rat run and experiences high levels of congestion and accidents already. Existing widths and contours of road already a problem especially narrow single lane bridge.
- Surrounding road network heavily congested and poor safety record.
- Park Road used as a through route for pedestrians to the school and nursing homes residents. The proposals will put them in increased conflict with traffic.
- Issues of junction adequacy and safety. Questions over visibility at access.
- Increased traffic will create pollution and noise issues.
- Parking provision on site not adequate, roads in and around site will become obstructed as parking is already an issue, which will be exacerbated by proposals.
- Previous developments in the area have been refused due to densities and design.

A further 13 letters of representation have been received since the scheme was amended and re-advertised:

- The comments received reiterate the objections set out above.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, T2, T4, T5, T12, H2, H6, H7, H11, R2, E1, E6, E8, E16, E17, E19

Winchester District Local Plan

- EN1, EN4, EN5, EN7, EN9, EN13, H1, H7, RT3, T8, T9, T11, W1, W5

Winchester District Local Plan Review Deposit and Revised Deposit:

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- DP1, DP3, DP4, DP5, DP6, DP9, DP12, H2, H5, H7, RT3, T1, T2, T3, T4, T5, W1

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations
- Affordable housing

Principle of development

- The site is within the policy boundary of Winchester and in principle it can be redeveloped for residential purposes.
- Although the area is within the designated E1 area of the statutory local plan (WDLP) this policy carries little weight with the advent of PPG3
- Government policy PPG3 advises densities should be between 30 and 50 dwelling per hectare. The proposed density of the whole site, which includes the existing villas with reduced garden, is 36 /dph.
- The scheme now before committee is the result of negotiation by officers and involvement by the Council's urban design consultants. The earlier scheme which was considered to be unsatisfactory was withdrawn

Impact on the character of the area/spatial characteristics/street scene

- As most of the new houses are to the rear of the existing villas there will be little visual impact from oblique views up and down Park Road. However plot 1, a new detached house, will front onto the road between Magnolia House and No 3 Park Road. This new house is one metre taller at its ridge than Magnolia House but a full 3 metres shorter than No 3/5 Park Road even though the house has been moved close to the road. The position and scale of this new house is considered to fit in satisfactorily within the street scene, which in any event will be potentially screened by trees and hedges.
- There will be views of the new development between gaps along Park Road and down the new access road towards one of the new 3 storey terraces (plots 6 – 10) and across their rear gardens into open countryside beyond.

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- The main visual impact of the new development will be south across the open countryside of Barton farm as you travel along Andover Road into Winchester. The new houses, which are on the lower part of the site, will be seen against the very tall Victorian villas, which are on the highest part of the site. They will however be partially screened by trees along the northern boundary (i.e. the countryside edge).
- As there are generous spaces between the new dwellings along the northern boundary it is considered there will be little adverse affect on the spatial character of the area.

Detailed Design

- The proposed development is designed in a traditional style to relect the character of the Victorian villas.
- The building forms and their detailing will fit in well with their surroundings which is a mixture of Victorian and more recent architecture.

Residential amenities

- The affect of the development on the immediate neighbours has been carefully assessed.
- There will be no material adverse impact on the immediate neighbour to the east (No 11 Park Road) although the development will be seen from their rear garden.
- When the application was submitted there was serious overlooking to the rear garden area of Magnolia House to the west from plots 2 – 5. The design of this terrace has now been altered so that the aspect is controlled and the overlooking removed. Other amendments include the deletion of two footpaths adjacent to this property, the reinforcement of the Beech Hedge and agreement by the developer to plant semi-mature trees in the neighbour's garden. By agreement with the neighbour the developer has also reduced the footprint of plot number one and adjusted the positions of windows. Also plot 2 is now two storey rather than three.
- As the existing Villas (3–9 Park Road) will remain as 4 large semi-detached houses there will be no adverse impact on the neighbours across the road on the southern side of Park Road. Although it is accepted that there will be much more traffic entering and leaving the site, than there is at present.

Public open space provision

- The Open Space Officer is satisfied that the developer has provided sufficient open space within the site.
- his will consist of a large area of amenity space to west of the access into the site which will be readily accessible to the wider public, which will include an equipped local area of play and some informal open space along the northern boundary adjacent to open countryside.

Comments on representation

- Given that the majority of the housing will be behind the existing large villas and the mature trees along the frontage and into the site will be retained, it is not accepted that the visual character along Park Road will be materially adversely affected. It is considered that the attractive character of the road will be retained.
- The resulting density is obviously significantly more than the existing density on the site or in general within Park Road but it is still only 36 dph and well within the range of PPG3. The design of the new dwellings is in keeping with the character of the Victorian villas.
- The Council's policy states that there should be at least 50% one and two bedroom units as a shortage of small units has been identified by the housing needs survey.
- The proposed children's play area will not be out of sight it will be visible from Park Road and overlooked by number 5 Park Road. It will be made secure and safe by a combination of fences and railing.

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- The amenity of the neighbours has been carefully looked at and adjustments have been made to the scheme.
- The development will be noticeable in views from Andover Road as you travel into the city but will be seen against the backdrop of the tall villas on the highest part of the site and will be partially screened by mature trees along the northern boundary.
- The majority of the trees to be removed within the site are fruit trees and ornamental trees, although some trees of moderate to low category (as identified by the arboricultural report) are to be removed to make way for development and for the access. It is not considered that the loss of these trees will have a material adverse effect on the character of the area. A significant amount of tree cover will be retained within and along the boundaries of the site.
- HCC has insisted that there should be a contribution to improve poor pedestrian connections within the area. HCC have plans to improve pedestrian facilities at the narrow bridge to the east of the site, which is within its capital programme.
- There is no objection from the highway authority to the amount of extra traffic this site will generate. It considers that there is adequate parking on the site, adequate sight lines at the new access, that apart from the deficiencies at the bridge there are adequate footpaths connecting the site and that the junctions either end of Park Road can accommodate the extra traffic.

Affordable housing

- 9 units of affordable housing are included. The scheme has been amended to include a 3 bed unit on advice from the Housing Enablement Officer. There is an issue that the houses should be pepper-potted throughout the development. The developer feels that his proposal is an acceptable solution as he is providing over and above the minimum of 30%. At the time of writing the report discussions are continuing to see if a compromise can be reached.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for £80,655, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 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.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

APPROVE – subject to a Section 106/Section 278 Agreement for:

1. A financial contribution of £44,000 to Hampshire County Council towards providing enhanced facilities for pedestrians, cyclists and users of public transport.
2. The provision of nine units of affordable housing
3. A financial contribution of £36,655 towards the provision of public open space through the open space funding system
4. Public access to open space and Local Area Play.

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

APPROVE – Subject to successful negotiations to secure the provision of a better mix of affordable housing

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Conditions

01 The development hereby permitted shall be begun before the expiration of five 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.

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 dwelling units, garages and garden/cycle sheds 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 No development shall take place until fully annotated elevations, plans and sections at a scale 1:20 showing the following details: all windows and all door, rainwater goods, eaves, ridges, chimneys, window sills, window hoods, door hoods, roof lights, rusticated brickwork, brick detailing, dormers, porches, garden gates, garden walls and fences, steps, undercroft parking, retaining walls, have been submitted and approved in writing by the local planning authority. Development shall be carried out in accordance with approved details before the dwellings are occupied

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

04 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority. Works shall be completed in accordance with the approved details, before the dwellings are occupied

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

05 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 in writing 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.

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

06 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any unit of the development. The landscape management plan shall be carried out in accordance with the details approved.

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06 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

07 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details provided in Tree Survey Schedule (dated summary 2003 Ref 02067) before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

07 Reason: To ensure the protection of trees which are to be retained.

08 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.

08 Reason: In the interests of highway safety.

09 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.

09 Reason: In the interests of highway safety.

10 Before the development hereby approved is first brought into use, visibility splays of 2.4m metres by 70.0m metres shall be provided at the junction of the access and public highway. 600mm.

10 Reason: In the interests of highway safety.

11 The garage/parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

11 Reason: To ensure the provision and retention of the garage/parking spaces in the interest of local amenity and highway safety

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12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A; B; C; D; E; F and G of Part 1, and Class A of Part 2 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

13 Reason: To protect the amenities of the locality and to maintain a good quality environment.

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no windows or rooflights other than those expressly authorised by this permission shall at any time be constructed in the elevations or roof planes of the dwelling units hereby permitted, without the written consent of the Local Planning Authority.

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

15 During construction any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downward into the bund.

15 Reason: To prevent pollution of the water environment.

16 Prior to being discharged into any water courses, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstanding shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

16 Reason: To prevent pollution of the water environment

17 No development shall take place until details of the childrens play area (LAP) including all equipment, surfaces, fencing/railings/gates and associated hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before the penultimate residential unit is occupied

17 To ensure a satisfactory form of development and that facilities are provided at the appropriate time.

18 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. These details shall include the following, as relevant:

18 - existing and proposed finished levels or contours:

18 - means of enclosure, including any retaining structures:

18 - car parking layout:

18 - other vehicle and pedestrian access and circulation areas:

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- 18 - hard surfacing materials:
- 18 - minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):
- 18 - proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- 18 - retained historic landscape features and proposals for restoration.
- 18 Soft landscape details shall include the following as relevant:
- 18 - planting plans:
- 18 - written specifications (including cultivation and other operations associated with plant and grass establishment:
- 18 - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- 18 - retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- 18 - implementation programme:
- 18 Reason: To improve the appearance of the site in the interests of visual amenity.

Informatives

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

Hampshire County Structure Plan Review: UB3, T2, T4, T5, T12, H2, H6, H7, H11, R2, E1, E6, E8, E16, E17, E19

Winchester District Local Plan Proposals: EN1, EN4, EN5, EN7, EN9, EN13, H1, H7, RT3, T8, T9, T11, W1, W5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP4, DP5, DP6, DP9, DP12, H2, H5, H7, RT3, T1, T2, T3, T4, T5, W1

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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

03. The final decision notice for this application will not be issued until the applicant has entered into a legal agreement with Winchester City Council.

04. Under the terms of the Water Resources Act 1991, the prior agreement of the Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

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05. The applicant is advised that the point and details of the proposed connection to the public sewer will require the formal approval of Southern Water Services Ltd. There are no public surface water sewers in the vicinity of the site. It is recommended that the applicant request a sewer capacity check to determine an appropriate connection point for the development.

06. The applicant is advised that a licence will be required to carry out highway works. Please contact: The Engineering Services Manager, Engineering Department, Winchester City Council, Winchester, (Telephone: 01962 848326).

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Item No: 04
Address: Fishers Hut Hensting Lane Fishers Pond Hampshire
Parish/Ward Colden Common
Proposal Description: Detached double garage and store with room in roof
Applicant Mr And Mrs G Axton
Case No: 03/02772/FUL
W No: W15711/03
Case Officer: Mary Humphries
Date Valid: 17 November 2003
Delegated or Committee: Committee Decision
Reason for Committee: Parish Council submitted representations contrary to officer recommendation
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received
Site Factors: Countryside

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Site Description

- The site lies within the countryside, as delineated in the local plan, within a rural ribbon development of detached houses on Hensting Lane, south of Colden Common.
- The area is characterised by large houses in good sized and well wooded plots, many of which are set away from the road frontage.
- The site comprises a partially constructed garage, built to eaves height, to the west of a recently completed two storey house, between the lake and Hensting Lane.
- There is a small boat house within the centre of the site on the lake edge, between the garage and house.
- The buildings lie on land that drops down gently from the road towards the lake to the south, and are clearly visible from the road.
- The site is visible from the neighbouring houses and in views across the lake from the public house, but there are no public footpaths on the lakeside or within the vicinity of the site and lake.
- Since the house was completed, a comprehensive landscaping scheme has been put into place, comprising 1.2m high boundary fence panels between brick piers, approximately 2m back from the road edge, substantial planting between the fence and road, generous tree planting, hardstandings, and retaining stone gabion structures on the waters edge.

Relevant Planning History

- W15711 – Replacement dwelling with detached double garage – Allowed on appeal 22.09.99
- W15711/01 - Demolition of existing bungalow and construction of two storey dwelling with detached garage and new vehicular access – Refused 03.08.1999
- W15711/02 - Detached double garage with store and room in roof – Refused 09.05.2003

Proposal

- The proposal is for an increase in the size and height of the approved detached garage on the site, which was previously allowed on appeal with a replacement dwelling (W15711).
- The permitted garage is 6m by 6m in floor area and had a pyramid roof form.
- The proposed garage comprises an enclosed double garage of 7m x 7m, with an additional open sided lean-to measuring 7m x 3m, supported by oak posts.
- The proposal comprises a steeper asymmetric roof form, with a catslide hipped roof fronting Hensting lane and a half-hipped end overlooking the lake, with a timber ballustrade and glazed full height opening on the lake side of the building.
- The current proposal (as amended) measures 5.5m in height to the roof ridge, which is 1m lower than the previous application (refused), and 0.3m higher than the highest part of the approved building.
- Detailed amended landscaping details have been submitted following discussions with the applicant.
- Details of the proposed timber gates to the entrance have also been submitted.

Consultations

Landscape:

- Work has commenced on the garage and landscaping.
- I am concerned that the various works undermine the character of the area, which is rural, and countryside policies apply.
- Comment on the amended landscaping plans – the amended details are comprehensive, and subject to the amended planting scheme being fully implemented, the landscape details can be approved in compliance with the appeal decision.
- The landscaping will help to mitigate the impact of the larger garage.

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Representations:

Colden Common Parish Council

- Objection
- The current proposal is similar to the refused scheme.
- The size of the proposed development is out of proportion with the size of the plot and house.

6 letters of representations have been received from Neighbours

- At appeal the inspector allowed a smaller garage and noted that it would be below the level of the road which would reduce its visual impact.
- The new application doubles the size of the building and adds a car port to become a dominant feature.
- Over development of the site.
- Harm to rural character

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1, C2, E6, E16

Winchester District Local Plan

- EN5, EN7, C1, C2, C19

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP3, DP5, C1, C6, C22

Supplementary Planning Guidance:

- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities

Impact on the character of the area/spatial characteristics/street scene

- The proposed larger garage is taller and more substantial in views than the approved garage, which had a simple pitched pyramid roof.
- The garage will remain subservient in scale, to the two storey house on the site.
- The garage will be constructed to a similar roof pitch to the house on the site, and using roof tile and bricks to match the house, and an oak ballustrade and supports to match the timber details on the house.
- An amended landscape scheme has been agreed with the Authority's Landscape Architect which includes additional native planting to the boundaries.
- A large number of semi-mature trees have been planted within the site, between the garage and road, which will screen and soften views of the new garage and house in views from the north and lane.
- Although the proposed garage is larger and taller than the approved garage, there are examples of other large garages and ancillary buildings within the vicinity of the site, some of

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which are closer to the road than the current proposal.

- The proposed garage has been reduced in height and scale, compared to the refused application (W15711/02), and the officer view is that the current proposal is now acceptable.

Residential amenities

- The garage is visible from neighbouring properties, but does not result in any overlooking or loss of privacy/amenity.
- Conditions are proposed in order to restrict the use of the building to ancillary domestic storage uses and garaging.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five 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.

02 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.

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

03 The materials to be used in the construction of the external surfaces of the garage hereby permitted shall match those used in the existing building.

03 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

04 The garage and store hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes without the prior written approval of the Local Planning Authority.

04 Reason: In the interests of the amenities of the locality.

05 The new beech hedgerow identified on the the approved plan shall be retained and maintained at a minimum height of 1.2 metres in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

05 Reason: In the interests of the visual amenity of the area.

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Informatives

01. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: C1, C2, UB3, E6, E8

Winchester District Local Plan Proposals: EN5, C1, C2, C19

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C6, C22, DP1, DP3, DP5

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Item No: 05
Address: Heather Glen Main Road Itchen Abbas Winchester Hampshire SO21
1AT

Parish/Ward Itchen Valley

Proposal Description: Demolition of existing dwelling and replace with a five bedroom
dwelling with attached triple garage and one bedroom staff flat over

Applicant Mr John Greaves

Case No: 04/00995/FUL

W No: W17689/01

Case Officer: Mary Humphries

Date Valid: 16 April 2004

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor

Site Factors: ASLQ, countryside

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Site Description

- The site comprises an existing bungalow on rising land, within a large 'backland' site to rear of Gorse Cottage, Main Road, Itchen Abbas.
- The site lies in the delineated countryside to the rear of the development frontage for the village.
- The village at this point has a linear form, following the B3047, and generally comprising larger properties set in large well vegetated plots to either side of the road, most built since the 1930s.
- Only two houses to the north of the road have been built in backland situations, Heather Glen (the site) and St Christophers, some distance to the east. Both are single storey.
- There is a former railway line in a cutting to the rear of the site, over which there is pedestrian access.
- The existing bungalow has been constructed towards the centre of the site, and is aligned north east-south west, or at a slight angle with those surrounding it.
- The existing house has an elevated position on gently rising land, but the boundary hedges and trees on and off the site screen the house in views such that only the roof and gable end of the house are visible from the B3047 to the south, in views up the drive.
- The access to the site is shared with Gorse Cottage and runs between Little Hayes and Gorse Cottage to join the B3047 to the south.

Relevant Planning History

- WIR 9588 – Erection of bungalow to rear of Gorse Cottage, Itchen Abbas. Permission 1962 (PD removed)
- WIR 9588/1 – Erection of detached garage. Permission 1962
- W17689 – Demolition of existing dwelling and its replacement with a five bedroom detached dwelling and triple garage with accommodation over. Refused 13 May 2002. Appeal dismissed 19 August 2003.

Proposal

- The proposal is for the replacement of the existing single storey house on the site with a large two storey detached house with an attached triple garage and staff flat above.
- The proposed house is significantly larger than the existing in terms of floorspace, massing, bulk, height and scale. It has a floor area of around 365 square metres, compared with the existing floorspace of around 150 square metres.
- The house is designed in the form of a traditional detached Georgian house with a shallow pitch hipped slate roof above, pedimented porch, and large two storey and single storey wings to the rear.
- It is fenestrated with large 12 pane sash windows to each elevation.
- The replacement house is aligned at an angle to the plot boundaries, with the principal elevation facing south-east.
- The attached triple garage, has a staff flat above the garage space and is fenestrated with dormers and rooflights set in a mansard roof form.

Consultations

Tree Officer:

- No objection subject to conditions regarding tree protection
- There are some excellent trees and large pines on this site, but none would be affected by this proposal. The only trees to be removed would be the young smaller trees.

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Representations:

Itchen Valley Parish Council

- Objection
- The proposal is very similar to the appeal proposal which was dismissed for reasons of visual intrusion.

Letters of representations have been received from 7 local residents

- Any replacement should be single storey.
- Harmful impact of proposal on environment and countryside.
- Almost identical to appeal proposal and the minor changes do not overcome the reasons for refusal upheld at appeal.
- Harm to ASLQ and increased visual intrusion
- Loss of a smaller residential unit which is contrary to VDS.

Upper Itchen Valley Society

- The replacement is as large as the appeal proposal and to a similar design, and the application does not overcome the reasons for refusal.
- Contrary to Village Design Statement.
- New Local Plan and National Park Status now have greater weight than at the appeal.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1, C2, E6, E16

Winchester District Local Plan

- EN5, EN7, C1, C2, C19

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP3, DP5, C1, C6, C22

Supplementary Planning Guidance:

- Itchen Abbas Village Design Statement
- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- The Hampshire Landscape: A Strategy for the future
- Itchen Valley Management Strategy

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/landscape
- Detailed design
- Residential amenities

Principle of development

- The proposal is for a replacement dwelling outside the settlement frontage and within the countryside and ASLQ.

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- The principle of replacing the existing dwelling with a new house is acceptable, subject to compliance with WDLP policy C19 (emerging policy C22), which requires that there is no impact on the stock of affordable dwellings in the countryside and no visual intrusion as a result of the development.
- The existing dwelling is not affordable under the local plan criteria, due to its size (150 sq m).
- Emerging policy C22, which is afforded less weight than the adopted policies, also requires that the replacement dwelling “does not significantly change the character of the existing dwelling, or result in increased visual intrusion, by increased size and/or unsympathetic design”.

Impact on the character of the area/spatial characteristics/landscape

- The proposal is for a very large detached house with triple garage and staff flat at an elevated backland position, within the delineated countryside and ASLQ.
- The proposal differs from the previous proposal (dismissed at appeal) in that it is cut lower into the landscape by at least 1.4m, to reduce its overall height, it has been realigned to bring it lower in the landscape and less visible from the access drive and the design has also been amended.
- However, the proposal is similar in bulk, design, floor area, scale and impact to the appeal proposal.
- While the current proposal is lower in the landscape, with only a limited length of roof sitting above the roofline of the existing house (70cm above existing), the officer view is that the two storey elevations and deep/wide footprint of the proposed house would give it a far more prominent, top heavy and imposing impact in the landscape, compared with the single storey form of the existing house, which has its fenestration and accommodation on the ground floor. The existing roof is the main feature visible from outside the site.
- The inspector determined that the large built form of the previous appeal proposal would result in a marked change in the appearance of the appeal site and noted that the existing bungalow has little visual impact on the extensively landscaped backland setting. He states that the proposal would create a large and imposing building on an elevated site and concludes that this contrast would result in an increased visual intrusion that would damage the appearance of the area.
- The officer view is that the current proposal fails to overcome the Inspector’s objections to the appeal proposal.

Detailed design

- The design of the proposal is similar to that of the appeal proposal and comprises a Georgian style of building, with two storey elevations, pedimented porch, parapet walls and shallow pitched slate roofs with areas of flat roof to keep the height of the two storeys to a minimum.
- The design is imposing and formal and incorporates fenestration on all sides at two storey height, with a maximum building width of 26m (including the garage) and a maximum building depth of 19m.
- There are mixed architectural forms and styles in the village of Itchen Abbas and many of the houses are large, set in good sized grounds. However, given the backland and elevated position, the officer view is that the design, massing and proportions of the building are out of scale with the surrounding development and countryside setting.

Residential amenities

- Although the proposal incorporates first floor windows which will be visible from the surrounding properties, there are generous distances between buildings and between the proposed dwelling and the site boundaries.
- At the previous appeal, the Inspector considered the issue of overlooking and the amenities of neighbouring residents. He did not uphold that the development would have an overbearing impact on the neighbouring properties, or result in overlooking or loss of privacy.

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Recommendation

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 Reason: The proposed development is contrary to policies C1, C2, UB3, E6 and E16 of the Hampshire County Structure Plan (Review), policies C1, C2, C19, EN5 and EN7 of the Winchester District Local Plan and the emerging policies C1, C6, C22, DP3 and DP5 of the Winchester District Local Plan Review Deposit and Revised Deposit, in that the proposed development would result in a building of excessive building bulk, height, scale and massing, compared with the existing building on the site, resulting in visual intrusion in the landscape and a development that would be out of keeping with its countryside setting, to the detriment of visual amenity.

Informatives

01. The development is not in accordance with the Policies and Proposals of the Development Plan set out below but there are no other material considerations which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 54A of the Town and Country Planning Act 1990 (as amended).

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

Hampshire County Structure Plan Review: UB3, C1, C2, E6, E16

Winchester District Local Plan Proposals: EN5, EN7, C1, C2, C19

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, C1, C6, C22

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DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 06
Address: Abbotsbury School Lane Itchen Abbas Winchester Hampshire SO21 1BE

Parish/Ward Itchen Valley

Proposal Description: Demolition of existing bungalows and residential redevelopment comprising 7 No. three bedroom and 7 No. two bedroom dwellings with associated garaging, parking and alterations to access

Applicant Banner Homes (Wessex) Ltd

Case No: 03/03021/FUL

W No: W02980/02

Case Officer: Elaine Patterson

Date Valid: 22 December 2003

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor
Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Reason for Committee: The application is for a major development
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors: Within settlement boundary, outside Area of Special Landscape Quality

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Site Description

- The site measures 0.33Ha.
- Two detached, dwellings single storey houses on site at present, Abbotsbury and the Paddock are to be demolished.
- The land rises by 4m across the site, from the School Lane access, in the northwest, to the south eastern corner.
- There is a 1m high grassed bank along the eastern boundary of the site with the Itchen Abbas Primary School. This boundary is marked by a 1m high fence, shrubs and a mature sycamore which is to be retained.
- There is a 4m high beech hedge on the northern boundary of the site to School Lane, this hedge is to be retained.
- The western boundary of the site with Stradling House, is marked by a 1.8m high close boarded fence. 3m into the site, beyond a tarmac drive leading to Abbotsbury lies a second beech hedge which also measures 4m in height. Following negotiations with the Landscape Officer this hedge is proposed to be removed and replaced by a hedge adjacent to the western boundary.
- The southern boundary is marked with a 1.5m post and wire fence.
- There is an M.O.D. oil pipeline running north south through the site.

Relevant Planning History

- None relevant.

Proposal

- It is proposed to demolish the two dwellings on site at present and erect 14No. new dwellings, four of which are affordable dwellings to be managed by Hyde Housing Association.

Consultations

Engineers:Highways:

- The visibility requirement at the site access junction is 2.4m by 23.0m. This can be achieved on land under the applicants control by the removal of a section of hedge in the westerly direction.
- On the School Lane/Northington Road junction visibility splays of 2.4m by 45.0m are required. This can be achieved to the north, visibility to the south is somewhat limited by a wall in third party ownership.
- An adequate visibility splay can be achieved to the centreline of the road however and given the relatively low traffic volumes combined with the position of the existing junction with the junction of the B3047 I am satisfied this will be acceptable.
- Parking is provided at a realistic level.
- Adequate provision has been made for service vehicle manoeuvring.
- A condition to secure undercover cycle parking is required.

Landscape:

- A landscape scheme has been received for the site, following consultation with the Landscape Officer to remove the western beech hedge and replace it with a mixed species hedge adjacent to the boundary with Stradling House.
- On the latest scheme the landscape officer states:
- The beech hedge has been replaced and a number of beech trees (4-4.5 m high) shown along the boundary with Stradline House.
- Plots 8 & 11 are still shown to have 3 floors however the photomontage shows this to have a minimal impact on views from the Community Hall.
- A built structure would not be appropriate for the bin store.
- It is important to continue hedge planting from School Lane round in front of Plot 1. This need

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is highlighted by the illustrative view from Northington Lane.

- Hedge planting should also continue to the fronts of Plot 4-7 and between and around parking spaces adjacent to Plot 13. In order to achieve this the parking spaces in front of plot 11 will need to be located closer to the dwelling.
- The retaining walls shown on the drainage plan must be shown on the landscape plan. May require additional planting.

Trees:

- The Trees Officer confirmed that he is happy with the proximity of the garage in relation to the large sycamore, and provided that a tree protection zone of 6 metres is retained and no drainage pipes are to be located through the area, then this is acceptable.
- The amended plans show a juvenile Silver Birch to be retained as recommended. The parking space underneath should be annotated as a 'no-dig method of construction'.

Architects Panel:

- The panel note the housing density requirement.
- Given the maturity of perimeter planting, the quality of spaces between houses and trees, and between houses and garages, is poor.
- The panel find it strange that the roof space of some houses is used for accommodation in some and not others.
- The layout has been generated by pragmatic issues and not as a result of careful residential design principles.
- This will not be an enhancement for Itchen Abbas.

Housing Enabling Officer:

- Affordable housing threshold in this small settlement is 5No units.
- 30% of the units should be affordable or 4.2 units.
- It has now been agreed that 4No. affordable units managed by Hyde Housing association should be provided on site and financial contributions made for the shortfall of 0.2 unit, to be provided off-site.
- 80No. one bed, 12No. three bedroom and 8No. four bedroom properties need to be provided across the letting area, which includes Kings Worthy, Micheldever, Sutton Scotney and Sparsholt until 2007. The 2002 Housing Needs Survey shows a surplus of two bed properties in that area however there is a need for all types of affordable homes.
- 2No. three bed and 2No. two bed is a suitable affordable mix on site.

Environment Agency:

- No objection in principle subject to conditions.

Southern Water:

- No comments received.

Engineers:Drainage:

- Propose the use of non-mains drainage, consult Environment Agency.
- Strict wayleaves in place as there is an oil pipeline on site.
- Drainage layout and strategy, showing position of proposed 'Klargester' sewage disposal facility and sub-surface irrigation must be identified before a housing layout is agreed.

M.O.D. Pipeline Surveyors:

- Following a reduction in the hardstanding over the pipeline the Surveyors withdrew their initial objection to the development.

Hants and Isle of Wight Wildlife Trust:

- No comments received.

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Hants County Council Education Department:

- This is not an area where there is shortfall of school places. We will not expect a developer contribution.
- No construction vehicles should be allowed to park on School Lane on school days between 8.00am and 5.00pm.

Archaeologist:

- No objection subject to a condition securing a written scheme of investigation.

Representations:

Itchen Valley Parish Council

The Parish Council submitted two letters responding to this application: One letter objects to the proposal, the other suggests conditions should the application be approved.

Objections are set out below:

- A lower density of 6No. dwellings would be more acceptable for the site and the village.
- Landscape: The site is within the proposed National Park boundary, an Area of Special Landscape Quality (ASLQ) and the Itchen Valley Countryside Heritage Area. It is within 0.1 mile of the River Itchen a proposed Special Area of Conservation (SAC).
- PPG3: The site area is 0.3Ha with a density of 46 dwellings per Ha.
- The pipeline should not be included in calculating densities.
- This is not a suitable location for density at the top end of PPG3 parameters, according to PPG3 para.70 which states:
 - Villages will only be suitable locations for accommodating significant additional housing where:
 - it can be demonstrated that additional housing will support local services, such as schools or shops, which could become unviable without some modest growth. This may particularly be the case where the village has been identified as a local service centre in the development plan;
 - additional houses are needed to meet local needs, such as affordable housing, which will help secure a mixed and balanced community (see Annex B); and
 - the development can be designed sympathetically and laid out in keeping with the character of the village using such techniques as village design statements (VDS).
- The VDS states the plot sizes should "continue to reflect the current curtilage sizes an character of the locality", this is not the case here, the neighbouring properties have plots of 1/3 to 1/4 acre.
- There is no shop, post office or doctor's surgery here. The nearest shops are Tesco Winnall 5 miles kings Worthy Post Office 4 miles and West Lea Farm Shop 2.5 miles.
- The Primary School has 70 children, it could take more but doesn't need to, to be viable.
- The only employment opportunities are the 5 small light industrial units, fish farm, vets, domestic or agricultural work. Many drive to work in Winchester, Basingstoke or Southampton. Or commute by train from Winchester.
- Public transport is Dial-A-Ride and an hourly bus to Guildford and Winchester.
- Hyde Housing Association has permission for 10no. affordable dwellings in Martyr Worthy to meet local need. The dwellings proposed here are not affordable.
- Local Plan: The development would have an adverse unacceptable impact on adjoining land uses and overlook neighbours.
- It would set a precedent for this density.
- Drainage: There is no mains drainage in Itchen Abbas, there is a sewage treatment plant serving 28no. houses behind Hazeldene Gardens. The City Engineer will confirm the chalk has become incapable of taking much more effluent and he has been trying to find a new site for plant.
- The Klargest plant will adversely effect Stradling.
- Surface water is a problem in heavy rain it pours down Northington Lane on to the B3047.

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- Traffic: 14No. houses will generate 28 cars and around 56 movements a day.
- School Lane is a cul-de-sac leading to the school, at one point it is single lane.
- It is not safe to introduce additional traffic here.
- The traffic survey only covered one normal school day and the counter was placed in the road so that traffic from Hazeldene Gardens was not counted. More traffic will make it difficult for them to reach the bus stop across Northington Lane.
- Design:
- The garages should not be converted to living accommodation, or used for storage, there is no room in School Lane for parking.
- The proposed houses are too small and dense for older residents in the village to downsize.
- Adjoining site:
- The Old House may shortly be applying for permission and this should be considered in conjunction with this site.

The Parish suggested conditions as follows:

- The hedge fronting School Lane and the large sycamore on site should be retained.
- No windows should overlook Stradling House or Old Post Cottage.
- Permitted development rights should be withdrawn.
- No street lighting should be permitted and restrictions on security lights.
- Good soundproofing in line with ODPM standards is required.
- Drainage and sewage to be contained within the site. With maintenance of the plant covered in a S106.
- No parking of construction vehicles in the Lane.
- The Lane to be cleaned nightly.
- Developers to liaise with the school, deliveries to the site should not interfere with lessons or the start and end of the school day.
- A child proof fence should be erected with the school boundary.
- Limits on building works near the pipeline are required for the safety of nearby residents.
- An archaeological investigation before work starts.
- Facing materials to include flint.
- Plots 12&13 would work better as houses side by side.
- 4 units should be transferred to Hyde Housing Association for affordable housing.

The Upper Itchen Valley Society:

- Object. While accepting the site lies within the village envelope, this application is wholly unsuitable.
- 14No. dwellings on site meets Government densities but the oil pipeline cannot be built over and should not be included in calculating densities.
- The VDS stresses plot sizes should be in scale with neighbouring properties.
- The VDS was given great importance by the Inspector refusing the Heather Glen appeal last year.
- The plots of the recently constructed dwellings on School Lane are ¼ to 1/3 acre.
- There is no shop, surgery, post office in Itchen Abbas. Employment opportunities are almost non-existent and there is only one bus service an hour to Guildford and Winchester.
- These houses are not in the affordable category. There is a valid consent for 10 affordable units at Martyr Worthy.
- 14 dwellings will result in appreciably more traffic in School Lane which is already very congested and a cul-de-sac.
- 6 or 7 dwellings are appropriate.
- The Parish suggests conditions, these should be imposed on a much smaller development.
- The Old House has a lengthy garden to the south of the site. Development proposals for the Old House should be considered at the same time to prevent piecemeal development.
- Some of the proposed houses have dormers or veluxes, later ad hoc dissimilar windows dormers should not be constructed.

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Stradling House were consulted on the amendment to the landscape plan.

- They objected to the replacement of the western beech hedge, with a hedge along the site boundary. Also the siting of the bin collection area near their boundary, they also object that the amendments have not been subject to full public consultation.

The Itchen Abbas Primary School:

- Welcome the construction of properties in the School catchment area but comment that traffic on School Lane should be investigated and that any increased risk to children using School Lane is considered.

Letters of objection have been received from 12 Neighbours, summarised as follows:

- Design/layout:
- A number of buildings are to be three stories with rooms in the roof, almost without exception houses in Itchen Abbas are 2 stories, this contravenes the Village Design Statement which states: Any new development of a group of houses should be clustered but without compromising the spatial characteristics of the area or harming the amenities of existing housing and be of pitched roof style, two storey type.
- These proposals are out of keeping and out of scale with neighbouring properties and the wider locality of Itchen Abbas. This contravenes the Village Design Statement which states: plot sizes should reflect the current curtilage sizes and character of the locality.
- It is out of character for a National Park village.
- Rows of cars parked outside houses is unacceptable.
- A garage with a flat above is out of keeping with the village.
- The new houses look out on permanent car parking areas.
- Please check site area.
- Village Design Statement:
- “ratio of the building to plot to be in scale with neighbouring properties”
- “positioning should be chosen to enhance visual variety; respect neighbour’s privacy and avoid undesirable effects on the view”
- “The requirements for surface and foul drainage in any large scale new development should ensure total security. The effects that a significant increase in traffic flow would have should also be considered in any such proposal.”
- Traffic:
- School Lane is narrow and single access
- The School and six houses access the Lane, this development would treble that number, from 12 residents cars to 40.
- Parking for 34 cars is proposed, some of these are tandem spaces requiring constant manoeuvring of vehicles.
- The traffic survey for the applicant suggests more cars can be accommodated on Northington Lane, but the lane is a narrow country road, just wide enough for two cars.
- 14 bungalows at Hazeldene Gardens lies opposite the entrance to School Lane, ambulance and Dial-A-Ride go there. Coaches go to the School. Large vehicles go to the farm, the veterinary station and the logging business, with the usual service vehicles the road is often blocked for two-way traffic.
- Site lines will require removal of part of the beech hedge, which is a very important prominent feature in the village. The VDS states the removal of hedges should be resisted.
- School staff park in the lane, the turning circle is often blocked and cars park by the bollards at the top of the Lane.
- Cars entering the Lane often fail to find somewhere safe to park.
- Many vehicles have to reverse out of the Lane.
- The gradient of the road which can be slippery and muddy make this unsafe.
- Recently two walls have been demolished with vehicles manoeuvring to turn round and drive out.
- Many park between the entrance to this site and Northington Lane junction where the road is narrowest.
- Cars on the grass verge block the footpath, some park across entrances.

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- Vehicles are increasingly large and parents walk on the road to avoid the traffic.
- Residents of School Lane have warned drivers not to park there and use the Hall car park, however Northington Lane is busy, used by large vehicles and has no continuous footpath.
- The County Council installed kerbing in 2002 in School Lane to stop vehicles driving and parking on front gardens, a kerb was installed outside Old Post Cottage to keep vehicles at least a foot away from the building.
- Drainage:
- There is already a serious sewage problem at this point of the village.
- There are soakaway problems in School Lane and 14No. new houses will exacerbate this.
- Siting a septic tank close to the entrance of the proposal is inappropriate.
- Neighbours want reassurance that there is clear responsibility for maintenance of the sewage treatment plant on site.
- Effluent would discharge along with some surface rainwater into a soakaway trench along the boundary of Stradling House, it is uncertain where the effluent would end up in the long term, Stradling House, Old Post Cottage and Mead House lie on lower land.
- The developer will need to do some levelling and the soakaway should be positioned on the eastern, School playing field side of the site.
- The majority of the site will be covered with buildings or hard landscaping, increasing surface water run-off down hill.
- In wet weather water runs down the west side of Northington Lane, drains at the bottom of the hill are blocked by silt carried down from the farm to the north.
- The Little Hayes Estate is only a few yards from the River and above it on a steep hill, to create further treatment tanks and soakaways on that same hill, with chalky sub-soil is bound to create serious pollution problems, from dirty, oily surface water, leaks from treatment tanks and soakaways.
- Density:
- The density proposed is too high.
- Affordable housing:
- The size and design of housing proposed does not address the real housing need in the village, the VDS welcomes proposals for affordable housing and small retirement housing. The proposed houses are not in an affordable category and are too small and densely packed for those wishing to downsize.
- Comprehensive development:
- Development on this site and the Old House should be considered at the same time.
- The same access to the two sites should be used.
- Neighbour's amenity:
- Neighbour's state some of the new dwellings windows will overlook neighbouring gardens.
- A condition to prevent new windows other than those shown on plan is required.
- A bin store for the 14No. houses was sited immediately adjacent to the neighbour's boundary. The amended plan shows a new hedge to be planted in between the bin collection area and the house adjacent Stradling.
- The existing beech hedge should be retained along the boundary with Stradling House, at its existing height to protect privacy
- Landscape maintenance:
- The front beech hedge needs to be regularly trimmed to keep the School Lane footpath clear of obstruction.
- Amendments
- One letter commented that the oil pipeline surveyor has withdrawn their objection following an amendment to the layout. They query whether the amendment will be the subject of a further consultation.

Itchen Abbas Primary School:

- Raise no objection but comment that traffic on School Lane should be investigated.

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Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, T2, T4, T5, T12, H2, H7, H8, H11, R2, E1, E6, E8, E16, E17

Winchester District Local Plan

- EN1, EN4, EN5, EN9, EN13, H1, H5, RT3, T8, T9, T11

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP3, DP4, DP5, DP6, DP9, DP12, H2, H5, H7, RT3, T1, T2, T3, T4, T5

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Itchen Abbas Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Landscaping, retention of trees and hedges
- Detailed design
- Residential amenities
- Highways
- Comments on representations
- Affordable housing

- Principle of development
- The principle of development on this site, which lies within the settlement envelope is acceptable is principle.
- The site area is 0.3Ha with 14No. dwellings the density is 46.6 dwellings per Ha.
- PPG 3 states that "net site density" includes: access roads within the site; private garden space; car parking areas; incidental open space and landscaping; and children's play areas where these are to be provided. Net density excludes: major distributor roads; primary schools; open spaces serving a wider area; and significant landscape buffer strips.
- The oil pipeline easement which will be used as front gardens and driveways cannot therefore be excluded from calculations of net density.
- These densities lie within the Government targets, albeit at the top end.
- This part of Itchen Abbas has retained an H2 settlement boundary in the Local Plan Review. The area has the level of services and facilities, necessary to meet the criteria in the Local Plan Sustainability Matrix.
- Impact on the character of the area
- The character of the area is mixed, there are large detached houses on School Lane and Northington Road, surrounded by mature trees and hedges, with open views of the terraced bungalows at Hazeldene Gardens, opposite the junction with School Lane.
- It is considered, on balance, given the retention of the mature landscaping screening and the traditional form of terrace layout, broken up with gaps allowing views of the School beyond, that the development will not detract from the character of the area.
- Landscaping, retention of trees and hedges
- The Tree Officer has raised no objections subject to the latest amended Tree Report.

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- The beech hedge adjacent to the western driveway is now proposed to be replaced along the western boundary and additional hedge planting is shown to the front gardens of Plots 4-7 and between and around parking spaces adjacent to Plot 13.
- Details of ongoing management will be subject to a condition.
- Detailed design
- The dwellings proposed measure 10m front to back, this gives an overall height of 9m, for plots 1-7 and 8-11 above finished ground level.
- Accommodation in the roof is proposed in some of the units.
- This ridge line has been reduced from the originally proposed scheme.
- Of the surrounding dwellings Nos. 1-3 School Lane all measure over 9m in height, with No.1 measuring 9.8m.
- It is not considered that the design of the proposal would cause material harm.
- Residential amenities
- The issue of overlooking to Stradline House and Old Post Cottage have been raised, however the units 12 & 13 nearest this western boundary have a blank rear elevation facing west, plots 1-7 measure 22m away for the boundary of Stradline House.
- Highways
- The Highways Officer considers adequate visibility and parking can be achieved and a highways objection could not be sustained.
- Comments on representations
- Heather Glen. This appeal relates to the replacement of a single storey dwelling in the countryside with a large two storey dwelling.
- Comprehensive Development. It is not considered that this site prejudices development of the land to the rear of the Old House.
- Amendments. The Surveyors withdrew their objection to the proposed development following a reduction in the hardstanding over the pipeline and its easement. 9No. car parking spaces were resited away from the pipeline. This is not a material alteration to the proposed development which would require re-consultation.
- Affordable housing
- The application proposes 4No. units of affordable housing in line with current affordable housing policies.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for public open space provision and affordable housing, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 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.

Recommendation

APPROVE – subject to a Section 106 Agreement for:

The provision of 4 units of affordable housing and a financial contribution for the provision of the equivalent of 0.2 of an affordable unit off-site.

A financial contribution of £18040 towards the provision of public open space through the open space funding system.

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

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Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five 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.

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 and garages 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 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. These details shall include the following, as relevant:

03 - existing and proposed finished levels or contours:

03 - means of enclosure, including any retaining structures:

03 - hard surfacing materials:

03 Soft landscape details shall include the following as relevant:

03 - planting plans:

03 - written specifications (including cultivation and other operations associated with plant and grass establishment:

03 - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

03 - retained areas of grassland cover, scrub, hedgerow, trees and woodland;

03 - implementation programme:

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

04 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.

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

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05 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

05 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.

06 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.

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

07 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of from the date of the occupation of the building(s) for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

07 Reason: To ensure the protection of trees which are to be retained.

08 The Arboricultural Impact Assessment (Ref:D330AIAe) by Alderwood Consulting received 26th April 2004 is hereby approved and the works shall be carried out in accordance with this approved methodology. Protective fencing is to be erected at distances as per the approved Arboricultural Impact Assessment before any equipment, machinery, or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority

08 To retain and protect the trees, which form part of the amenity of the area

09 The developer shall afford access at all reasonable times to an arboricultural consultant. The developer shall allow the arboricultural consultant to observe and report to Local Planning Authority on the installation and maintenance of protective fencing, ground protection measures, the installation of special surfaces and foundations for the building/s. The consultant and the frequency of visits shall be approved in writing with the Local Planning Authority, prior to the commencement of the development.

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09 To retain and protect the trees, which form part of the amenity of the area

10 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plans before the dwellings are occupied.

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

11 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

11 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

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.

12 Reason: In the interests of highway safety.

13 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 15.0m metres from the highway boundary.

13 Reason: In the interests of highway safety.

14 Before the development hereby approved is first brought into use, visibility splays of 2.4m metres by 23.0m metres shall be provided at the junction of the access and public highway.

14 Reason: In the interests of highway safety.

15 The garages and parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

15 Reason: To ensure the provision and retention of the garages and parking spaces in the interests of local amenity and highway safety.

16 Prior to the commencement of development on site, details of secure undercover cycle parking for each dwelling shall be submitted and approved in writing by the Local Planning Authority. Prior to the occupation of any of the dwellings, hereby approved, the secure undercover cycle parking shall be provided, in accordance with the approved details.

16 In order to provide secure undercover cycle parking on site in the interests of sustainable development.

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17 During construction any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downward into the bund.

17 To prevent pollution of the water environment.

18 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking area and hardstanding shall be passed through trapped gullies to BS5911:1982 with an overall capacity compatible with the site being drained.

18 To prevent pollution of the water environment.

19 All surface water from roofs should be piped to an approved surface water system using sealed downpipes. Open gullies should not be used.

19 To prevent pollution of the water environment.

20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A; B; C; D; E; F and G of Part 1 and Class A, of Part 2, of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

20 Reason: To protect the amenities of the locality and to maintain a good quality environment.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows, dormers or rooflights; other than those expressly authorised by this permission shall, at any time, be constructed in the roofslopes or elevations of the dwelling units hereby permitted.

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

22 Details of the width, alignment, gradient and type of construction proposed for the roads, together with the details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the road, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before the dwellings are occupied.

22 Reason: To ensure that the roads are constructed to a standard which is satisfactory.

Informatives

01. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3, T2, T4, T5, T12, H2, H7, H8, H11, R2, E1, E6, E8, E16, E17

Winchester District Local Plan Proposals: EN1, EN4, EN5, EN9, EN13, H1, H5, RT3, T8, T9, T11

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP4, DP5, DP6, DP9, DP12, H2, H5, H7, RT3, T1, T2, T3, T4, T5

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Item No: 07
Address: Brambridge House Kiln Lane Brambridge Eastleigh Hampshire SO50
6HL

Parish/Ward Colden Common

Proposal Description: Creation of 3 no. two bedroom flats on part of the ground floor

Applicant M25 Group

Case No: 04/00649/FUL

W No: W05912/06

Case Officer: Elaine Patterson

Date Valid: 11 March 2004

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor

Site Factors: Grade II* listed building.

SEE REPORT OF PLANNING VIEWING SUB COMMITTEE

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Item No: 08
Address: Brambridge House Kiln Lane Brambridge Eastleigh Hampshire
SO50 6HL

Parish/Ward Colden Common

Proposal Description: Internal alterations to infill an existing door opening to meet current party wall construction requirements. (AMENDED W/ No.)

Applicant M25 Group

Case No: 04/01000/LIS

W No: W5912/07LB

Case Officer: Elaine Patterson

Date Valid: 16 April 2004

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor

Site Factors: Grade II* listed building

SEE REPORT OF PLANNING VIEWING SUB COMMITTEE

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Item No: 09
Address: Land Adjacent To Stocks Meadow Stocks Lane Meonstoke
Hampshire

Parish/Ward Corhampton And Meonstoke

Proposal Description: Detached dwelling (OUTLINE)

Applicant Mr And Mrs D Dixon

Case No: 04/01442/OUT

W No: W19021

Case Officer: Elaine Patterson

Date Valid: 2 June 2004

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a Councillor

Site Factors:

- Outside settlement envelope
- Area of Outstanding Natural Beauty

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Site Description

- The site comprises 0.076Ha, including the garage of the existing dwelling in the south west of the site, the gravel parking area and in the north east a wooden shed building, described as a former cowshed.
- An illustrative site layout was submitted, as part of a design statement, showing a dwelling on the site of the old cowshed in the north east corner of the application site.
- However matters of siting, design, external appearance, landscaping and means of access, were originally reserved for subsequent determination.
- Following a request from the Local Planning Authority, the applicant has now submitted details of the proposed siting of the dwelling as a reserved matter to be considered under this application.
- The site of the new dwelling is excluded from the settlement boundary.
- It is in an elevated position compared to the existing house and currently consists of a gravel driveway and a timber cowshed, beyond which lies open countryside.

Relevant Planning History

- None.

Proposal

- This is an outline application for a new dwelling.
- The applicant has now submitted details of the proposed siting of the dwelling as a reserved matter to be considered under this application.
- The amended plan submitted showing the proposed siting of the dwelling, lies on the footprint of a cowshed to be demolished.
- The design statement submitted with the application states the flat roof concrete garage serving the main house is also to be demolished, however this work would not require permission and does not form part of this application.
- The garage lies within the settlement boundary.
- The submitted layout plan showing siting of the dwelling also shows, shared parking for the existing and proposed dwellings and an area of private amenity space marked out for the new dwelling to the north of the existing cowshed.
- In addition this amended plan shows sites lines of 2m by 30m, this requires cutting back the hedge and regrading the bank in the westerly direction.
- However, no topographical survey information has been provided to show the extent of cutting back the hedge and the bank is required.

Consultations

Engineers:Drainage:

- This application should be referred to the Environment Agency for comment as it proposes the use of non-mains drainage.
- Although this is outline and I am sure any dwelling can be adequately drained the Environment Agency may wish to apply restrictions as this site is in an Aquifer Protection Zone.

Engineers:Highways:

- Recommend refusal:
- The applicant has not requested that any matters be considered, however the application form states there will be two parking spaces, no new access and no trees or hedges are to be removed.
- In considering the principle of the proposal we must consider that the development must be accessed from the public highway and we must consider this issue as part of the application.
- On a pre-liminary enquiry the Highways Engineer commented that the access was

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substandard and to improve it to Highways Authority standards would probably be unacceptable to the Planning Authority.

- In any event additional information would be required to consider the access implications.
- A similar outline application at Bull Lane Waltham Chase has been dismissed on appeal on the grounds of inadequate visibility.
- It would not be appropriate to grant outline consent for a development which could not meet visibility standards.

Environment Agency:

- No objection in principle.

Landscape:

- From a landscape point of view being on the edge of the settlement and on higher ground it could be prominent from the open countryside and there is no existing vegetation to provide screening or softening.
- The existing flat roofed single storey garages, are no higher than the house. A new house or bungalow would unless built into the slope be even more prominent.

Southern Water:

- There are no public sewers in the area. No comments.

Archaeology:

- Significant archaeological remains relating to Bronze Age, Roman and Saxon settlement are known in the vicinity, further the site lies close to the core of the medieval settlement here.
- A watching brief is required.

Representations:

Corhampton And Meonstoke Parish Council

- No comments received.

Letters of support have been received from 13 Neighbours, 2 objections and 1 comment.

Letters of support state:

- Mrs Dixon needs a purpose built dwelling
- A small dwelling with disabled facilities on the site of the cowshed will fit in well at this end of the village.
- Such a house will enhance the range of housing stock available in the village.
- This will allow the Dixon's to stay in the village, they have lived here for 17 years.
- There area already houses to the east and north Prospect and Hawthorn Cottages.
- Therefore the dwelling will not project beyond the village.
- The dwellings will remove the old cowshed and incongruous garage.
- The new dwelling will be a low profile built of brick and flint with a tiled roof.
- It is a quiet single track road.
- The access is good, better than some accesses.
- If the village boundary had not been arbitrarily changed in the 1998 Local Plan this house would be allowed.
- The site is a brownfield site.
- Over the last 20 years this part of the village has seen many extensions and new houses both sides of the road.
- Villages should provide homes for local people.

Letters of objection state:

- The proposal will set a precedent for development outside the settlement boundary.
- The design statement shows a footprint larger than that of the main building on site.
- This main dwelling Stocks Meadow has some local history and a lot of local interest, a new

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dwelling in this prominent position will dominate the site and will not be sympathetic to the existing Stocks Meadow house, located down the hill and thus will lose the intrinsic character in the immediate area.

- Development here will change the much valued countryside aspect of the immediate area with its far reaching views, beautiful trees, narrow lanes and indigenous hedgerows.
- An open countryside aspect here, with views to Exton church, Beacon Hill and Butser Hill, Warnford and Winchester hill are there for the enjoyment of all, including walkers using Stocks Lane as part of the South Downs Way.
- Increased traffic at the junction.
- The open plan division of the current drive and restricted access to the field has not been thought through.
- Although the Design Statement refers to good design, no detailed design is proposed.
- Particularly outside the settlement boundary a detailed design is required.
- The eventual size of the dwelling causes concern.
- It will be visible in views across
- The garage will be demolished but no garaging plans for the two houses have been proposed.
- The proposal will effect our outlook.

The Letter commenting on the scheme state:

- As this is an outline application it is not possible to comment on the detailed features.
- This area lies on elevated land visible from within the village and footpaths and roads entering the village.
- This is particularly important in the AONB and the proposed National Park.
- Any new development on this prominent elevated area should be treated with caution.
- Most development in the village should be hidden in the River Meon valley according to the VDS.
- Any development outside the settlement boundary is particularly at risk of having a detrimental impact on views into and from the village.
- Development outside the boundary also has the undesirable impact of spreading the settlement into surrounding fields and meadows which form an important part of the open landscape of the area.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, H10, C1, C2, E6, E7

Winchester District Local Plan

- EN5, EN7, EN9, H3, C1, C2, C7, C14, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP5, H4, C1, C6, C7, C17, T2

Supplementary Planning Guidance:

- Winchester District Landscape Character Assessment

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development

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- Impact on the character of the area
- Highways
- Public open space provision

Principle of development

- The proposed dwelling is to be sited in the open countryside outside the H2 policy boundary.
- The erection of a new dwelling in the countryside here, has not been justified in terms of local plan policy.
- Mrs Dixon the applicant, is registered disabled and finds it increasingly difficult to live in the older property Stocks Meadow which is split level.
- The advice given in PPG1, on taking personal circumstances into account is clear and states:
 - Unless otherwise specified, a planning permission runs with the land and it is seldom desirable to provide for any other arrangement. Exceptionally, however, the personal circumstances of an occupier, personal hardship, or the difficulties of businesses which are of value to the character of the local community, may be material to the consideration of a planning application. In such circumstances, a permission may be made subject to a condition that it is personal to the applicant.
 - Such arguments will seldom outweigh the more general planning considerations. If the proposed development entails works of a permanent nature they will remain long after the personal circumstances of the applicant have ceased to be material.
- The applicant has made a representation to the Local Plan Review Inquiry, objecting to the H2 settlement boundary here. The applicant requests that the boundary should include the land to the north and east of Stocks Meadow, including this cowshed and the land at Prospect Cottage to the south.
- This land was included within the settlement boundary under the 1987 Winchester Area Local Plan but was subsequently removed in the adopted District Local Plan (1998).
- Part of the curtilage of Stocks Meadow was subject to an objection to the current adopted District Local Plan (1998) along with land at Beacon House.
- The Local Plan Inspector in 1998 The Inspector concurred with the City Council that this area of the village makes a valuable contribution to the rural setting of Corhampton.
- The Inspector pointed out that "Any new residential development on what is undisputedly a prominent site would in my opinion unacceptably affect the character and setting of Corhampton."
- It should be noted however, that the land to the rear of Stocks Meadow is located in an even more prominent location than that of Beacon House.
- This is a material consideration in the assessment of this application.
- Impact on the character of the area
- This site lies at the northern edge of the settlement, on high land, in a prominent position within the AONB.
- There are views of the site from the public footpath, the South Downs Way on Stocks Lane, from the A32 Warnford Road and in distance views from within the AONB.
- The site can be accessed from 3 directions, all of which are single track and rural in character with access from the south (Rectory Lane) providing views of open countryside beyond Stocks Meadow.
- It is considered this dwelling and its residential curtilage will detract from the open rural character of the area.
- Further, this proposal would consolidate residential development, in the countryside, outside the built up area of the village.
- Highways
- The Highways Officer objects to the proposal.
- The application has not demonstrated that adequate visibility splays can be achieved without causing material harm to landscape features of importance in the AONB.
- Public open space provision

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- As this application is in outline a unilateral undertaking is required.
- The applicant has not informed the Council of how they wish to proceed.

Recommendation

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The proposed development is contrary to the policies UB3, H10, C1, C2, E6, E7 of the Hampshire County Structure Plan and proposals EN5, EN7, EN9, H3, C1, C2, C7, C14, T9 of the Winchester District Local Plan, and proposals DP3, DP5, H4, C1, C6, C7, C17, T2 of the Hampshire County Structure Plan (Review) in that it would:

- (i) Result in the erection of a new dwelling in the countryside, contrary to Development Plan policies and Planning Policy Guidance, for which there is no overwhelming justification;
- (ii) The dwelling and residential paraphernalia, sited in a prominent position in the surrounding landscape, on a high point of land, would cause material harm to the rural character of the surrounding Area of Outstanding Natural Beauty;
- (iii) The dwelling and residential curtilage, would result in unnecessary encroachment on the countryside outside the defined built up area of the village.

02 Inadequate visibility splays are provided at the junction of the access(es) with the highway and this would cause danger and inconvenience to users of the adjoining highway.

03 The proposal is contrary to the policies of the Hampshire County Structure Plan and the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan and the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.

(No Open Space)

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Item No: 10
Address: 53 Cheriton Road, Winchester Hampshire SO22 5AX
Parish/Ward Winchester Town
Proposal Description: Single storey side and rear extensions
Applicant Mr And Mrs S Dorward
Case No: 04/01070/FUL
W No: W19013
Case Officer: Solmaz Tavsanoglu
Date Valid: 28 May 2004
Delegated or Committee: Committee Decision
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

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Site Description

- The proposed site is located to the West side of Cheriton Road, which consists of two-storey, semi-detached houses in the vicinity of the site.
- Number 53 Cheriton Road is a two storey semi-detached house.
- Number 53 is at a higher ground level than number 51.
- There is a TPO at the rear of the plot

Relevant Planning History

- No planning history

Proposal

- A side extension (single storey) on the south side of the dwelling measuring 4.7m x 1.3 m
- A rear extension (single storey) on the west consisting of a bay with French doors.

Representations:

City of Winchester Trust:

- No comment

Letters of representations have been received from 4 Neighbours

- The proposed extension 'detracts from the current aesthetic line of the houses, and will cause light pollution from the roof lights'.
- The proposed extension detracts from the original design of houses.
- Houses along the west side of Cheriton Road have remained unaltered, 'presenting a very distinctive and elegant example of a specific style of housing' from 1930s. Extensions have only been made to the rear of the houses so that the front façades continue to reflect the original design.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3

Supplementary Planning Guidance:

- Winchester City and its Setting

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed Design

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- Comments on representations

Principle of Development

- No objection in principle provided EN5 Winchester District Local Plan is complied with

Impact on the character of the area

- There are no side extensions to the West side of Cheriton Road. However the proposed side extension is only 1.3m wide and, 4.7m long, leaving a 1.3m gap to the side boundary. It is also single storey. As a result the side extension does not cause harm to the character of the area.

Detailed Design

- The design of a single storey side and rear extensions is simple and in keeping with the main house.

Comments on representations

- The neighbours consider that the side extension has a detrimental effect on the original design of the houses and streetscape.
- The planning officer considers that there is no material planning basis to refuse the application under the policies of the Hampshire Country Structure Plan Review, Winchester District Local Plan and Winchester District Local Plan Review as well as National Planning Policy Guidance 1.
- Although the side extension does not cause any detrimental effects on the neighbour the applicant has agreed to remove the roof lights.

Recommendation; Approval

Conditions/Reasons

- 01 The development hereby permitted shall be begun before the expiration of five 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.
- 02 The materials to be used in the construction of the external surfaces of the single storey side and rear extension hereby permitted shall match those used in the existing building.
- 02 Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 03 No windows shall be installed in the roof of the South West extension hereby approved
- 03 Reason: To protect the amenity of the neighbour

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Informatives

01. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB2
Winchester District Local Plan Proposals: EN5
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3

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Item No: 11
Address: Gandria 5 Hill Lane Colden Common Winchester Hampshire SO21 1RZ

Parish/Ward Colden Common

Proposal Description: Replacement brick shed for wooden shed (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Applicant Mr C Fouch

Case No: 04/01176/FUL

W No: W05769/01

Case Officer: Ms Nicola Whitehead

Date Valid: 4 May 2004

Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Site Factors:

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Site Description

- Hill Lane is a prospectively maintainable private street characterised by low hedges and open space. One side of the lane has several detached bungalows within good-sized plots of land and the other side is open space and allotment land.
- The proposals are to the rear of the property. The garden is informally split in two. The shed is proposed to the rear of the garden in a relatively overgrown area of the garden.
- The area is well screened to the rear by a large overgrown hedge. To the sides there is also planting to screen the view to neighbouring properties although this is less dense.
- Currently there is small wooden shed and green house existing on the site.

Relevant Planning History

- **WIR6570** -Permitted development rights have been removed

Proposal

- As per Proposal Description

Representations:

Colden Common Parish Council

- Object – Lack of clarity over impact on any public right of way and apparent business use of the premises

Letters of representations have been received from one Neighbours

- The proposal is not a shed but a large building
- Use not ancillary to residential property but for business use
- The existing shed stands on an old cess pit

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN.5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 4 Industrial and Commercial Development by Small Firms

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Comments on representations

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Principle of development

- The development is not contrary to policy in terms of scale and design
- The location is not visible to the public and will not affect the amenity of neighbouring properties

Comments on representations

- The suggestion that the site is being used for business use is not part of the consideration of this application.
- The proposals do not affect the siting of a public right of way
- The use of the shed is conditioned to ensure it is ancillary to the residential use of the property
- The siting on an old cess pit is not a planning issue

Planning Obligations/Agreements

In seeking the planning obligation(s) the Local Planning Authority has had regard to the tests laid down in Circular 1/97 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.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five 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.

02 The shed hereby permitted shall only be used for purposes ancillary to the residential use of the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes

02 Reason: In the interest of the amenities of the locality

Informatives

01. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN.5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3