

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 September 2004

**Item No:** 01  
**Address:** Newtown Garage Church Road Newtown Fareham Hampshire PO17 6LE

**Parish/Ward** Soberton

**Proposal Description:** Demolition of existing garage/workshop and erection of 10 no. dwellings, associated access road, garages and parking (OUTLINE)

**Case No:** 04/01516/OUT

**W No:** W19031

**Case Officer:** Mr Andrew Amery

**Date Valid:** 10 June 2004

**Delegated or Committee:** Committee Decision

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

### **Site Description**

- The site is located at the southern edge of the settlement of Newtown.
- Until 2002, it was operated for commercial purposes. Evidence indicates that this began in 1967 and included a petrol filling station, vehicle repair workshop and storage of vehicles and other materials.
- Part of the site frontage lies within the H3 frontage for the village, however the majority of the site is subject to countryside policies.

### **Relevant Planning History**

- None

### **Proposal**

- As per Proposal Description
- This outline application is for 10 dwellings and provides an appropriate mix of unit sizes (5no. two-bed, 1no. three bed and 4no. four bed units) together with a 30% provision of affordable housing.
- Issues of 'siting, 'means of access' and 'landscaping' have been requested to be considered.

### **Consultations**

#### Engineers:Drainage:

- The proposal to dispose of foul water via an on-site treatment works to a 'wildlife' pond is the most appropriate method on dealing with drainage of the site.

#### Engineers:Highways:

- No objections are raised in principle. There is a request that a strip of land along the site frontage be transferred to create a 2m wide footway.

#### Environment Agency:

- No objection in principle but request that an investigation be undertaken into contamination of the site with regard to potential pollution of the aquifer.

#### Environmental Health:

- Request that a contamination report be undertaken and measure for mitigation be submitted.

#### Landscape:

- The scheme is located within the countryside and represents a visual intrusion in the landscape contrary to the Adopted and Emerging Plan policies.

#### Southern Water:

- No comments

### **Representations:**

Soberton Parish Council

- No record of comments being received

Letters of representations have been received from 20 Neighbours

- There are 12 letters of support of the application.
- There are 8 letters of objection to this proposal.

### **Relevant Planning Policy:**

#### Hampshire County Structure Plan Review:

- UB3 H4

#### Winchester District Local Plan

- EN5 H2 C1 C6 RT3 T9

#### Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 H3

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Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4
- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Rural Housing Information Booklet
- Winchester District Urban Capacity Study
- Housing Monitoring Report
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System

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
- Impact on the character of the area/spatial characteristics/street scene
- Highways
- Public open space provision
- Comments on representations
- Drainage/flooding
- Affordable housing

Principle of development

- With the exception of a short section of frontage, the whole of the site is located within the countryside. All the units are sited beyond the identified frontage.
- Whilst the site is previously developed, the proposals, which are for 'open-market' housing rather than an 'exceptions' housing scheme, are contrary to the Adopted and Emerging Local Plan as they represent new housing in the countryside for which there is no over-riding justification.

Impact on character of area

- Notwithstanding previous uses on the site, the housing development would significantly alter the character of landscape and represents a visual intrusion into the countryside.
- Whilst reasonably well related, both visually and physically to Newtown, no over-riding justification has been made for housing on this site.

Highways

- There are no highway objections to the proposal on highway safety grounds.

Public open space provision

- The applicant has indicated a willingness to provide and contribute towards the open space requirements of the development.

Drainage

- The proposed method of dealing with foul water from the site as set out earlier in the report is considered to be the most appropriate for the site.
- A licence will be required from the Environment Agency to operate a system and this has been applied for.

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Affordable Housing

- The scheme provides for the appropriate level of provision affordable housing, 3 units (30%).

Comment on representations

- The 12 letters of support identify that housing is a better use of the site than the previous commercial activity.
- The affordable housing units will benefit local people and the environment and character of this area will be greatly improved.
- The provision of open space will be a significant benefit for the local community. The existing site is considered to be an eyesore and the levels of traffic associated with it a danger to other road users including pedestrians.
- Whilst the nature and appearance of the previous uses on the site are recognised, the application has been submitted for a type of housing for which there is no policy justification in an area defined as countryside.

**Recommendation**

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

**Conditions/Reasons**

01 The proposed development is contrary to policies C1, C6, RT3 and H2 of the Adopted Winchester District Local Plan and policies C1, RT3 and H3 of the Revised Deposit Plan in that it would represent new residential development in the countryside for which no overriding justification has been demonstrated.

02 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)

03 The proposal fails to make appropriate provision for affordable housing contrary to policy H5 of the Adopted Winchester District Local Plan and Revised Deposit Plan.

04 The proposal fails to make provision for an investigation into potential contamination of the site and appropriate measures for mitigation or removal of any such contaminants.

**Informatives**

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

Hampshire County Structure Plan Review: UB3 H4

Winchester District Local Plan Proposals: EN5 H2 C1 C6 RT3 T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3 H3

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**Item No:** 02  
**Address:** 8 The Park Droxford Southampton Hampshire SO32 3QQ  
**Parish/Ward** Droxford  
**Proposal Description:** Erection of 2 No. two bedroom flats adjoining No. 8 The Park and alterations to existing access  
**Case No:** 04/01640/FUL  
**W No:** W19069  
**Case Officer:** Mr Andrew Amery  
**Date Valid:** 25 June 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

### **Site Description**

- Rear garden of a semi-detached pair of former council houses.
- Located within the settlement boundary.
- No trees will be lost on the site.
- There is a slight change in levels across the site.

### **Relevant Planning History**

- None

### **Proposal**

- As per Proposal Description
- The application seeks to link onto the existing property and 'turn' the corner creating a new street frontage facing 'The Park'.
- This application would provide 2no. two bed flats with associated parking whilst retaining parking for the existing dwelling.

### **Consultations**

#### Engineers:Highways:

- No objections raised

#### Environment Agency:

- No objection in principle

#### Southern Water:

- Identify that there are no public sewers in this area and therefore other forms of drainage will need to be considered.

### **Representations:**

Droxford Parish Council

- Object: Overdevelopment, no need for flats, additional residential units not normally permitted in this location.

Letters of representations have been received from 5 Neighbours

### **Relevant Planning Policy:**

#### Hampshire County Structure Plan Review:

- UB3

#### Winchester District Local Plan

- EN5 H1 T9 RT3

#### Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 H2 T2 RT3

#### Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4
- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Rural Housing Information Booklet
- Winchester District Urban Capacity Study
- Housing Monitoring Report
- Technical Paper: Open Space Provision
- Guide to the Open Space Funding System
- Parking Standards 2002

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

Principle of development

- The site is located within the settlement boundary of Droxford, outside the Conservation Area.
- The principle of developing appropriate sites for additional residential, subject to satisfying criteria of character, design and protection of the amenities of nearby residents is acceptable.

Impact on character of area

- The site is located on a prominent corner plot and given the topography and general layout of the area, is open to a number of public views from 'The Park'. The building will therefore have an impact on the character of the area.
- However, the design, scale and massing of the proposal is complementary to the existing houses within 'The Park' and makes efficient use of land without causing harm to the amenities of adjacent occupiers.

Detailed design

- As already indicated the design, in terms of scale, massing and form is considered to compliment the existing housing in the area.

Residential amenities

- The building would be on the north side of No.8 The Park and therefore, no loss of light or overshadowing will occur. The first floor window to the kitchen will be conditioned to be of high level design with lower cill level of at least 1.6m above internal floor level to avoid overlooking and loss of privacy.

Highways

- The proposal provides for off-road parking in accordance with the Council's adopted standards. There are no highway objections to the development.

Public open space provision

- This application requires appropriate open space contributions to be made and the applicant has stated this will be provided.

Comment on representations

- The area already suffers from problems of on-street parking and congestion. The application provides off-road parking to the required standard and there are no highway objections to the proposal from the traffic engineers.
- 'Flats will be out of character with the layout of the existing housing'. The design of the units is similar in scale, massing and footprint to the existing housing which does give 'The Park' a

distinct character. Whilst there are no similar examples of development of this type, effectively creating a terrace from the traditional semi-detached form, the proposal is considered to make most efficient use of land where the principle of development is acceptable in a way which neither harms the character of the area or the amenities of nearby occupiers.

- The first floor kitchen window will cause loss of privacy and overlooking: the window will be conditioned to be of high level design to avoid loss of privacy and no additional windows will be allowed to be inserted in this elevation.
- 'The sewage/drainage system will not cope with the additional units': drainage is normally a function dealt with under building regulations. However, in the absence of mains pipework to connect into, a condition can be imposed to ensure drainage details are approved prior to development commencing.

### **Planning Obligations/Agreements**

In seeking the planning obligation(s) and/or financial contributions for public open space, 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 £3108 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)**

### **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 development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

03 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



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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.

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

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.

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

05 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/dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the first floor south side elevation(s) of dwellings hereby permitted.

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

06 All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

06 Reason: To protect the amenities of adjoining properties during the construction period.

07 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.

07 Reason: In the interests of highway safety.

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.

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09 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

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

**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 H1 T9 RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3 H2 T2 RT3

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**Item No:** 03  
**Address:** Pitter Cottage Peach Hill Lane Crawley Winchester Hampshire SO21 2PR

**Parish/Ward** Crawley

**Proposal Description:** (AMENDED DESCRIPTION \_ PLANS) Demolition of existing outbuildings, single storey extension to rear, detached double garage and store, detached garden room

**Applicant** Mr Rupert Morgan

**Case No:** 04/01242/FUL

**W No:** W06307/10

**Case Officer:** Lisa Booth

**Date Valid:** 14 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

**Site Factors:** Crawley Conservation Area

### **Site Description**

- A Grade II Listed cottage dating to the 17<sup>th</sup> Century with 20<sup>th</sup> Century restorations. Timber frame with a thatch roof located within the Crawley Conservation Area.
- Long garden to the front with shared driveway alongside, garden area to the rear.
- Mature trees, hedgerow and fencing form boundaries.
- Existing double garage.

### **Relevant Planning History**

- W06307/06 – Single storey extension to rear, detached double garage and store, detached garden room. Withdrawn. 18/09/03
- W06307/07LB – Same as above
- W06307/08 – Demolition of existing outbuildings, single storey extension to rear, detached double garage and store, detached garden room – Refused 17/03/04
- W06307/09LB – Alterations to provide demolition of existing outbuildings, single storey extension to rear, detached double garage and store, detached garden room – Refused 17/03/04

### **Proposal**

- A previous application for a larger extension, garage and garden room was refused by the Planning Committee in March 2004, in accordance with both the planning officer and Conservation officer's recommendation.
- This application seeks to reduce the refused extension in length and reduces the width where it attaches to the dwelling, by way of a link.
- The garage and garden room have been repositioned in order to be distanced from the copper beech and ash trees. These are considered acceptable by your officers.

### **Consultations**

#### Conservation:

- Extension discussed at pre-application meeting and it was felt that this was the maximum footprint, which would be acceptable.
- No objection to proposal and feel provided the eaves and glass panels are properly detailed then it will compliment the listed building.
- Samples of roofing material and bricks will be required and doors/windows should be of timber construction.
- Acceptable, subject to conditions.

#### Engineers: Highways:

- No highway objection.
- It has been indicated that no new access or alterations to the existing access are to occur.
- It is evident that sufficient area exists to provide acceptable on site parking and turning facilities.
- It is unlikely that the proposals will cause demonstrable harm to users of the adjoining highway.

#### Landscape (Trees)

- The copper beech tree is of particular merit, it is in the absolute prime of its life and is looking magnificent. It is of high amenity value adding considerably to the character of the conservation area.
- BS5837 recommends that protective fencing should be at least 8m from any development. The garage and the summer house portion of this application come well within this protected zone.

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- Due to the significance of this tree, this distance must be respected.
- For this reason I would recommend that this part of the application be refused. The extension to the house has no tree implications although if granted the 8m condition would apply.
- AMENDED PLANS received which repositioned the garage and summerhouse away into the recommend distance from the trees.
- The amended plan indicates their intentions regarding the protective fencing measures for the two trees.
- The protective area shown is in accordance with BS 5837 although they have shown a circle and Heras fencing is square.
- Now content that if the fencing is erected correctly and is allowed to stay in place no harm will come to these very important trees.
- No objections raised subject to conditions.

Archaeology

- Comment
- This development may have archaeological implications.
- The application site lies within the core of the historic settlement of Crawley and forms one of the earliest surviving buildings within the village.
- The application site has the potential for archaeological remains which may enhance our understanding of the development of this historic settlement.
- It is likely that such remains will be impacted by the proposed development.
- A watching brief during redevelopment is most appropriate and reasonable level of archaeological investigation in mitigation of development.

**Representations:**

Crawley Parish Council

- Further revised application does not conform to the Village Design Statement, the only significant difference between it and the application of Oct 03 being a reduction in the size of the proposed extension to the main house.
- Objects to the proposed extension in the main house, considers it to be of inappropriate design, not in keeping with the character of the listed building.
- No comment to make on garage and garden room.
- No further comments on amended plans. The Parish Council's previous objections remain extant and are reinforced.
- Further letter of comment received from the Parish Council stating:-
- The Parish understands that further consultation has been held with applicants representative and that these negotiations could lead to this application being recommended for approval.
- The council is most concerned that this consultation has taken place without due regard to the objectors who have had no opportunity to be involved in the process.
- The Parish Council reiterates its earlier assertion that this application does not conform to the guidelines laid down in the Village Design Statement, which has been adopted by the City Council as supplementary planning guidance, and is deeply anxious lest insufficient weight is given to it.
- The council wishes this letter to be brought to the attention of the Planning Committee at its meeting on 9<sup>th</sup> Sept 04 and would be most grateful if you would ensure that it is.

Letters of representations have been received from 1 Neighbour on the original application, 1 neighbour on the first amendment and 1 neighbour on the second amendment.

- Assurance of a non-invasive structure overturned as forms part of the living accommodation and could not be taken away by a future resident
- Applicant selling property so good neighbourly relations/communications during complicated building process can no longer apply.

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- Design not in keeping with original structure/alien structure/nothing short of vandalism in the village context/poor design elements/junction between extension and cottage ugly and awkward/Gap between extension and side wall will become a depository for rubbish/View of flat roof is as bad as before/deserves more sensitive handling
- Garden room out of keeping with character of thatched cottage
- Concern regarding other proposed structures, site located in crowded part of village, any further construction will adversely affect neighbouring properties and owners
- Principles of Conservation Area should be strictly followed on this occasion
- Concerned of close proximity of extension to boundary with neighbouring property and how foundations will affect the property.
- No room for maintenance work because of garage position
- Outbuildings ill-assorted and would completely obscure copper beech tree
- Not in accordance with the Village Design Statement, as not in sympathy or visually subservient to the existing property or its neighbours, and not compatible with the shape, scale and character of the main house.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, E14, E16

Winchester District Local Plan

- EN5, HG3, HG7, HG20

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, HE2, HE5, HE14

Supplementary Planning Guidance:

- Crawley Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 15 Planning and the Historic Environment

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Detailed design
- Residential amenities
- Highways
- Comments on representations
- Historic heritage/conservation area/listed building

### **Principle of development**

- Extensions to dwellings are acceptable in principle subject to design
- Extensions to listed buildings need to be undertaken in a sympathetic manner which would not detract from the character of the building.

### **Detailed design**

- The extension is a contemporary design, with a large area of glazing overlooking the garden, brise soleil and a flint wall along the rear boundary.
- A narrow glazed link is proposed to minimise the impact on the house.
- The extension is designed to be light weight, providing a strong contrast to the thatched dwelling.
- Replacement garage and garden room are of traditional design.

### **Residential amenities**

- The proposed extension incorporates a flat roof design and is of mainly glass construction, with a brick and flint wall next to the neighbouring boundary.
- There is a gap of 2.65m at the narrowest point and 3.75m at the widest point between the extension and the boundary with the neighbour.
- A tall hedge runs along the boundary with the neighbouring property (Oak Cottage) and it is considered that the extension's impact will be minimised by this.
- It is considered that due to the low height of the extension will not adversely affect the enjoyment of the neighbouring property.
- The garage replaces an existing structure, therefore it is considered that the new structure will have no more impact or be unduly intrusive than the existing structure.

### **Highways**

- The Engineering Department raise no highways objections.

### **Comments on representations**

- The Conservation Officer considers the design of the extension acceptable.
- It is considered that there is sufficient gap between the extension and the neighbouring property for any foundations not to encroach on the neighbours' property. This would be a civil matter and details of foundations are dealt with Building Control Department.
- The design of the extension is considered to provide a contemporary solution to extend the listed building and does not retract from the features and dominance of the existing cottage.
- Minimal alteration to the listed building is required in order to erect the extension, using existing openings to access it.
- Village Design Statement policies reflect those contained within the Local Plan, and your officers consider that these policies and Planning Policy Guidance has been adhered to in reaching its decision.
- The position of the outbuildings has been amended in order to provide protection for the trees.
- The application has been amended twice. The first was to alter the extension slightly in order to include a link to the listed building in order to retain the fabric of the listed building, etc.
- The second amendment showed the reposition of the garage and summerhouse in order to provide protection to 2 trees.
- Both objectors and neighbours were sent letters notifying them of these amendments and a site notice was also displayed.
- The correct procedure was undertaken to inform neighbours of the changes in the application and for them to have a chance to put forward their views.
- In regard to the Village Design Statement the application is considered to take regard of the protected trees; the proposals cannot be seen from the open countryside; the extension,

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although of a contemporary design, is considered to be visually subservient to the listed building and after reduction in the size and layout, is compatible with the shape, scale and character of the existing dwelling.

- The Village Design Statement states that “High quality design is to be encouraged if imaginative and original concepts can extend and renew the distinctive character and traditions of Crawley’s built environment.”
- The extension is felt to retain the importance of the character of the listed building and that the extension is of an imaginative and original concept. It is often difficult and wrong to replicate the design of a listed building with a modern extension. Often a totally different and imaginative design does not compromise the integrity of what the listed building stands for.

**Historic heritage/conservation area/listed building**

- The flat roof proposed will reduce the impact on the upper floor windows of Pitter Cottage.
- The design provides a contemporary solution to extending a listed building and the reduced footprint and link is considered acceptable.
- Providing the eaves and glass panels are properly detailed then it will complement the listed building.

**Recommendation**

**APPROVE – subject to the following condition(s):**

**Conditions/Reasons**

01 The works hereby consented to shall be begun before the expiration of five years from the date of this consent.

01 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02 Prior to the commencement of work the following details shall be submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details:

- i) Large scale elevations and sections showing
  - a) the junction between the cottage and extension
  - b) the eaves and brise soleil
  - c) glazed panels and sliding glass door
  - d) lead sheet junctions to roof
- ii) Type of and sample of glass to be used, which should distort reflections;
- iii) Colour finish to metalwork and sample;
- iv) Brick, brick bond, mortar and pointing finish (a lime mortar shall be used)
- v) Rainwater goods

02 Reason: To ensure the materials and details are satisfactory and respect the character of the listed building.

03 Prior to the commencement of works a sample panel of new brickwork and flint work shall be constructed for the consideration and written approval of the Local Planning Authority. The development hereby approved shall be carried out in accordance with the approved details.



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03 Reason: To ensure the detailing and materials maintain the architectural interest of the building.

04 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.

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

05 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing in accordance with details specified on Amended Drawing number 501/7A and in accordance with BS 5837.

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

06 The Local Authority Arboricultural Officer shall be informed once the protective fencing measures have been secured.

**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, E14, E16  
Winchester District Local Plan Proposals: EN5, HG3, HG7, HG20  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE2, HE5, HE14

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**Item No:** 04  
**Address:** Pitter Cottage Peach Hill Lane Crawley Winchester Hampshire SO21 2PR

**Parish/Ward** Crawley

**Proposal Description:** (AMENDED DESCRIPTION \_ PLANS) Alterations to provide demolition of existing outbuildings, single storey extension to rear, detached double garage and store, detached garden room

**Applicant** Mr Rupert Morgan

**Case No:** 04/01245/LIS

**W No:** W06307/11LB

**Case Officer:** Lisa Booth

**Date Valid:** 14 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

**Site Factors:** Crawley Conservation Area

### **Site Description**

- A Grade II Listed cottage dating to the 17<sup>th</sup> Century with 20<sup>th</sup> Century restorations. Timber frame with a thatch roof located within the Crawley Conservation Area.
- Long garden to the front with shared driveway alongside, garden area to the rear.
- Mature trees, hedgerow and fencing form boundaries.
- Existing double garage.

### **Relevant Planning History**

- W06307/06 – Single storey extension to rear, detached double garage and store, detached garden room. Withdrawn. 18/09/03
- W06307/07LB – Same as above
- W06307/08 – Demolition of existing outbuildings, single storey extension to rear, detached double garage and store, detached garden room – Refused 17/03/04
- W06307/09LB – Alterations to provide demolition of existing outbuildings, single storey extension to rear, detached double garage and store, detached garden room – Refused 17/03/04

### **Proposal**

- A previous application for a larger extension, garage and garden room was refused by the Planning Committee in March 2004, in accordance with both the planning officer and Conservation officer's recommendation.
- This application seeks to reduce the refused extension in length and reduces the width where it attaches to the dwelling, by way of a link.
- The garage and garden room have been repositioned in order to be distanced from the copper beech and ash trees. These are considered acceptable by your officers.

### **Consultations**

#### Conservation:

- Extension discussed at pre-application meeting and it was felt that this was the maximum footprint, which would be acceptable.
- No objection to proposal and feel provided the eaves and glass panels are properly detailed then it will compliment the listed building.
- Samples of roofing material and bricks will be required and doors/windows should be of timber construction.
- Acceptable, subject to conditions.

#### Engineers: Highways:

- No highway objection.
- It has been indicated that no new access or alterations to the existing access are to occur.
- It is evident that sufficient area exists to provide acceptable on site parking and turning facilities.
- It is unlikely that the proposals will cause demonstrable harm to users of the adjoining highway.

#### Landscape (Trees)

- The copper beech tree is of particular merit, it is in the absolute prime of its life and is looking magnificent. It is of high amenity value adding considerably to the character of the conservation area.
- BS5837 recommends that protective fencing should be at least 8m from any development. The garage and the summer house portion of this application come well within this protected zone.

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- Due to the significance of this tree, this distance must be respected.
- For this reason I would recommend that this part of the application be refused. The extension to the house has no tree implications although if granted the 8m condition would apply.
- AMENDED PLANS received which repositioned the garage and summerhouse away into the recommend distance from the trees.
- The amended plan indicates their intentions regarding the protective fencing measures for the two trees.
- The protective area shown is in accordance with BS 5837 although they have shown a circle and Heras fencing is square.
- Now content that if the fencing is erected correctly and is allowed to stay in place no harm will come to these very important trees.
- No objections raised subject to conditions.

Archaeology

- Comment
- This development may have archaeological implications.
- The application site lies within the core of the historic settlement of Crawley and forms one of the earliest surviving buildings within the village.
- The application site has the potential for archaeological remains which may enhance our understanding of the development of this historic settlement.
- It is likely that such remains will be impacted by the proposed development.
- A watching brief during redevelopment is most appropriate and reasonable level of archaeological investigation in mitigation of development.

**Representations:**

Crawley Parish Council

- Further revised application does not conform to the Village Design Statement, the only significant difference between it and the application of Oct 03 being a reduction in the size of the proposed extension to the main house.
- Objects to the proposed extension in the main house, considers it to be of inappropriate design, not in keeping with the character of the listed building.
- No comment to make on garage and garden room.
- No further comments on amended plans. The Parish Council's previous objections remain extant and are reinforced.
- Further letter of comment received from the Parish Council stating:-
- The Parish understands that further consultation has been held with applicants representative and that these negotiations could lead to this application being recommended for approval.
- The council is most concerned that this consultation has taken place without due regard to the objectors who have had no opportunity to be involved in the process.
- The Parish Council reiterates its earlier assertion that this application does not conform to the guidelines laid down in the Village Design Statement, which has been adopted by the City Council as supplementary planning guidance, and is deeply anxious lest insufficient weight is given to it.
- The council wishes this letter to be brought to the attention of the Planning Committee at its meeting on 9<sup>th</sup> Sept 04 and would be most grateful if you would ensure that it is.

Letters of representations have been received from a total of 1 Neighbour on the original application, 1 neighbour on the first amendment and 1 neighbour on the second amendment.

- Assurance of a non-invasive structure overturned as forms part of the living accommodation and could not be taken away by a future resident
- Applicant selling property so good neighbourly relations/communications during complicated building process can no longer apply.

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- Design not in keeping with original structure/alien structure/nothing short of vandalism in the village context/poor design elements/junction between extension and cottage ugly and awkward/Gap between extension and side wall will become a depository for rubbish/View of flat roof is as bad as before/deserves more sensitive handling
- Garden room out of keeping with character of thatched cottage
- Concern regarding other proposed structures, site located in crowded part of village, any further construction will adversely affect neighbouring properties and owners
- Principles of Conservation Area should be strictly followed on this occasion
- Concerned of close proximity of extension to boundary with neighbouring property and how foundations will affect the property.
- No room for maintenance work because of garage position
- Outbuildings ill-assorted and would completely obscure copper beech tree
- Not in accordance with the Village Design Statement, as not in sympathy or visually subservient to the existing property or its neighbours, and not compatible with the shape, scale and character of the main house.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, E14, E16

Winchester District Local Plan

- EN5, HG3, HG7, HG20

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, HE2, HE5, HE14

Supplementary Planning Guidance:

- Crawley Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 15 Planning and the Historic Environment

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Detailed design
- Residential amenities
- Highways
- Comments on representations
- Historic heritage/conservation area/listed building

### **Principle of development**

- Extensions to dwellings are acceptable in principle subject to design
- Extensions to listed buildings need to be undertaken in a sympathetic manner which would not detract from the character of the building.

### **Detailed design**

- The extension is a contemporary design, with a large area of glazing overlooking the garden, brise soleil and a flint wall along the rear boundary.
- A narrow glazed link is proposed to minimise the impact on the house.
- The extension is designed to be light weight, providing a strong contrast to the thatched dwelling.
- Replacement garage and garden room are of traditional design.

### **Residential amenities**

- The proposed extension incorporates a flat roof design and is of mainly glass construction, with a brick and flint wall next to the neighbouring boundary.
- There is a gap of 2.65m at the narrowest point and 3.75m at the widest point between the extension and the boundary with the neighbour.
- A tall hedge runs along the boundary with the neighbouring property (Oak Cottage) and it is considered that the extension's impact will be minimised by this.
- It is considered that due to the low height of the extension will not adversely affect the enjoyment of the neighbouring property.
- The garage replaces an existing structure, therefore it is considered that the new structure will have no more impact or be unduly intrusive than the existing structure.

### **Highways**

- The Engineering Department raise no highways objections.

### **Comments on representations**

- The Conservation Officer considers the design of the extension acceptable.
- It is considered that there is sufficient gap between the extension and the neighbouring property for any foundations not to encroach on the neighbours' property. This would be a civil matter and details of foundations are dealt with Building Control Department.
- The design of the extension is considered to provide a contemporary solution to extend the listed building and does not retract from the features and dominance of the existing cottage.
- Minimal alteration to the listed building is required in order to erect the extension, using existing openings to access it.
- Village Design Statement policies reflect those contained within the Local Plan, and your officers consider that these policies and Planning Policy Guidance has been adhered to in reaching its decision.
- The position of the outbuildings has been amended in order to provide protection for the trees.
- The application has been amended twice. The first was to alter the extension slightly in order to include a link to the listed building in order to retain the fabric of the listed building, etc.
- The second amendment showed the reposition of the garage and summerhouse in order to provide protection to 2 trees.
- Both objectors and neighbours were sent letters notifying them of these amendments and a site notice was also displayed.
- The correct procedure was undertaken to inform neighbours of the changes in the application and for them to have a chance to put forward their views.
- In regard to the Village Design Statement the application is considered to take regard of the protected trees; the proposals cannot be seen from the open countryside; the extension,

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although of a contemporary design, is considered to be visually subservient to the listed building and after reduction in the size and layout, is compatible with the shape, scale and character of the existing dwelling.

- The Village Design Statement states that “High quality design is to be encouraged if imaginative and original concepts can extend and renew the distinctive character and traditions of Crawley’s built environment.”
- The extension is felt to retain the importance of the character of the listed building and that the extension is of an imaginative and original concept. It is often difficult and wrong to replicate the design of a listed building with a modern extension. Often a totally different and imaginative design does not compromise the integrity of what the listed building stands for.

**Historic heritage/conservation area/listed building**

- The flat roof proposed will reduce the impact on the upper floor windows of Pitter Cottage.
- The design provides a contemporary solution to extending a listed building and the reduced footprint and link is considered acceptable.
- Providing the eaves and glass panels are properly detailed then it will complement the listed building.

**Recommendation**

**APPROVE – subject to the following condition(s):**

**Conditions/Reasons**

01 The works hereby consented to shall be begun before the expiration of five years from the date of this consent.

01 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02 Prior to the commencement of work the following details shall be submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details:

- i) Large scale elevations and sections showing
  - a) the junction between the cottage and extension
  - b) the eaves and brise soleil
  - c) glazed panels and sliding glass door
  - d) lead sheet junctions to roof
- ii) Type of and sample of glass to be used, which should distort reflections;
- iii) Colour finish to metalwork and sample;
- iv) Brick, brick bond, mortar and pointing finish (a lime mortar shall be used)
- v) Rainwater goods

02 Reason: To ensure the materials and details are satisfactory and respect the character of the listed building.

03 Prior to the commencement of works a sample panel of new brickwork and flint work shall be constructed for the consideration and written approval of the Local Planning Authority. The development hereby approved shall be carried out in accordance with the approved details.

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03 Reason: To ensure the detailing and materials maintain the architectural interest of the building.

04 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.

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

05 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing in accordance with details specified on Amended Drawing number 501/7A and in accordance with BS 5837.

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

06 The Local Authority Arboricultural Officer shall be informed once the protective fencing measures have been secured.

**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, E14, E16  
Winchester District Local Plan Proposals: EN5, HG3, HG7, HG20  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE2, HE5, HE14



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**Item No:** 05  
**Address:** 27 Thyme Avenue Whiteley Fareham Hampshire PO15 7NB  
**Parish/Ward** Whiteley  
**Proposal Description:** (AMENDED DESCRIPTION) Extension to garage and new dining area; Provision of paved parking area (PART RETROSPECTIVE)  
**Case No:** 04/01532/FUL  
**W No:** W17563/02  
**Case Officer:** Lisa Booth  
**Date Valid:** 18 June 2004  
**Delegated or Committee:** Committee Decision  
**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation

### Site Description

- 1990's detached dwelling built of red/brown mix bricks, with brown tiles with integral garage.
- Situated in a small cul-de-sac
- Private access road serving 4 properties that have parking to the front.

### Relevant Planning History

- W17563 – Conservatory to rear – Permitted 25/02/02
- W17563/01 - Single storey front extension – Refused 07/08/03

### Proposal

- The proposal is to extend the existing garage to the front of the property, convert the rear portion of the garage to living accommodation and provision of an additional parking space to the front of the dwelling.
- A previous application (ref: W17563/01) was refused in 2003 due to insufficient parking spaces. This has been rectified by provision of an additional parking area to the front of the dwelling and a further space within the garage.
- The front extension was considered to be acceptable on the previous application, which did not form part of the refusal.

### Consultations

#### Engineers: Highways:

- No highway objections
- Visited the site and there appears to be sufficient area for the garage extension and one other parking space immediately in front of the main building.
- A vehicle parked in front of the garage may interfere with the ability for other vehicles visiting the neighbouring properties; however it is unlikely to cause a complete obstruction.
- Do not envisage that the proposals will cause demonstrable harm to users of the adjoining public highway.

### Representations:

#### Whiteley Parish Council

- Object
- Previous application for same improvement was refused
- Same comments apply to this application, namely;
- New garage extension protrudes in front of the existing building line of the house
- It will make the house far more dominant in the cul-de-sac

#### Letters of representations have been received from 4 Neighbours

- 3 object and 1 comment
- Object on grounds of:
  - cars parked in front of garage will impede/restrict access to other houses in cul-de-sac;
  - Additional created parking space – feel that this has not provided an adequate parking solution.
- Refers to contents of house deeds which state that no alteration should be made to front fascia and that the parking areas should not be amended.
- Design of extension out of keeping with original property. Will have a detrimental impact on visual appearance of cul-de-sac. No modifications to front of properties to date.
- Original planning consent states that garage and parking spaces should be retained for parking. This should be enforced.
- Effect on enjoyment of neighbouring properties – will obscure view of Thyme Avenue and reduce benefits of sunlight in morning – View will be of a plain brick wall.

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- Applicant won't be able to park a car in front of the garage without it protruding onto access road.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, T2

Supplementary Planning Guidance:

- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 13 Transport

**Planning Considerations**

The main considerations in respect of this application are:

Principle of development

- The principle of extensions to existing dwellings is acceptable in accordance with development plan policies.

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

- The proposal seeks to provide a single storey extension to the front of the existing garage, tying in with the cat-slide roof at the front by way of a small gable. The extension projects forwards by 2.5m looking north and 1.1m looking south.
- The pitch of the proposed roof is very low and ties in with the existing roof by way of a gable measuring 3.5m in height.
- Although the extension will alter the existing dwelling at the front, it is not considered that this will have a detrimental affect on the character of the street scene.
- The houses along this cul-de-sac are in a stepped formation, which is considered to reduce the impact on the spatial characteristics of the street scene.

Detailed design

- The design is considered to be in keeping with the existing dwelling.

Residential amenities

- 27 Thyme Avenue is stepped forward of no.29 and the garages of both properties are next to each other.
- The current view is of a flank wall and it is considered that the extension will have no more of a detrimental affect on the amenities of the neighbouring property than at present.

Highways

- There is a sufficient number of parking spaces available to the satisfaction of the Engineering Department.
- The number of parking spaces has been increased since the previous application was refused. This additional parking space to the front of the dwelling now satisfies the reason for refusal.

Comments on representations

- The proposal still retains usable garage space and a parking space, so does not compromise the original planning condition, which states that the garage and parking spaces should be retained and used only for the purpose of accommodating a private motor vehicle.
- One parking space is available in front of the house and a further parking space within the garage. There is also a third visitor's space opposite the dwelling. The number of parking

spaces provided is in accordance with Highway standards.

### **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 garage extension hereby approved shall not be used for any other purpose than the parking of cars.

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

02 Reason: To ensure the provision and retention of the n the interests of local amenity and highway safety.

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

03 Provisions shall be made for the parking of operative and construction vehicles and the storage of building materials during the period of development in order to avoid the blocking of access to other properties in this part of Thyme Avenue.

03 Reason: To protect 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 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: UB3

Winchester District Local Plan Proposals: EN5, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, T2

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**Item No:** 06  
**Address:** The Bungalow Clewers Lane Waltham Chase Southampton  
Hampshire SO32 2LP

**Parish/Ward** Shedfield

**Proposal Description:** Detached double garage

**Case No:** 04/01768/FUL

**W No:** W12365/05

**Case Officer:** Christine Brant

**Date Valid:** 9 July 2004

**Delegated or Committee:** Committee Decision

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

**Site Factors:** Local Gap

### Site Description

- The plot is triangular in shape and is located at the junction of Clewers Hill and Clewers Lane on the edge of Waltham Chase in an area designated as Local Gap.
- The new dwelling is built of red brick and clay tiles and is located close to the road side.
- The proposed garage is to be sited where the existing dwelling has recently been demolished in the corner of Clewers Hill and Lane.
- The site is well screened by many mature trees and fencing along the boundary of the site.

### Relevant Planning History

- W12365/04 – Demolition of existing bungalow and erection of a two bedroom bungalow. Granted 15/11/2002
- W12365/03 – Erection of 1no. 2 bedroom detached bungalow, demolish existing building. Refused 01/08/2002
- W12365/02 - Erection of 1no. 2 bedroom detached bungalow, demolish existing building. Granted 06/05/2002
- W12365/01 – Erection of 1no. 3 bedroom dwelling and demolition of existing dwelling. Application Withdrawn 26/02/2002
- W12365 – Replacement dwelling with garage. Application withdrawn 29/05/1991

### Proposal

- Detached double garage

### Consultations

#### Engineers:Highways:

- No highway objection.
- No new access or alterations to existing access are to occur.
- It is evident that there is a sufficient area to provide acceptable on-site parking and turning facilities.

#### Landscape:

- No objection but suggest condition.

### Representations:

#### Shedfield Parish Council

- Object for two reasons.
- The original conditions for the site have not been met – the existing dwelling on site shall be demolished and resultant materials removed within 1 month of the completion of the new dwelling.
- Trees and hedges have been destroyed on the site, recommend a site visit.

#### Letters of representations have been received from one Neighbour - Object

- The plot is located in Local Gap and the application is for a substantial additional property.
- The properties surrounding the application site have attached/integrated garages not free standing substantial buildings.
- Concerns regarding the position of the access to the garage as it is located opposite a neighbour's house.
- Suggest the proposed garage should be in the position of the old garage so all the buildings would be together in the plot and not intrude into the Local Gap.
- The dwelling has now been demolished but the resultant materials have not been removed from the site within the timescale to comply with the condition for the erection of the new dwelling which affects the neighbours to see the land in a mess.
- Neighbours have suffered damage to the verge in front of their properties by builder's vehicles

and traffic struggling to pass parked vehicles on the highway.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3 C1 C2

Winchester District Local Plan

- EN5 C1 C2 C4 C19

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 C1 C3 C22

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/street scene
- Residential amenities
- Highways
- Comments on representations

Principle of development

- The site is located within the Local Gap and Policy C4 of the Winchester District Local Plan states that development will be permitted providing it does not physically or visually diminish the gap.

Impact on character of area

- The proposed garage is to be located on the position of the original dwelling that has recently been demolished as the new property is almost complete.
- The garage is situated within the original footprint of the demolished dwelling.
- The site is well screened and the position of the garage is such that it will have a minimal impact on the character of the area.
- The proposed garage is very small scale so it is not considered that there will be a harmful impact on the character of the area.

Residential amenities

- The proposed garage measures 6m in width, 6.05m in length and 3.6m in height to the ridge of the roof falling to 2.5m at eaves level.
- It has been designed with a low pitch roof in order to minimise its impact in the Local Gap.
- The proposed garage will use the existing access to the site.
- The garage will seek to alleviate the current problem of vehicles parking on the highway.

Highways

- The Highways Engineer has no highway objections to the proposal as it is considered unlikely that the garage will cause demonstrable harm to users of the adjoining highway.

Comments on representations

- The Parish Council's comments relate to the construction of the dwelling approved under the previous planning application and the non-compliance of condition for the removal of resultant materials.

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- The Enforcement Department have agreed to allow the applicant to use some of the resultant materials for the laying of a patio and any materials remaining shall be removed from the site, this is so that materials will not be removed from the site only to be replaced with more materials for the construction of the patio, therefore lessening the number of large delivery vehicles.
- The TPO tree that was removed was in poor health and it was agreed by our Arboricultural Officer that it could be removed.
- Officers are of the opinion that the proposed garage is well designed with a low pitched roof that it will not have an adverse impact on the area designated as Local Gap.
- The addition of a garage to the property will remove the need for vehicles to park on the highway as they can be accommodated in the garage.
- Clewers Lane and Clewers Hill are both unclassified roads so the applicant would not have required planning permission to create a new access onto these highways. However, a condition is suggested to prevent any new vehicular access from being created.

**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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the garage 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 The existing trees shown as being retained on the approved plan shall not be pruned, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during the demolition and construction operations by the erection of protective fencing at distances to be agreed in writing with the Local Planning Authority's Arboricultural Officer in accordance with BS5837 - Trees in Relation to Construction, prior to any demolition or construction works on site. Nothing shall be stored or placed in the protected area fenced in accordance with this condition and the ground levels within the area shall not be altered, nor any excavation made without the consent of the Local Planning Authority.

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

04 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.

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



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05 Means of vehicular access to the site shall be from the approved access on Clewers Hill only.

05 Reason: In the interests of highway safety.

**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 C1 C2  
Winchester District Local Plan Proposals: C1 C2 C4 C19 EN5  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3 C1 C3 C22

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**Item No:** 07  
**Address:** Land Adjacent To1 Donigers Close Swanmore Hampshire  
**Parish/Ward** Swanmore  
**Proposal Description:** Erection of 1 no. three bedroom detached dwelling with new access  
**Case No:** 03/03014/FUL  
**W No:** W05219/04  
**Case Officer:** Mr Neil Mackintosh  
**Date Valid:** 17 December 2003  
**Delegated or Committee:** Delegated Decision  
**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation

### **Site Description**

- This site is the rear garden of 1 Donigers Close
- The existing property is a semi-detached house on the corner of Donigers Close and Swanmore Road
- The Close is made up of semi-detached houses with detached houses to the south east and opposite on Swanmore Road
- The site fronts onto Swanmore Road
- A bank and hedge separate the garden from Swanmore Road
- The rest of the garden is enclosed by a mixture of fencing and hedges
- To the south east is a detached house called Southview
- In the front corner of the garden of Southview there is a large Ash tree which overhangs the site

### **Relevant Planning History**

- None relevant

### **Proposal**

- A three bedroom dwelling to share the existing access of No.1 Donigers Close

### **Consultations**

#### Engineers: Highways:

- Recommended refusal to the original plans as the new access to Swanmore Road would be below the acceptable standard
- However, suggested that the shared use of the existing access to Donigers Close would be acceptable

#### Landscape:

- No objection providing the adjacent tree is protected during construction

### **Representations:**

#### Swanmore Parish Council

- Object – the proposal would be detrimental to the neighbouring property due to the proximity of windows in the south east elevation

#### Letters of support have been received from three Neighbours

- The dwelling will be a useful addition to the stock of moderately sized dwellings in Swanmore
- The dwelling will fit into and complete the frontage on this part of Swanmore Road
- There is adequate space on this plot to accommodate a dwelling

### **Relevant Planning Policy:**

#### Hampshire County Structure Plan Review:

- H1, H5, UB3, R2

#### Winchester District Local Plan

- H1, EN5, EN13, T9, RT3

#### Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, DP3, DP10, DP11, RT3

#### Supplementary Planning Guidance:

- Swanmore Village Design Statement
- Winchester District Urban Capacity Study

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- Housing Monitoring Report
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport

**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

Principle of development

- The site is within the Village Policy Boundary and large enough to accommodate a modest dwelling
- Policies EN5 and T9 must be taken into account

Impact on character of area

- This development will fill a gap in the frontage to Swanmore Road but without detriment to the street scene
- The gardens left for the property and No.1 will be small, but adequate

Detailed design

- The house has been carefully designed to fit in with the street and to have minimum impact on neighbours

Residential amenity

- There are to be no windows in the first floor on the north east elevation, i.e. the one that would overlook the garden of No.2 Donigers Close
- There will be one first floor window facing No.1 and this will be to a bathroom and so obscure glazed
- The windows in the south east elevation have been reduced in size and will not directly overlook the garden of the house to the south east

Highways

- The Highway Engineer was not satisfied that a new access to Swanmore Road (C130) would be up to standard and therefore suggested a shared access with No.1
- Amended plans have been received which show this change

POS

- A contribution of £1966.00 has been received

Comments on representations

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- The three neighbours that have written in all support the application
- Those neighbours immediately to the rear and side of the proposal have not objected
- The Parish Council objection has been addressed by moving the house further from Southview and reducing the amount of glazing and the neighbours at Southview have not objected

**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 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 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 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 4 metres from the tree trunks in accordance with BS 5837.

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

04 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 and E of Part One of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

05 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, dormer windows or roof lights, other than those expressly authorised by this permission shall, at any time, be constructed in the North East and North West elevations of the dwelling hereby permitted.

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

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06 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

06 Reason: In the interests of highway safety.

07 Before the development hereby approved is first brought into use, a minimum of two car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

07 Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

**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: H1, H5, R2  
Winchester District Local Plan Proposals: H1, EN5, EN13, T9, RT3  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, DP3, DP10, DP11, RT3

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**Item No:** 08  
**Address:** Woodbine Gordon Road Curdridge Southampton Hampshire SO32 2BE

**Parish/Ward** Curdridge

**Proposal Description:** Demolition of existing garage and outbuildings and erection of single storey side, two storey rear extension of detached single garage

**Case No:** 04/01741/FUL

**W No:** W18977/01

**Case Officer:** Emma Norgate

**Date Valid:** 7 July 2004

**Delegated or Committee:** Committee Decision

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

### **Site Description**

- Detached two storey, red brick dwelling, gable end faces the road.
- Single storey element to the rear.
- Gordon Road slopes down from its junction with Lockhams Road, therefore the site is at a higher level than the dwelling to the south-east, "Oak Cottage" and at a lower level than the dwelling to north-west, "Woodbine".
- The site is well screened to the rear.

### **Relevant Planning History**

- W18977 – demolition of existing garage and outbuilding and erection of two storey rear and single storey side extension and garage to side – withdrawn – 8/7/04

### **Proposal**

- As per Proposal Description

### **Consultations**

#### Building Control:

- Raise no objection - Will need a building regulation application, but in general terms as long as retaining walls and structures are built correctly there is no fundamental objection from building control.

#### Engineers:Highways:

- no highway objections – evident that there is sufficient area to provide acceptable on site parking facilities, unlikely that the proposals would cause demonstrable harm to users of the adjoining highway.

### **Representations:**

#### Curdridge Parish Council

- Object – the objection to the previous application still stands – property is situated on a very steep hill, concerned about the amount of work which has been carried out without building regulations or planning approval, consider the ground may be unstable and concerned for dwellings either side, impact on neighbouring properties, amount of internal floors which have been removed, no provision for surface water drainage, windows have been replaced and are not in keeping, concerned there will be loss of light and amenity to neighbouring properties, particularly the garage extending to the rear of the extension.

Letters of representations have been received from 1 Neighbour

- 1 Ferndale Cottage – object - no dimensions for the height of the garage, concerned that this will result in loss of light, position of the garage makes it overbearing, garage will form a large part of the boundary and contrary to the Village Design Statement. Windows in the south elevation mean that this increases the feeling of being overlooked.

### **Relevant Planning Policy:**

#### Hampshire County Structure Plan Review:

- UB3

#### Winchester District Local Plan

- H2, EN5

#### Winchester District Local Plan Review Deposit and Revised Deposit:

- H3, DP3

#### Supplementary Planning Guidance:

- Curdridge Village Design Statement



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
- Residential amenities
- Highways
- Comments on representations

Principle of development

- The site falls in H2 frontage in the WDLP and this is rolled forward into the Revised Deposit Local Plan as H3 frontage and therefore the principle of extensions is acceptable subject to a number of criteria.
- W18977 was withdrawn in July 2004 due to concerns with regard to the size of the double garage and its siting, which was behind the rear elevation of the proposed extension.
- The application for consideration now has a single garage and is set further forward, it is also proposed that the garage is set down to reduce the impact on the neighbouring property.
- The garage is slightly set in from the side boundary of the site.

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

- The proposal removes the existing single storey outbuildings on the site.
- The extensions are set back from the front of the dwelling and are subservient in nature, whilst both the extensions and the proposed single garage are visible from the street, it is considered that they will not result in an adverse impact on the streetscene.

Residential Amenities

- The rear single storey of the site already extends beyond both Oak Cottage to the south-east and is level with the rear of High Bank to the north-west
- The proposed rear extension will extend beyond both of the dwellings to either side.
- There is a gap of 7.5m to the dwelling "High Bank" and 11m between the side elevation of the proposed rear extension and the rear return of "Oak Cottage".
- Whilst there may be some loss of early morning light to High Banks, it is also important to consider that High Banks is at a higher level than the application site and therefore this is considered insufficient reason to refuse the application on this ground.
- The height of the single garage is 3.5m, this is proposed to be cut down into the ground by 1m.
- Oak Cottage is lower than the application site, however, given the height of the garage and that it is to be set down, the garage is considered to be acceptable and not overbearing.
- With regard to the two storey extension and the impact on Oak Cottage, it is considered that although there may be some loss of late evening light, the distance between the built form and the amenity area means that the loss of late evening light is considered inefficient to warrant refusal on this ground.
- There are a total of two velux windows in the roofscape of the new extension and these are both for en-suite bathrooms and therefore could be obscure glazed.
- There is one window which is to be inserted in the existing side elevation of the dwelling, the new window is required in the side elevation to a bedroom, as the existing window will be lost due to the rear elevation.
- In order to prevent overlooking to "Oak Cottage" it is suggested that the lower panes of the new bedroom window are obscure glazed.

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Highways

- City Engineers have commented that there is no highway objection and that there is sufficient area to provide acceptable on site parking facilities, and that it is unlikely that the proposals would cause demonstrable harm to users of the adjoining highway.

Comments on representations

- The existing boundary is defined by a close boarded fence with trellis atop and a lower post and wire fence beyond the existing outbuildings. The proposed garage is set in from the boundary. No hedge will be lost by the erection of the garage and therefore officers do not consider that the proposal would be contrary to the Village Design Statement.
- The plans are correctly scaled drawings and therefore the proposals can be measured from them.
- The disposal of surface water drainage can be dealt with under building regulations.
- The dwelling is not listed and does not fall into a Conservation Area, therefore planning permission is not required to change the windows or replace floor boards.
- Head of Building Control has highlighted that a building regulation application will be required, but that as long as retaining walls and structures are built correctly there is no fundamental objection from Building Control.
- Other issues are addressed in the report.

**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 extensions and 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 first floor bedroom window in the side elevation which is to be inserted due to the development permitted shall be glazed in obscure glazing on the lower panes of the window and thereafter retained.

03 Reason: To protect the privacy and amenity of the adjoining residential property.

**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.

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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

Winchester District Local Plan Proposals: EN5, H2

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, H3

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**Item No:** 09  
**Address:** Longacre Hurdle Way Compton Down Winchester Hampshire SO21 2AN

**Parish/Ward** Compton And Shawford

**Proposal Description:** Replacement of existing dwelling with 14 No. two and three bedroom flats, 1 No. two bedroom and 2 No. four bedroom dwellings with associated garages, parking and alterations to existing access

**Case No:** 04/01272/FUL

**W No:** W11420/08

**Case Officer:** Mrs Julie Pinnock

**Date Valid:** 14 May 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation  
4 or more representations contrary to the Officer's recommendations have been received

**Reason for Committee:** have been received

**Recommendation**

DEFER - For further consultation with HCC and WCC officers on the highway issues and detailed analysis of the Inspectors Appeal Decision.

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**Item No:** 10  
**Address:** 1 - 6 Norton Close Southwick Fareham Hampshire

**Parish/Ward** Southwick And Widley

**Proposal Description:** Two Storey extension to existing block of flats to provide 2 No. two bedroom and 2 No. one bedroom flats (amended plans received 22.07.2004)

**Case No:** 04/01544/FUL

**W No:** W18418/01

**Case Officer:** Mrs Julie Pinnock

**Date Valid:** 16 June 2004

**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:** 4 or more representations contrary to the Officer's recommendations have been received

### Site Description

- Numbers 1-12 Norton Close are two-bedroom flats contained within two, three-storey blocks.
- They were erected by the MoD approximately 40 years ago, in connection with the requirements of the adjacent Naval Base, HMS Dryad
- The 12 flats occupy a 0.3 ha site resulting in a current density of 40 dwellings per hectare

### Relevant Planning History

- W18967 - New car parking area, replacement roof over existing garage block and new entrance porch to each block of flats - 1-12 Norton Close Southwick – Permission granted 01.07.2004
- W18418 - (AMENDED DESCRIPTION AND PLANS) Two storey extension to existing block of flats to provide 4 No. two bedroom flats – 1 - 6 Norton Close Southwick - Refused 25.03.2004 – Appeal in progress

### Proposal

- As per Proposal Description

### Consultations

#### Engineers:Highways:

- No objection in principle subject to conditions including the provision of secure/undercover cycle parking
- Re-consultation on amended plans:
- no objection – satisfied with proposed cycle provision

#### Landscape:

- Comment on the lack of survey information relating to existing trees and the loss of trees on site
- Concern regarding the proximity of car parking to the neighbouring gardens and the lack of space to provide adequate screening along this boundary
- Site is dominated by car parking with a reduction in open space
- Landscape proposals are inadequate particularly in the vicinity of the car park
- Proposed planting specification and small scale planting is fine but site lacks a strong landscape framework to provide screening and visual amenity to the area around the car park
- Recommend refusals
- Re-consultation on amended plans:
- Overall layout is better and does retain the garden trees , and although not in very good condition do provide adequate space to plant new trees for the amenity of both residents and neighbours
- Still concerned regarding landscape details
- Recommends approval subject to conditions for the submission of hard and amended soft landscape details and a landscape management plan

### Representations:

Southwick And Widley Parish Council – object

- The proposal is completely out of character and would compound the problems with these flats
- The newly designed roof is ugly and is visually worse than the original plan
- The south east side of the building is the same as the plan that was rejected by the Planning Committee
- The car parking on this plan is completely different to the plan that was approved.

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- The Parish Council stress the lack of facilities at Southwick, the public transport situation is poor, HMS Dryad has been decommissioned and will close completely at the end of the year
- The four child minders quoted in the document is now down to one
- The Parish Council consider the plans to be entirely inappropriate

Southwick and Widely Parish Council comments on amended plans

- The ground plan has not been changed from the original application which was rejected.
- The Parish Council is of the opinion the scale, mass, size of the proposed building would be unsuitable for the area

Letters of representations have been received from 7 Neighbours

- Parking problems – already difficult to access existing garages
- Loss of trees would result in loss of privacy and introduce overlooking
- Existing flats out of character for the surrounding area and that further flats will compound the situation
- Infrequent bus service to the village and new residents would need independent transport
- No longer a doctors surgery in the village the nearest surgeries are at Cosham, Denmead or Wickham
- No shopping facilities – only one small shop
- No school
- Lea Hall and playground is owned by the MOD and is not a village community hall/facility
- Little local employment in the vicinity – especially since the closure of the local naval base
- There are plenty of houses to rent in the area as opposed to houses to buy – approx 10% of the housing stock in Southwick is privately owned
- The proposed parking is larger than the approved parking area
- Detrimental to surrounding properties in Castle Road and Norton Close because of the impact they would have to the area by increasing the profile of the flats by almost 200%
- Due to the rising ground the proposal would dominate views from the houses making them overbearing
- Drawing “site section scale 1:250” is mislead – distance from existing flats to the boundary in Castle looks to be 30ft when in fact it is only 12ft
- Potential noise nuisance and exhaust pollution to houses in Castle Road with the position of the additional parking spaces
- Number of inaccuracies in the design statement submitted with the application, there is now no doctors surgery, Lea Hall is not a community facility and there is now only 1 child minder in the area
- The building is out of character to the area

Additional letters of representation have been received from 4 neighbours following the further consultation on the amended plans:

- Original objection continues to apply
- Objections are the same as 12 months ago
- Amended plans are still going to cause the same distress to local residents and the parking situation will not be eased
- This is a small rural community and the amenities for more residents are just not in place

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- H1, H5, H7, UB3, T5, T6, R2

Winchester District Local Plan

- H.1, H.7, EN.5, EN.13, T.9, RT.3

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Winchester District Local Plan Review Deposit and Revised Deposit:

- H.2, H.7, DP.3, T.2, T.3, T.4, RT.3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Winchester District Urban Capacity Study
- Housing Monitoring Report
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Principle of development

- The site is situated in the policy boundary for Southwick where the principle of residential development is acceptable
- The application is a re-submission following a refusal on 25<sup>th</sup> March 2004
- That application was considered by the Development Control Planning Committee on the 4<sup>th</sup> March 2004
- An appeal has been lodged against the decision of the Council to refuse that application
- The refused application was for 4 two bedroom flats in a two storey building linked to one of the existing flats at the site
- The application was refused on the grounds that the proposed development would result in unsatisfactory building relationships with adjoining properties to the detriment of the amenities and privacy, which the occupants thereof might reasonably expect to enjoy;
- And it would create an unacceptable density of development, which would detract from the open character of the area and would be out of keeping with Southwick
- And that the proposed development would result in the loss of open space and trees around the existing buildings and would amount to over-development, which would have a detrimental effect on the character of the area
- This application still seeks 4 residential units, although it now proposes 2 x two bedroom units on the ground floor and 2 x one bedroom units in the first floor
- The footprint of the building occupies the same floor area as the original application at ground floor
- The first floor area is reduced, with accommodation provided within the roof space to reduce the height, scale and mass of the building
- Therefore to the front (south east) elevation of the proposed building three dormers are proposed, and to the rear (north west) elevation, two roof lights are proposed within the pitch of the roof which are to light bathrooms and are annotated on the submitted plans to be



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finished in obscure glass

- The resulting density at the site is 53 dwellings per hectare
- Planning permission was recently granted under delegated powers for the provision of a car park between the two existing blocks of flats to serve the existing occupiers
- The application seeks to increase the amount of approved parking from 18 spaces which was permitted to serve the existing 12 flats to 24 parking spaces to serve both the existing and proposed flats which equates to 1.5 spaces per unit
- Originally the parking area was adjacent to the south western boundary which would have resulted in the loss of 3 trees
- Officers raised concerns over the loss of these trees and subsequently an amended plan was submitted which provides a new layout for the car parking area which allows for the retention of the trees
- Officers consider that the revised application has dealt with the original reasons for refusal
- The application accords with PPG3 and local plan policies

Residential amenities

- The proposal has two windows to the rear elevation in the roof which are to be obscure glazed
- The distance between the rear elevation of the extension and the rear elevation of residential properties which back onto the side is in excess of 35m, it is not therefore considered that the proposal results in development of an overbearing nature and there is no overlooking
- The proposal is close to the northern boundary, but is over 25m away from the rear elevation of the dwelling which backs onto the site at this point
- Again there are no windows to the side elevation, and it is not considered that the proposal represents an overbearing or un-neighbourly form of development

Highways

- The highway engineer raises no objection to the proposal and is satisfied with the amended plans which amended the layout of the car park and provided secure undercover cycle parking in the existing garage unit

Public Open Space

- The applicants are required to make a financial contribution towards public open space

Comments on representations

- There is significant local objection to this application from the Parish Council and local residents, their objections relate to the principle of development, the lack of facilities in the local area and access to public transport, the affect the proposal has to the amenities of neighbouring properties and the loss of trees
- The principle of residential development is acceptable as the site is situated within the policy boundary for Southwick
- This policy is carried forward in the emerging local plan and whilst the emerging local plan is under review the adopted local plan is the material planning consideration
- There are concerns about the sustainability of the area, in terms of access to public transport, facilities such as a doctors surgery, school and shops
- PPG3 aims to focus additional housing development in existing settlements
- The other concerns relate to the loss of amenity to local residents this has been addressed above

**Planning Obligations/Agreements**

In seeking the planning obligation(s) and/or financial contributions for £4720.00, 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 Agreement for:**

**A financial contribution of £4,720.00 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)**

### **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 development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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:

- car parking layout:
- hard surfacing materials:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):
- other vehicle and pedestrian access and circulation areas:

Soft landscape details shall include the following as relevant:

- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- implementation programme:

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

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04 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.

04 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.

05 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 6 metres from the tree trunks in accordance with BS 5837.

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

06 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

06 Reason: To ensure that adequate on-site parking and turning facilities are made available.

07 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/dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the north west elevation(s) of development hereby permitted.

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

08 The velux windows in the north west elevation of the development hereby permitted shall be glazed in obscure glass and thereafter retained.

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

**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.

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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: H1, H5, H7, UB3, T5, T6, R2

Winchester District Local Plan Proposals: H.1, H.7, EN.5, EN.13, T.9, RT.3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H.2, H.7, DP.3, T.2, T.3, T.4, RT.3

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**Item No:** 11  
**Address:** 9 St Peters Close Curdridge Southampton Hampshire SO32 2HF  
**Parish/Ward** Curdridge  
**Proposal Description:** (AMENDED DESCRIPTION) Sub-division of existing plot to provide a detached three bedroom dwelling with room in roof, parking and alterations to existing access  
**Applicant** Mr B R Mason  
**Case No:** 04/01151/FUL  
**W No:** W18962  
**Case Officer:** Mrs Julie Pinnock  
**Date Valid:** 5 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

### **Site Description**

- The application site forms part of the residential curtilage of 9 St Peters Close
- The site area is 0.03 hectares
- 9 St Peters Close is a two storey semi-detached dwelling
- The site is screened by a mature conifer hedge

### **Relevant Planning History**

- None

### **Proposal**

- As per Proposal Description

### **Consultations**

#### Engineers:Highways:

- No objection to amended plans which show the removal of 2 metres of the hedgeline either side of the existing and proposed access to improve inter visibility between pedestrians and drivers of the vehicles emerging from the private driveways

#### Landscape:

- No objection – recommends a condition to require details of protective fencing to the existing hedge and trees on the site

#### Estates

- No objection – 9 St Peters Close is a former council house, sold on 26<sup>th</sup> January 2004
- Property was valued on the assumption that there was a potential building plot
- Query ridge height as shown in relation to 5 & 7
- Comment that the room in the roof will overlook the rear garden of 5 & 7

### **Representations:**

#### Curdridge Parish Council

- Object – horrendous parking problems which already exist on this small estate and in particular on the corner where the proposed house would have access
- All residents currently park in the narrow road most have 2 cars per household and some more
- At night access is particularly difficult and emergency vehicles regularly experience problems in gaining access
- This matter is being investigated by the City Council and we strongly feel no more developments should be considered until this problem has been addressed
- Also understand that a recent survey carried out by the City Council identified St Peter's Close as being suitable city owned land for further housing development
- Feel that this application should be viewed as part of the overall review of this site and these matters should be resolved first

#### Letters of representations have been received from 7 Neighbours

- All object/raise concerns
- Increase in the amount of extra traffic proposal will generate
- Highway safety – site is on a blind bend where there is already a problem with vehicle parking
- Do not object to further housing or Council estates but not by building in property gardens
- Difficult for emergency service vehicles
- Parking problems should be addressed first

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, H1, T.5

Winchester District Local Plan

- H.2, EN.5, EN.13, T.9

Winchester District Local Plan Review Deposit and Revised Deposit:

- H.3, DP.3, DP.10, DP.11, T.2, T.3, T.4

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Curdridge 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/spatial characteristics/street scene
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Principle of development

- The site is situated within the development frontage of Curdridge where policy H.2 of the adopted local plan applies and policy H.3 of the emerging local plan
- This allows for development within the residential frontage provided the development proposal reflects the curtilage sizes and character of the locality
- Avoids development of plots in depth, such as backland or tandem development
- Provides for vehicle to park and turn within the curtilage of the site
- Officers consider that the proposed dwelling accords with policy H.2 of the adopted plan and H.3 of the emerging local plan

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

- The site comprises part of the garden area of 9 St Peters Close a two storey semi-detached dwelling
- St Peters Close is accessed from Reading Room Lane, at the entrance is a large area of open space all grassed with a few mature trees
- St Peters Close follows the contour of this open space with 1, 3, 5, and 7 fronting the green, and n o. 9 turning the corner
- The proposed dwelling is on the curve in the road and will side onto the open space
- The proposed siting and design of the dwelling is in keeping with existing dwellings in St Peters Close
- Officers consider that the proposed dwelling reflects the character of the area and is not harmful to the street scene

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Residential amenities

- The proposed dwelling initially provided a flat roof dormer to the rear southern elevation
- Officers raised concerns that this would provide overlooking to the rear garden area of 7 St Peters Close
- The applicants have submitted revised plans which remove the dormer window
- There is a window at first floor level, however it is not considered that the potential overlooking from the first floor window is harmful to the occupiers of 7 St Peters Close

Highways

- The existing dwelling is served by a vehicular access to the south west of the site, and there is a dropped kerb to the north west boundary
- The removal of a section of hedgerow here to provide an access would not require planning permission
- The highway engineer has commented that there is no turning proposed, however St Peters Close is not a classified road and therefore not something that can be insisted upon
- At the request of the highway engineer amended plans have been received which show the removal of 2 metres of the high hedgeline either side of the existing and proposed access
- Which will improve inter visibility between pedestrians and drivers of the vehicles emerging from the private driveways
- The highway engineer has advised that it is unlikely that a highway reason for refusal could be successfully sustained at appeal

Public open space provision

- The applicant has made the appropriate financial contribution towards public open space

Comments on representations

- The Parish Council and local residents have objected to the proposal primarily on highway grounds with particular concern relating to on-street parking and problems of access for emergency vehicles
- The highway engineer has not objected to the proposal
- Officers consider that the provision of an additional dwelling will not exacerbate the situation as both the existing dwelling and the proposed dwelling have on-site parking provision
- The Parish Council consider that this application is premature pending the outcome of a review by the City Council on parking in the area
- In addition they consider that the application should be considered as a whole in conjunction with other development potential identified in the area
- Officers consider that it is not reasonable to delay or refuse this application on factors outside the control of the applicant
- This application is self contained and must be considered on its merits
- It does not prejudice any future review of parking in the area

**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 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 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 The existing trees and hedges shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees and hedges shall be protected during building operations by the erection of fencing at least 5 metres from the tree trunks in accordance with BS 5837.

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

04 The parking area hereby approved shall not be used for any other purpose than the parking of cars.

04 Reason: To ensure the provision and retention of the parking area in the interests of local amenity and highway safety.

05 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 and E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

**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.

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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, H1, T5

Winchester District Local Plan Proposals: H.2, EN.5, EN.13, T.9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H.3, DP.3, DP.10, DP.11, T.2, T.3, T.4

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**Item No:** 12  
**Address:** Yelfs Yard Botley Road Bishops Waltham Southampton Hampshire  
SO32 1DR

**Parish/Ward** Bishops Waltham

**Proposal Description:** Use of land as a Builders Yard, [Yard Layout and Enclosure; Erection  
of Workshop and Provision of designated Parking and Vehicle  
Circulation areas

**Applicant** Mr R Cockain

**Case No:** 04/01234/FUL

**W No:** W00906/07

**Case Officer:** Mr Charlie Robson

**Date Valid:** 26 May 2004

**Delegated or Committee:** Committee Decision

**Reason for Committee:** The Officers consider the application to be controversial or potentially  
controversial

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

DEFER - legal report on possibility of pursuing enforcement action to advise  
members of what alternative action may be available.

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**Item No:** 02  
**Address:** 8 The Park Droxford Southampton Hampshire SO32 3QQ  
**Parish/Ward** Droxford  
**Proposal Description:** Erection of 2 No. two bedroom flats adjoining No. 8 The Park and alterations to existing access  
**Case No:** 04/01640/FUL  
**W No:** W19069  
**Case Officer:** Mr Andrew Amery  
**Date Valid:** 25 June 2004  
**Delegated or Committee:** Committee Decision  
**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation

### Site Description

- The application site for the proposed new dwelling and its garden measures approximately 0.18ha
- The whole larger existing site for Sunnyside measures 0.44 hectares.
- Currently there is one dwelling located in the north eastern part of the site
- The rest is garden land and there are the remnants of some pig sties and barns on the site
- The site is accessed from The Avenue via a single access track along the southern side of the site which also serves the rear garaging of 2 properties fronting The Avenue
- The site is bordered by the rear gardens of some older style dwellings along the northern and eastern boundaries and modern estate dwellings along the western boundary
- A footpath runs along the southern boundary of the site which is bordered by open countryside

### Relevant Planning History

- W6970 – Erection of bungalow(O/L) – Approved 22/10/82
- W6970/1 – Erection of dwelling (Details) – Refused 14/09/83
- W6970/2 – Erection of dwelling – Approved 16/11/83
- W6970/3 – Porch to Sunnyside – Approved 18/09/89
- W6970/4 – Side extension with room in roof and 2 No dormer windows – Approved 25/08/99
- W6970/5 – 2 No dwellings (O/L) – Approved
- W6970/6 – 1 No four bedroom two storey dwelling with alteration to vehicle access – Refused 05/03/04

### Proposal

- As per Proposal Description

### Consultations

#### Engineers:Highways:

- No objection

#### Environment Agency:

- No objection

#### Landscape:

- No fundamental objections to the scheme however, the trees to the south are subject to a TPO and it is not immediately clear as to whether the intention is to move the existing concrete driveway and replace it. If permission were to be granted, then additional details need to be supplied relating to ground treatment within this area

#### Southern Water:

- No new building or new tree planting should be located over or within a minimum of 3 metres of the public sewer. No surface water should be discharged to the foul sewer

### Representations:

Bishops Waltham Parish Council

- No comments

Letters of representations have been received from 0 Neighbours

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, IMP100, T5

Winchester District Local Plan

- H1, EN4, EN5, EN7, EN9, RT3, T2, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, DP1, DP3, RT3, DP5, T2

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
- Detailed design
- Public open space provision

Principle of development

- The site lies within the policy boundary wherein there is a general presumption in favour of development subject to the design, highways and amenity policies of the local plan
- Any new residential development would need to be considered against the guidance contained within Planning Policy Guidance Note No 3 in particular with regard to the making the best use of previously developed land
- As the site forms part of the garden of the existing dwelling 'Sunnyside' it would be regarded as previously developed land within the definitions contained within PPG3
- Planning permission has already been granted, in outline, for the erection of an additional two dwellings on the site under the ref: W6970/5 resulting in a density of the overall site including Sunnyside of 6.8 dwellings per hectare
- Whilst this outline permission achieved a lower density than the 30-50 dwellings per hectare required by PPG3, this lower density was considered to be acceptable due to the limited vehicular access, via a private drive, to the site
- The current application seeks full planning permission for only one additional dwelling on the application site which would result in an even lower density of 5.5 dwellings per hectare (or as a direct comparison 4.54 dpha on the whole site and including the existing dwelling, Sunnyside)
- The applicant has indicated a site for a future possible second dwelling, which does not form part of the current application. If this application were to be approved there would not be anyway of ensuring that this second dwelling would ever be built and therefore the sites potential for development would not be maximised and would be contrary to the advise contained within PPG3 which seeks to make the best use of previously developed land
- Whilst it understood at this time the proposed scheme has been submitted as an alternative to the scheme which benefits from outline permission, if permission were to be granted for this proposal the land would benefit from two planning permission which could both be implemented
- Whilst the implementation of both schemes would achieve a better density of development it would result in a non comprehensive development, appearing piecemeal and resulting in more that 5 dwellings being serviced from the existing single track private drive
- Therefore whilst the residential development of this site is acceptable in principle the proposal would be unacceptable in terms of the densities which would be achieved and the fact that the existing outline permission could also be implemented resulting in a non comprehensive

development

#### Detailed Design

- Following the refusal of the previous planning application Officers advised the applicant that any dwellings to be erected on the site needed to be fundamentally redesigned to respond to the sites characteristics and should be accompanied by a design statement
- The current design is very similar to the dwelling previously refused under W6970/6
- A few minor changes have been made to the elevational treatment of the house such as adding half hips to the previous gable ends, making some of the windows larger, adding feature window and adding some gable feature to the eaves however the overall appearance of the dwelling remains the same with the bulk, square floor plan and shallow pitched roof being of a scale, mass and design which is out of character with the area and does not relate well or respond to the characteristics of the site

#### Public Open Space Provision

- The proposed dwelling would require a contribution to the provision of Public Open Space.
- Whilst the applicant has already made a contribution in relation to the outline consent approved under W06970/06 this contribution only relates to the dwellings approved under this permission not the current application
- As the application is to be refused a reason for refusal has been included with regard to the failure to make provision for public open space

#### Comments on Representations

- The dwelling is shown to be 3 metres away from the public sewer
- The point and details of the proposed connection to the public sewer will require the formal approval of Southern Water
- Whilst the highways officer has no raised any objection to the application proposal, these comments do no take into account if the proposal was built together with the previous outline proposal which would result in more than 5 dwellings being accessed from a private drive.

#### **Recommendation**

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

#### **Conditions/Reasons**

01 By virtue of its size ,scale, mass, design and location along the southern boundary of the site the proposed dwelling would appear piecemeal, incongruous and out of character with the existing site and surrounding area, including the open countryside and footpath to the south. In addition no details have been provided regarding any proposed future driveway indicated along the southern boundary which could have an adverse impact on the welfare of the protected trees along this boundary. As such the proposal would be contrary to policies UB3 of the Hampshire County Structure Plan, Policies H1, EN4, EN5 and EN7and Proposals H2, DP3 of the Winchester District Local Plan Review (Revised Deposit) which seek to ensure that new development is in sympathy with the appearance and character of the local environment and the amenities of the occupants of adjoining properties.



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02 The proposal seek permission to erect one additional dwelling on the site and as such would fail to make the best use of this previously developed land, albeit taking into account the access and highway constraints of the site. As such the proposal would be contrary to Proposal DP3 of the Winchester District Local Plan Review Revised Deposit and the guidance contained within Planning Policy Guidance Note No3 - Housing.

03 The proposal would if erected together with the scheme granted outline permission under W06970/05 would result in a non comprehensive and piecemeal development of this larger site which would be poorly laid out and result in more than five dwelling being accessed from the private drive. As such the proposal would be detrimental to the amenities of the future occupants of such dwellings, the appearance and character of the area and highway safety. The proposal would be contrary to UB3 and T5 of the Hampshire County Structure Plan 1996-2011 (Review), Policies H1, EN4, EN5, EN7, EN9, T2 and T9 of the Winchester District Local Plan and Policies H2, DP1, DP3, DP5 and T2 of the emerging Winchester District Local Plan Review Draft.

04 The proposal fails to make provision for Public Open Space contrary to Policy IMP100 of the Hampshire County Structure Plan 1996 - 2011 (Review), Policy RT.3 of the Winchester District Local Plan and Proposal RT.3 of the Winchester District Local Plan Review Revised Deposit.

**Informatives**

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

Hampshire County Structure Plan Review: UB3, T5, IMP100  
Winchester District Local Plan Proposals: H1, EN4, EN5, EN7, EN9, T2, T9 and RT3,  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, DP1, DP3, RT3, DP5, T2