

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA
27 September 2004 EAST TEAM

Item No: 01
Address: Land Adjacent To Chillandham Cross Chillandham Lane Martyr Worthy Hampshire

Parish/Ward Itchen Valley

Proposal Description: Erection of 1 No: four bedroom 2 No: two bedroom dwellings carport and alterations to existing access

Applicants Name Mr G Dixon

Case No: 04/02079/OUT

W No: W02224/06

Case Officer: Mr Peter Eggleton

Date Valid: 20 August 2004

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council expected to provide representations contrary to officer recommendation

Reason for Committee: 4 or more representations expected to be contrary to the Officer's recommendations

Site Factors:

County Heritage Site

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Site Description

- Site is within development frontage area on edge of Itchen Abbas, opposite Chilland Conservation Area and within the proposed South Downs National Park.
- Existing dwelling is two storey red brick with clay tiles and white painted frames
- Plot is 0.12 ha
- Site levels approximately 1.5 metres higher than the road
- Many mature trees around the edge of the site
- The Rectory and Laurel House are to the north (rear)

Relevant Planning History

- W02224/02 Erection of 1 no. dwelling Refused 13.05.03
- W02224/03 Erection of 1 no. four bedroom and 1 no. two bedroom detached dwellings with garaging and new access(OUTLINE) Refused 30.10.03
- W02224/04 Erection of 1 no. four bedroom detached dwelling, 2 no. two bedroom semi-detached dwellings with associated parking and new access Withdrawn 28.05.04
- W0224/05 Erection of 1 no. four bedroom dwelling and a pair of two bedroom dwellings together with carport and alterations to existing access (outline) Refused because of impact on trees July 2004

Proposal

- As per Proposal Description
- The application is for siting and means of access only

Consultations

- Highways – no objection
- Southern Water – no objection
- Environment Agency – no objection
- Landscape – The application plans demonstrate that the protective measures now ensure that the trees on the site can be protected during development

Representations:

Itchen Valley Parish Council – object on the grounds that

- It is not frontage development
- Outline not appropriate in ASLQ and near conservation area
- It is contrary to the village design statement as outside village envelope
- The siting creates an unsatisfactory relationship with the existing dwelling and those behind, putting the Rectory into a back land location
- The access will have a negative impact on Chillandham Lane as there are no passing bays and the road is unsafe
- The access will have a negative impact on the existing house.
- The drainage will have to be to septic tanks for which there are no details
- Parking will be a problem, 3 houses will probably mean 6 cars
- Access for service vehicles and particularly during construction will be very difficult.

Neighbour Representation = Awaited

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E16

Winchester District Local Plan

- H.2, H.7, C.7, EN.5, T.9, RT.3, HG6 - 11

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.1, DP.3, C.7, H.3, H.7. RT.3, HE4 - 6 and T.2

Supplementary Planning Guidance:

- Achieving a better mix in housing developments 2000
- Itchen Abbas Village Design Statement

National Planning Policy Guidance/Statements:

- PPG1, PPG3, PPG13

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

Principle of development

- The principle of development is acceptable as the site is within development frontage defined in Winchester District Local Plan and the Local Plan Review 2003.
- The site is 0.12ha and 3 houses result in a density of 25 dph. Given the area of tree cover on the site, this is considered acceptable with regards to the requirements of PPG3.

Impact on character of area

- The proposal is to bring the access in past the existing house rather than creating another access on to the B3047, this is a much better solution in terms of impact on the character of the area compared to the provision of a ramped access to the main road.
- The properties are set to the back of the plot which allows the retention of all significant trees and significantly reduces visual impact from the road as the houses are beyond the raised bank to the front of the site.
- An open car port is proposed to the front of the site, a cross section is shown with a pitched roof. Providing the roofing materials are of a high quality this will satisfactorily sit within the landscape setting. The final design and materials are not part of this application.
- The site lies opposite the conservation area but given the set back of the properties and the retention of all significant trees the proposal will not have an adverse impact.

Residential amenities

- The semi-detached properties are 8m from the northern boundary. Both the Rectory and Laurel House are over 20m from the boundary so window to window distances will be a minimum of 28 metres. Overlooking of the gardens is restricted by the retention of the high hedge and existing trees. However it is considered that to protect the amenities of the adjacent houses the design should minimise first floor windows to the north elevations (rear) with no primary windows to the rear first floor elevation of the 2 bed properties.
- Chilland Barn to the south is located across the B3047, its nearest boundary in the region of 30 metres from proposed building frontages and the residential building a further 20 metres.

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Comments on representations

- The village design statement does seek the ratio of building to plot sizes to be in scale with neighbouring properties. This solution with a communal single frontage is considered the only way of achieving this whilst still meeting government requirements as set out in PPG3.

Public open space provision

- On site provision is not appropriate so a contribution is required.

Highways

- The highway engineer is satisfied that the proposed access is better than an access onto the B3047 and that it is unlikely that the proposed development will cause sufficient demonstrable harm to users of the adjoining highway to warrant a reason for refusal

Landscape

- A Tree Preservation Order has been served on the significant trees on the site. The proposal has been designed to accommodate the retention of these trees. Providing the Arboriculturalist is satisfied with the details relating to these trees the proposal is considered acceptable. Landscaping is a reserved matter and would include a scheme for the treatment of the front boundary. A condition is proposed to retain the rear boundary hedge.

Planning Obligations/Agreements

In seeking the planning obligation and/or financial contribution for off site 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):

(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 either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

01 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

02 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

02 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

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03 Approval of the details of the design, external appearance of the proposed development, the landscaping of the site (hereinafter called "reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced.

03 Reason: To secure properly planned development and since no details have been submitted.

04 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 shall be protected during building operations by the erection of fencing in accordance with details specified on drawing number CBA5911.04 and the revised Arboricultural Impact Assessment Report by Colin Bashfords Associates dated August 2004 Ref CBA5911 Revised and in accordance with BS5837.

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

05 No works, vehicular access to the site or storage of materials shall take place until the protective fencing shown on drawing CBA5911.04 dated August 2004 has been erected and its location and form has been agreed in writing by the Planning Authority's Arboricultural Officer.

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

06 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 - F of Part 1 and Class A of Part 2 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

07 The design of the two 2 bed properties shall be restricted to a maximum of 75sqm gross floor area measured externally; any first floor windows in the northern elevation shall either be obscure glazed or be highlights with a minimum sill height of 1.7 metres; and following first occupation of the building no roof lights or opening shall be constructed in the roof or the end gable to allow further accommodation in the roof space.

07 To ensure that the properties are built and remain as small dwellings in accordance with Proposal H.7 of the Local Plan Review and to protect the amenities of the adjacent properties.

08 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces, including doors and windows of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

09 The parking area including the car port 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.

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

10 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.

10 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 (1996 - 2011) Review policies UB3, E6, E7, E16, R2

Winchester District Local Plan proposals H.2, H.7, C.7, EN.5, EN7, T.9, RT.3, HG6 - 11

WDLP Review Deposit and Revised Deposit 2003: proposals DP.1, DP.3, DP5, C.7, H.3, H.7, RT.3, HE4 - 6 and T.2

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Item No: 02
Address: Longways Spring Lane Colden Common Winchester
Hampshire SO21 1SD

Parish/Ward Colden Common

Proposal Description: Demolish existing bungalow and replace with 1 No. four
bedroom dwelling, block of terraced dwellings consisting
of 1 No. three bedroom and 2 No. two bedroom dwellings,
all with associated garages

Applicants Name Rivendale Homes Limited

Case No: 04/01732/FUL

W No: W09027/04

Case Officer: Abby Fettes

Date Valid: 6 July 2004

Delegated or Committee Decision
Committee:

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

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Site Description

- The application site occupies a corner plot, fronting and accessed from Spring Lane, but relating to Main Road in terms of boundary treatment and low spacious position the existing dwelling occupies within the site.
- The existing dwelling on the site is a detached single storey dwelling with a detached single garage.
- The main boundary treatment is hedging, with panelled fencing internal to the site.
- The land drops from Main Road gradually into the site, therefore the existing dwelling sits at a lower level
- The thick hedging along Main Road and Spring Lane provides a large private amenity area for the existing dwelling.

Relevant Planning History

- W09027 Single storey front extension Permitted 25.02.86
- W09027/01 Extension Permitted 02.07.87
- W09027/02 Single storey front extension and pitched roof Permitted 23.06.88
- W09027/03 Replacement of existing dwelling with 3 no. three bedroom and 2 no. two bedroom terraced dwellings with associated parking Refused 09.10.03

Proposal

- As per Proposal Description

Consultations

Engineers: Drainage:

- Colden Common is an area where soakaways are not particularly effective so would recommend where possible that drives are constructed in permeable materials
- Engineers:Highways:
- Car parking and cycle parking is being provided in accordance with standards.
- Feels that pedestrian access to Main Road should be removed as could encourage cars to stop on Main Road
- In principle, HCC will accept the servicing lay-by as shown on the plans, but it will need to be covered by a Section 278 Agreement

Landscape: Trees

There are two trees on the boundary with Vernham Ash that may be affected by the development but they are young and not considered significant in terms of amenity value. Raise no objection

Southern Water:

- No public surface water sewers in the vicinity. No surface water should be discharged to the foul sewers as this could cause flooding further downstream.
- A water supply can be provided to the development as and when required

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Representations:

Colden Common Parish Council comment that -

- the proposal constitutes over development
- it is close to the junction with Spring Lane/Main Road which could be hazardous for road safety

Letters of representations have been received from 4 Neighbours on the grounds of

- overdevelopment of the site which would be out of character with the area
- the corner property would obstruct the site line at the corner of Spring Lane
- the terrace would introduce overlooking of the adjacent bungalow
- the proposed lay-by will encourage parking on the road
- will create problems for waste collection
- road safety will be compromised with 8 additional cars manoeuvring onto Spring Lane and there are no parking restrictions on Spring Lane so overspill from the development will end up on the road
- no drainage details have been supplied

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB1, UB3, T6, H1, H2, H7, R2

Winchester District Local Plan

H1, H7, EN5, EN13, T9, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

H1, H2, H7, DP1, DP3, DP10, DP11, RT3, T2, T4

Supplementary Planning Guidance:

Hampshire County Structure Plan (Revision): Implementing Policy H4

Achieving a Better Mix in New Housing Developments

Guide to the Open Space Funding System

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:

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

- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Impact on character of area

- The development will be close to the site boundaries on Main Road and Spring Lane, the current bungalow is set well away from these boundaries
- The corner building is hard up against Spring Lane and Main Road and would change the character of the area as currently there is space at the junction on either side of Spring Lane and the building line gets closer to the road further north along Spring Lane
- The density of the site works out at 42 dwellings per hectare, the surrounding

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area is approximately 10 dwellings per hectare

Detailed design

- The development would consist of one detached three bedroom property and a terrace of three properties one of which is three bedroom and the other two would be two bedroom
- Each property would have a garage and a parking space, and a small private garden
- The proposal is in accordance with the 50% smaller dwellings policy
- The design is fairly simple with gabled ends, the dwellings would be between 8 and 8.5 metres high, they would be constructed in brick and tiles
- Amended plans were received on 25th August changing some minor details on the elevations

Residential amenities

- The proposed dwellings will have direct views from the first floor rear windows into the adjacent bungalow's dining room and there will also be views into the conservatory and garden.
- The applicant has proposed a 2 metre high wall with trellis and some planting along the northern boundary to mitigate the overlooking but it is not considered significant enough, and it may also affect the manoeuvring space for vehicles within the site

Highways

- The Engineer feels that the pedestrian link to Main Road ought to be omitted as it may encourage stopping on the road within the site lines for Spring Lane. Your officers however feel that this is unlikely given that there is sufficient parking to the rear and the proposed lay by on Spring Lane for vehicles
- The lay-by is considered sufficient to provide a safe area for refuse vehicles to service the development, however no provision has been made to ensure it is provided.

Public open space provision

The applicant has paid the required amount

Comments on representations

- Your officers agree that the proposal would constitute over development of the site. It is felt that it can accommodate a development at PPG3 requirements (30-50 Dwellings per hectare) but that this particular proposal has a cramped layout that would affect the character of the area
- There is sufficient parking within the site to suggest it would be unlikely for cars to spill out onto Spring Lane
- Southern Water and WCC drainage engineer are satisfied that the drainage issues can be dealt with

Recommendation

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

Conditions/Reasons

01 The proposal is contrary to policy UB3 of the Hampshire County Structure Plan, proposal EN5 of the Winchester District Local Plan and proposals DP1 and DP3 of

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the Emerging Winchester District Local Plan Review and Revised Deposit in that it would, by reason of its siting and design, introduce overlooking of the adjacent property to the detriment of their amenities.

02 The proposal is contrary to policy UB3 of the Hampshire County Structure Plan, proposal EN5 of the Winchester District Local Plan and proposals DP1 and DP3 of the Emerging Winchester District Local Plan Review and Revised Deposit in that it would constitute over development of the site by reason of its siting, massing and design to the detriment of the character and appearance of the area.

03 The proposal is contrary to policy R2 of the Hampshire County Structure Plan 1996 - 2011 Review and proposals RT3 of the Winchester District Local Plan and Winchester District Local Plan Revised Deposit 2003 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.

04 The proposal fails to demonstrate how on and off site works to the highway relating to the lay-by are to be secured, failure to provide the facility would result in inadequate provision for service vehicles to the detriment of safety and convenience of highway users contrary to policy T5 of the Hampshire County Structure Plan, proposals T9 and T12 of the Winchester District Local Plan and proposals T4 and T5 of the Emerging Winchester District local Plan Review and Revised Deposit.

Informatives

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

Hampshire County Structure Plan Review: UB1, UB3, T6, H1, H2, H7, R2

Winchester District Local Plan Proposals: H1, H7, EN5, EN13, T9, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H1, H2, H7, DP1, DP3, DP10, DP11, RT3, T2, T4

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Item No: 03
Address: St Annes Avington Park Lane Easton Winchester Hampshire SO21
1EE

Parish/Ward Itchen Valley

Proposal Description: Replacement garden shed and greenhouse

Applicants Name Mr And Mrs Charles And Pauline Lund

Case No: 04/01862/FUL

W No: W07676/02

Case Officer: Lorna Hutchings

Date Valid: 22 July 2004

Delegated or Committee: Committee Decision

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

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

Site Factors: Easton

Conservation Area

Site Description

- Small 2 storey mid terrace grade II listed dwelling constructed of brick with an overhanging thatched roof.
- Small garden area to the front of the house so that the terrace is set back from Avington Park Lane by 10m. There is a small garden the width of the house to the rear, bounded by overgrown hedges, close boarded fences with trellis above and some mature trees.
- The levels to the rear of the site rise, with a patio area and the main house stepped down below the rest of the garden.
- Abutting the rear garden wall which has overhanging vegetation, is the newly constructed replacement shed and ancillary outbuilding which could be used as a sunroom or as a greenhouse or storage area.
- A footpath runs from Avington Park Lane towards the north adjacent the end terrace property to the west; this is bounded by a high 2m close boarded dark brown stained fence.
- There is access into the rear gardens of the terrace properties via a narrow path off the wide public footpath, this is separated from the rear gardens by a high fence on the garden side.

Relevant Planning History

- W07676 Single storey rear extension, approved 30.11.1983.
- W07676/01LB Single storey rear extension, approved 30.11.1983.

Proposal

- Replacement of existing outbuilding with a very marginally larger building measuring 2.6m high to roof ridge, 6m wide x 2.8m length, in the same location.
- Roof - reclaimed slate from original outbuilding set on oak posts.
- Walls – softwood frames clad with cedar. Glazed panels in front elevation.
- Smaller shed measuring 2.1m high and 4.1m x 0.8m abutting west side of larger outbuilding.

Consultations

Conservation:

- This is a retrospective application for works already carried out. No objections which accords with HG23. Condition recommended to ensure rooflight installed is a conservation one. Advised also that works and materials carried out in accordance with advice given.

Representations:

Itchen Valley Parish Council

- Object – proper consideration could have been given to the proposal in terms of height and materials, and the neighbours could have commented if plans had been submitted before works had been carried out; possibly change of use required as the new building seems to be more like additional accommodation rather than a shed and greenhouse; new building seems to be more dominant from neighbours gardens than the original and is out of scale in relation to the listed building.

Letters of representations have been received from 0 Neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C2, C19, E6, E16.

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Winchester District Local Plan

- C1, C2, EN5, HG6, HG7, HG23.

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, C1, C22, HE5, HE16.

Supplementary Planning Guidance:

None.

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development – the principle to replace the existing outbuildings in the residential curtilage of an existing dwelling is accepted under C19 of the Local Plan.
- Impact on the character of the area/street scene – the roof ridge of the larger outbuilding is the only proposed element which projects slightly above the surrounding fence and wall and this can only be glimpsed across the access to Flint Cottage to the north, from the public footpath to the west. The only other public viewpoint is of the west elevations of the outbuildings which can be viewed from up the access to the rear terrace gardens off the footpath. Therefore the buildings will have no adverse impact on the character of the conservation area as they are largely screened and utilise good quality natural materials in keeping with the area.
- Detailed design – it is considered that design, form and materials proposed and used, which are not dissimilar to the original buildings, are in keeping with the area and are appropriate within the curtilage of the listed building.
- Residential amenities – given the boundary treatments noted above which effectively screen all sides of the buildings from neighbours, the buildings will have no adverse effect on the amenities of the surrounding residents.
- Comments on representations – The Parish Council consider the possibility that the proposal could be considered as a change of use as the building seems to be more like additional living accommodation. However it is considered that the outbuilding is ancillary in use to the main house and it is designed so that it could be used as either a sunhouse or greenhouse or for storage. Any intensification of its ancillary use for living would be unlikely given its glazed and open front elevation. If it was required to be used as a separate unit of accommodation this would require planning permission which would be contrary to policy as it is located in the countryside.
- Matters of resident's amenity are addressed above and the size of them in relation to the listed building is considered below.
- Neighbours have been given the opportunity to comment on the proposal as it has been through the planning process and subject to advertisement. Notwithstanding the fact that this application is retrospective, comments on design, materials, height or any other matter can be taken into account and changed if materially necessary. For example a condition is attached to ensure the rooflight installed will be replaced with a conservation rooflight.
- Historic heritage/conservation area/listed building - it is considered that the size of the outbuilding is not out of scale in proportion to the listed building and its curtilage and is in accordance with HG23. The buildings have no materially different impacts on the area, listed building or surrounding residences than those that were there originally.

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Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The rooflight already installed as existing in the proposed building is hereby not approved and shall be removed and replaced with a conservation rooflight within 6 months from the date of this planning permission, unless otherwise agreed in writing with the local planning authority.

01 Reason: To protect the character and appearance of the building, conservation area and adjacent listed building.

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, C2, C19, E6, E16.
Winchester District Local Plan Proposals: C1, C2, EN5, HG6, HG7, HG23.
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1, C22, HE5, HE16.

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Item No: 04
Address: St Annes Avington Park Lane Easton Winchester Hampshire SO21
1EE

Parish/Ward Itchen Valley

Proposal Description: Alterations to garden shed and greenhouse

Applicants Name Mr And Mrs Charles And Pauline Lund

Case No: 04/01864/LIS

W No: W07676/03LB

Case Officer: Lorna Hutchings

Date Valid: 22 July 2004

Delegated or Committee: Committee Decision

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

Site Factors: Easton Conservation Area
Conservation Area

Site Description

- Small 2 storey mid terrace grade II listed dwelling constructed of brick with an overhanging thatched roof.
- Small garden area to the front of the house so that the terrace is set back from Avington Park Lane by 10m. There is a small garden the width of the house to the rear, bounded by overgrown hedges, close boarded fences with trellis above and some mature trees.
- The levels to the rear of the site rise, with a patio area and the main house stepped down below the rest of the garden.
- Abutting the rear garden wall which has overhanging vegetation, is the newly constructed replacement shed and ancillary outbuilding which could be used as a sunroom or as a greenhouse or storage area.
- A footpath runs from Avington Park Lane towards the north adjacent the end terrace property to the west; this is bounded by a high 2m close boarded dark brown stained fence.
- There is access into the rear gardens of the terrace properties via a narrow path off the wide public footpath, this is separated from the rear gardens by a high fence on the garden side.

Relevant Planning History

- W07676 Single storey rear extension, approved 30.11.1983.
- W07676/01LB Single storey rear extension, approved 30.11.1983.

Proposal

- Replacement of existing outbuilding with a very marginally larger building measuring 2.6m high to roof ridge, 6m wide x 2.8m length, in the same location.
- Roof - reclaimed slate from original outbuilding set on oak posts.
- Walls – softwood frames clad with cedar. Glazed panels in front elevation.
- Smaller shed measuring 2.1m high and 4.1m x 0.8m abutting west side of larger outbuilding.

Consultations

Conservation:

- This is a retrospective application for works already carried out. No objections which accords with HG23. Condition recommended to ensure rooflight installed is a conservation one. Advised also that works and materials carried out in accordance with advice given.

Representations:

Itchen Valley Parish Council

- Object – proper consideration could have been given to the proposal in terms of height and materials, and the neighbours could have commented if plans had been submitted before works had been carried out; possibly change of use required as the new building seems to be more like additional accommodation rather than a shed and greenhouse; new building seems to be more dominant from neighbours gardens than the original and is out of scale in relation to the listed building.

Letters of representations have been received from 0 Neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- E6, E16.

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Winchester District Local Plan

- HG6, HG7, HG23.

Winchester District Local Plan Review Deposit and Revised Deposit:

- HE5, HE16.

Supplementary Planning Guidance:

None.

National Planning Policy Guidance/Statements:

- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development – the principle to replace the existing outbuildings in the residential curtilage of an existing listed building dwelling is accepted under C19 provided it has no material impact on the setting of that listed building under policy HG23 of the Local Plan and it is considered that it will not – see below.
- Impact on the character of the area/street scene – the roof ridge of the larger outbuilding is the only proposed element which projects slightly above the surrounding fence and wall and this can only be glimpsed across the access to Flint Cottage to the north, from the public footpath to the west. The only other public viewpoint is of the west elevations of the outbuildings which can be viewed from up the access to the rear terrace gardens off the footpath. Therefore the buildings will have no adverse impact on the character of the conservation area as they are largely screened and utilise good quality natural materials in keeping with the area.
- Detailed design – it is considered that design, form and materials proposed and used, which are not dissimilar to the original buildings, are in keeping with the area and are appropriate within the curtilage of the listed building.
- Comments on representations – The Parish Council consider the possibility that the proposal could be considered as a change of use as the building seems to be more like additional living accommodation. However it is considered that the outbuilding is ancillary in use to the main house and it is designed so that it could be used as either a sunhouse or greenhouse or for storage. Any intensification of its ancillary use for living would be unlikely given its glazed and open front elevation. If it was required to be used as a separate unit of accommodation this would require planning permission which would be contrary to policy as it is located in the countryside.
- Matters of resident's amenity are addressed in the planning application and the size of them in relation to the listed building is considered below.
- Neighbours have been given the opportunity to comment on the proposal as it has been through the planning process and subject to advertisement. Notwithstanding the fact that this application is retrospective, comments on design, materials, height or any other matter can be taken into account and changed if materially necessary. For example a condition is attached to ensure the rooflight installed will be replaced with a conservation rooflight.
- Historic heritage/conservation area/listed building - it is considered that the size of the outbuilding is not out of scale in proportion to the listed building and its curtilage and is in accordance with HG23. The buildings have no materially different impacts on the area, listed building or surrounding residences than those that were there originally.

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Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The rooflight already installed as existing in the proposed building is hereby not approved and shall be removed and replaced with a conservation rooflight within 6 months from the date of this planning permission, unless otherwise agreed in writing with the local planning authority.

01 Reason: To protect the character and appearance of the building, conservation area and adjacent listed building.

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, C2, C19, E6, E16.
Winchester District Local Plan Proposals: C1, C2, EN5, HG6, HG7, HG23.
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1, C22, HE5, HE16.

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Item No: 05
Address: Land Adjacent To16 Witton Hill Alresford Hampshire
Parish/Ward New Alresford
Proposal Description: Renewal of planning permission W09331/01- 1 no. three bedroom dwelling forming addition to existing terrace of houses
Applicants Name Mrs B Chamberlain
Case No: 04/01204/FUL
W No: W09331/02
Case Officer: Lorna Hutchings
Date Valid: 14 May 2004
Delegated or Committee: Committee Decision
Reason for Committee: Parish Council submitted representations contrary to officer recommendation
Site Factors: None.

Site Description

- The proposal site comprises an end of terrace plot measuring 9.1m wide x 31.7m in length at the end of a cul de sac of an existing row of 8 no. 2 storey terraced houses in the main residential areas of New Alresford.
- The surrounding properties are largely terraces of similar densities although immediately to the west of the site is a detached dwelling (Oakhill) in a more spacious plot and there is also a new single storey dwelling (Hydaway) to the northwest of the proposal site, also accessed via Witton Hill. These properties sit at a marginally lower level than the proposal site.
- The site forms part of the large garden of no. 16 Witton Hill and is bounded by a hedge on the western side with fencing and a gate at the front with one mature tree located in front at the entrance to the site.
- Vehicular access to the proposal site already exists via a dropped kerb to the site (licence granted in 1994).

Relevant Planning History

- W09331 Single storey front extension, approved August 1986.
- W09331 1 no. 3 bed house, forming addition to existing terrace of houses, approved 25 May 1999.

Proposal

- 3 bed dwelling attached to existing end of terrace property, comprising 3 no. bedrooms on first floor and 1 no. bathroom.
- Integral garage, and kitchen to front of ground floor with large living room behind. 1 parking space to west house.
- New boundary fence proposed to sub divide garden.
- Proposal exactly in accordance with previously approved dwelling plans W09331/01.

Consultations

Engineers:Drainage:

- No objection subject to buildings regs approval for drainage plans.

Engineers:Highways:

- Recommend refusal noting that concerns which were previously raised to original permission regarding position of garage being too close to public highway (only 3.5m which may lead to cars obstructing the highway when vehicles are parked outside it), are still relevant as nothing material has changed.

Environment Agency:

- No objections.

Southern Water:

- No objections.

Representations:

New Alresford Parish Council

- Objection raised – 1. Overdevelopment 2. out of keeping with street scene. 3. height and mass of west elevation.

Letters of representations have been received from 2 Neighbours objecting to proposal.

- (resident of Oakhill) Design does not reflect existing and is out of character, out of keeping with area and is overdevelopment.

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- West elevation will appear a large mass and bulk of brickwork facing his property and is larger than existing side elevation, therefore leading to loss of light and privacy to front and rear.
- Space in front of garage is insufficient for a car there obstruction to roadway and neighbours drive.
- Boundary fence incorrectly shown and tree is larger than shown which could block access.
- Could hip roof to reduce mass and step terrace back like others to improve proposal.
- (Resident of Hydaway) reiterates above objections and also stresses concerns regarding their access being blocked by additional residential parking and construction vehicles as driveway to their property is very close and there have been problems in the past.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E6, T2, R2.

Winchester District Local Plan

- H1, EN5, EN9, RT3, T9.

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, H2, H7, T4.

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- 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

Planning Considerations

The main considerations in respect of this application are:

- Principle of development – the development of an additional dwelling is acceptable as the site is located in an existing residential area in the settlement boundary of New Alresford. In addition, the previously approved application in 1999 for an identical dwelling carries a lot of weight in balancing the issues. However, the revised deposit local plan and revised PPG3 are new material considerations to be taken into account in the assessment of the proposal, which is considered below.
- Impact on the character of the area/spatial characteristics/street scene – the proposal has been designed to mark the end of the terraces by not replicating their design but incorporating a small gable hipped into the main roof which will project no further forward than the existing monopitch roofs over their integral garages. This distinguishes the proposal from the terrace houses but at the same time the mass and scale of the proposal complements them and the buildings will fit comfortably within the site. Therefore there will be not detrimental impact on the street scene of Witton Hill.
- Detailed design – The roof level, roof pitch, eaves and windows will match the existing houses and the materials including bricks, roof tiles and fenestration will also be in keeping with the area and samples of these have been conditioned. A additional gabled element is proposed to the rear of the dwelling in similar style to the front elevation, in that it will project out to the rear and west side of the property wrapping around this west corner so that it breaks up the house form when viewed from the north or west, similarly punctuating Witton Hill.

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- Residential amenities – There will be no detrimental impacts on the amenities of residents in the area. No windows are proposed looking east or west to the immediate neighbours thereby compromising privacy. There is considered to be a satisfactory distance (11m from wall to wall) between the west elevation of the proposal and the dwellings to the west so that the proposed building will not be overbearing or reduce light, even at a marginally higher level. The 2 gable elements both hipped on the west elevation assist in breaking up its form which reduces the proposals impact further.
- Highways – Notes on the previous file indicate that highway engineers eventually lifted their objection to the proposal provided that a condition is attached to ensure the garage and parking space is retained for only this purpose. This condition is again attached and it is not considered that a highway refusal reason could be substantiated given that the proposed parking layout has previously been approved and as engineers note in their current consultation, there are no materially different highway issues.
- Public open space provision – The applicants have indicated their intent to enter into a unilateral undertaking to make a financial contribution for the provision of public open space, as there is no room on site for such amenity.
- Comments on representations – Comments on the impact on residential amenity (specifically relating to the properties to the west) have been addressed above. Highway issues are also addressed above and consideration is given to the scale and design of the building above also, which are the Parish Council's grounds for objection. The site is of a suitable size to contain the new property and so it is not considered that it will be overdeveloped or cramped. Spaces such as these are encouraged to be better utilised by PPG3.
- Achieving a higher density – as noted above there is now a requirement to achieve a density of 30-50 dwellings per hectare on site for new residential development where site characteristics and constraints allow. The agent has considered how 2 units could be accommodated on site which could only be achieved by subdividing the proposed property, given that the size and footprint of the building has been assessed as being at a maximum without causing detriment to the street scene and adjoining occupiers. It is noted that two flats would required two separate entrances and a staircase which in order to comply with the regulations for disabled persons would take up more space than for a single house. The result of a subdivision would therefore be studio flat on the ground floor (30m²) and a one bed flat above (48m²). It is accepted that this would not achieve the objectives of making the most efficient use of land as the proposed 3 bed house provides 120m² of living space for at least four people (double rooms proposed) whereas subdividing the dwelling would provide a more cramped environment for only three persons. In addition, subdivision would increase pressure for parking on the street which is already a matter of contention and would further exacerbate the objections of the parish council and residents. So the dwelling as proposed is considered the best option for the site and is recommended for approval.

Planning Obligations/Agreements

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

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1. A financial contribution of £ 1863 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 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:

02 - hard surfacing materials:

02 - proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

02 Soft landscape details shall include the following as relevant:

02 - planting plans:

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

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

02 - retained areas of grassland cover, scrub and hedgerow, including an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;

02 - implementation programme:

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

03 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority.

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If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

04 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

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

05 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.

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

06 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.

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

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 development permitted by Classes A,B,C,D,E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

08 The garage and parking space hereby approved shall not be used for any other purpose than the parking of cars.

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

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09 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

09 Reason: In the interests of highway safety.

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, E6, T2, R2.
Winchester District Local Plan Proposals: H1, EN5, EN9, RT3, T9.
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, H2, H7, T4.

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Item No: 06
Address: Annexe 74 Andover Road Winchester Hampshire SO22 6AG
Parish/Ward Winchester Town
Proposal Description: Change of use of existing annexe to a separate two bedroom dwelling
Case No: 04/01923/FUL
W No: W19124
Case Officer: Mr Richard Goodall
Date Valid: 26 July 2004
Delegated or Committee: Committee Decision
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received
Site Factors: Urban area

Site Description

- North Hill Cottage, 74 Andover Road is a medium sized two storey detached dwelling located approximately 1.5 km north of the centre of Winchester
- The house is Victorian in age and constructed of brick and flint with tiled roof
- The house is within a large plot although its western elevation is very close to the Andover Road with no pavement separation.
- The original curtilage of North Hill Cottage was far larger and was reduced due to the construction of Lynwood Court to the rear, which is a two storey development of eight flats within two blocks.
- Access to the application site and Lynwood Court is via an existing access to the north
- The annexe itself is part single storey and part two storey; the two storey element being part of the original house
- The annexe was originally built as a self-contained annexe for an elderly relative and is currently connected to the main house via a single internal door at ground floor level.

Relevant Planning History

- None. The construction of the annex pre-date the planning records

Proposal

- As per Proposal Description

Consultations

Engineers:Highways:

- No objections. The existing access is deemed substandard but it would be difficult to substantiate a refusal given that the annexe is already a residential unit with potential traffic generation

Environment Agency- No objections

Southern Water: no objections, a separation of water supplies should be requested to each unit, which can be provided when required. Drainage – no objections.

Representations:

City of Winchester Trust:

- No comments

Letters of representations have been received from 6 Neighbours (all owners or occupiers of flats within Lynwood Court) objecting on the following grounds.

- Use of covenanted area as garden for the proposed unit in breach of lease
- Loss of the shrubbery (covenanted area) which acts as part of established layout of Lynwood Court, habitat and noise barrier to highway

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, H6, T2.

Winchester District Local Plan

- EN5, H1, H7, EN9, T9, RT3.

Winchester District Local Plan Review Deposit and Revised Deposit:

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- DP3, H2, RT3, T4.

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:

- Impact on the character of the area
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Impact on the character of the area

- Given that this application is simply seeking to change the status of an existing unit of accommodation from an ancillary to fully self-contained, the impact on the character of the area is limited. Moreover, the external indications of self-containment such as separate front door, curtilage sub-division (namely fences etc) and hardstanding areas for parking are already in place. In view of this no appreciable harm would be caused to the existing character of the area.

Impact on residential amenities

- In terms of the difference between the noise and disturbance generated from a self-contained, as oppose to an ancillary unit of accommodation, this is considered minimal, particularly in the context of a relatively small unit.
- In addition any additional parking can be accommodated on existing hardstanding areas some distance from other occupiers.
- Accordingly, no amenity objections are raised in relation to impact on existing occupiers.
- Turning to the amenities of future occupiers of the proposed unit these are deemed acceptable. The amenity area is restricted to a small patio area at the front which is semi-private and is therefore useable. The shrubbery area is no longer proposed to be used as garden area (see representations section below).

Highways

- The existing access to Andover Road which serves the existing house and annexe along with the eight flats in Lynwood Court is considered substandard. Ordinarily any intensification of use of this access would be resisted. However, if the self-containment of the existing accommodation results in any intensification, which is by no means clear, it is unlikely to be detectable. In view of this no objection is raised on highway safety grounds.
- In terms of parking there are two spaces available comprising one garage space and one hardstanding space. The drive in front of the garage is substandard (too short) and therefore does not contribute to the overall provision. In this relatively sustainable location one space is deemed adequate and therefore any future occupier has the option of using the hardstanding space for amenity area. Parking provision is therefore deemed acceptable

Public open space provision

- This proposal amounts to the creation of a new dwelling and therefore it should either make provision or make a contribution towards future provision. No on-site provision is possible and therefore a contribution is sought.
- Using the adopted formula a sum of £1,636 is required.

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Comments on Representations

- All of the letters received focus on the issue of the covenanted land (the shrubbery) and the fact that the existing lessees of Lynwood Court have rights over this land which would appear to preclude its use as a private amenity area for the proposed dwelling. Whilst it is unclear why this land was shown as proposed garden area in the first instance the applicants now accept that the shrubbery cannot be used as a private garden and therefore this has now been omitted from the proposals. Had the inclusion of the area been the difference between the acceptability or otherwise of the scheme then this issue would have been material to the determination of the application. However, given the comments above the proposed level of amenity area provision is acceptable and therefore the inclusion of the shrubbery is not required for any planning purpose. It should also be noted that the issues of individual rights afforded by leases etc are not material planning issues in their own right and would only be material in the circumstances outlined above.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for..., 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:

2. **A financial contribution of £1,636 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 A minimum of one parking space shall be maintained for the sole purpose of parking a private vehicle in association with the occupation of the dwelling hereby approved

02 In the interests of providing adequate car parking

03 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-F of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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03 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.

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

Hampshire County Structure Plan Review: UB3, H6, T2.

Winchester District Local Plan Proposals: EN5, H1, H7, EN9, T9, RT3.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, H2, RT3, T4.

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Item No: 07
Address: Land At1 - 3 Westley Close Winchester Hampshire
Parish/Ward Winchester Town
Proposal Description: Residential re-development comprising 5 No. terraced dwellings and one block of 9 No. flats (OUTLINE)
Applicant Heritage Property Group
Case No: 04/00489/OUT
W No: W08786/02
Case Officer: Sylvia Leonard
Date Valid: 20 February 2004
Delegated or Committee: Committee
Reason for Committee: The Officers consider the application to be controversial or potentially controversial
Reason for Committee: The application is for a major development
Site Factors:

Site Description

- The site is on the north side of Westley Close, a small residential cul-de-sac off Stockers Avenue
- A 0.24 hectare, roughly rectangular-shaped site with frontages onto Westley Close to the south and Stockbridge Road to the north
- The site is occupied by 2 detached residential properties – a 2-storey pitched roof house at no.1 and a single storey hipped roof bungalow at no.3 – both with long back gardens
- Both have vehicular accesses off Westley Close but not off Stockbridge Road
- The site slopes downwards from south to north and from west to east
- To the west side of the site is Weeke Manor, the Red Cross headquarters building with a maturely treed area adjacent to the application site
- This is the subject of a current planning application for residential redevelopment with 43 units
- To the north is Stockbridge Road with residential development on the opposite side further north
- To the east are 2 x 2-storey, pitched roof flats buildings with their vehicular access and parking area adjacent to the application site and a ground level approx. 1.0 m lower than the application site
- The opposite side of Westley Close, to the south, comprises large, detached, 2-storey houses with vehicular accesses off Westley Close
- The only significant tree on the site is a large Ash tree in the centre of the rear garden area
- There are smaller, less significant trees in the front garden of no.1
- There is a belt of important mature trees running along the western boundary on the neighbouring site

Relevant Planning History

- W08786 – 2-storey front and side extensions, dormer window and rear boundary wall (no.1) - REF – 12/09/85
- W08786/01 – Single storey rear extensions (no.1) – PER – 28/04/86
- W01273 – Construction of 6 ft high brick boundary wall (no.3) – PER – 26/6/75

Proposal

- As per Proposal Description
- Seeks outline consent for 5 x 2/3 bedroomed houses facing onto Stockbridge Road and 9 x 2-bedroomed flats in 2 blocks facing onto Westley Close
- Siting and means of access are to be considered at the outline stage
- Access to be via a new, centrally-located access off Westley Close
- 22 parking spaces are proposed, mainly located in the centre of the site between the flats and houses
- Illustrative elevations show a 2 and a half storey, hipped roof terrace of 5 town houses facing Stockbridge Road, with typically Victorian architectural features with clay tiled roofs and facing brick walls and the second floor served by pitched roof dormers within the roofspace
- The flats buildings facing Westley Close are shown as a 2-storey, pitched roof buildings with a mixture of facing brick and rendered walls
- The large Ash tree near the centre of the site would be retained as a feature between the buildings

Consultations

Engineers:Highways:

* Recommends refusal:

- Westley Close is a small residential cul-de-sac which forms a junction with Stockers Avenue to the west and this in turn forms a junction with Dean Lane, which in turn forms a junction with Stockbridge Road
- The Dean Lane/Stockbridge Road junction is the main junction which serves the whole of the Teg Down estate
- There is an alternative route via Salters Lane, however this tends to be less used
- Teg Down has experienced a growth in development over the years and it is now noted that there are queuing problems at the Stockbridge Road/Dean Lane junction, particularly in the Peak periods
- This issue was not raised when consideration was given to the adjoining Red Cross site as the Transport Assessment submitted showed no increase in traffic once the legal fall back situation was taken into account
- The application includes a Transport Assessment which demonstrates that the proposal will not have a material effect on the capacity and safe operation of the Stockbridge Road/Dean Lane road junction and consequently this concern has been overcome
- The 2.4 m by 33.0 m visibility splays are acceptable
- The turning head needs to include adequate footway and service margins which are not shown at present
- The inclusion of service margins is likely to have an impact on the position of the flats and this issue needs to be addressed
- The pedestrian access onto Stockbridge Road needs to be removed because it will encourage stopping on this busy Class B route to the detriment of the safety and flow of free traffic
- There is already a pedestrian access that links the site with Stockbridge Road via the Weeke Manor site, so a further access is not necessary or desirable
- The parking for the site needs to be in compliance with the County Council's full standards.
- If the flats are 1-bedroomed then the number of spaces would be adequate, if they are 2 or more then the number of spaces may be deficient

Environment Agency:

- No objection in principle – subject to conditions regarding details of the storage of oils, fuels and chemicals and surface water drainage from parking areas and hardstandings

Environmental Health:

- No adverse comments
- Recommends conditions regarding scheme of noise transmission limitation between units of accommodation and any part of the building not exclusively used with a unit of accommodation and regarding a scheme to protect the dwellings from noise from road traffic
- Also recommends informative notes with respect to restriction of hours of building works and no burning of materials on site

Landscape:

- There is only 1 tree on this site – a young 30+-year-old Ash tree almost in the site's centre
- They appear to have taken this tree into account and made provisions for it in terms of space
- The predominantly mature Beech trees to the West are in the grounds of Weeke Manor and are a sufficient distance from the proposals on this site so as not to be an issue
- This is a large site for one tree and they have shown nothing in terms of future tree planting, which should be an integral part of the design

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- Any new trees should of course be allowed a suitable amount of space for development to maturity and this usually means less building density
- The Ash should be protected during development and a tree protection condition is recommended

Southern Water:

- A public sewer crosses the site
- Its exact position should be determined by the applicant before the layout of the development is finalised
- No new building or new tree planting should be located over or within a minimum of 3 m of public sewer
- It may be possible to divert it, as long as there is no unacceptable loss of hydraulic capacity and the work was carried out at the developer's expense and to the satisfaction of Southern Water
- A condition should ensure that no construction work is carried out until the diversion of the sewer has been completed
- The point and details of the proposed connection to the public sewer will require the formal approval of southern water
- There are no public surface water sewers in the vicinity of the site
- No surface water should be discharged to the foul sewer as this could cause flooding to downstream properties
- A water supply can be provided for the development as and when required

Sites and Monuments Officer:

- An archaeologically sensitive site lying close to the medieval church of St Matthew and the eighteenth century Weeke Manor (which is possibly the site of earlier manorial buildings)
- The church and the manor house (together with Weeke Farm to the north-west) form the focus of the medieval settlement of Weeke.
- The application site is within this area and there is the potential for archaeological remains relating to this settlement
- Planning consent should be granted subject to condition A010 – programme of archaeological recording in mitigation of development
- If refused, a reason relating to archaeological recording should be added

Representations:

City of Winchester Trust:

- Objects to the application:
- Doesn't object in principle to the development of the site but considers the density is much too high for the character of the neighbourhood and that the layout would be unacceptable
- Density of 58.5 dph on the 0.24 hectare site is over-development and represents an unsatisfactory layout for the scheme
- Retention of tree in centre of site is welcomed
- Layout lacks imagination – a sea of parked cars sandwiched between two large blocks
- A courtyard development would be more acceptable with integral or sunken parking if the land topography will allow
- Any proposal to develop with a traditional style next to next to Weeke Manor would have to be looked at very closely for authenticity and good design
- The Stockbridge Road terrace seems to fall well short of what would be acceptable e.g fanlights in front of doors are proposed – a modern feature detracting from the appearance of many period properties

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- Concern about the effect that additional traffic generated by the scheme, in conjunction with the Weeke Manor scheme, would have on the stretches of Stockers Avenue and Dean Lane leading from the developments to the already busy junction with Stockbridge Road

Winchester City Residents Association:

- Requests that the application be refused:
- Town cramming out of keeping with plan policies for the area
- High density precludes any adequate provision for open space, landscaping and tree cover applicable to a special environmental policy area
- The urban mass is obtrusive and will be detrimental to the special character of the area and the amenity of local residents
- High density of development is not in accordance with the Local Plan policies and would be detrimental to the area
- Site is within a special EN1 policy area where distinctive qualities and attractive character should be maintained
- Buildings should be of size, mass and height to harmonise with surroundings and have adequate space around the buildings
- Policy W1 requires new development to respect the particular architectural, aesthetic and historic qualities of the town as a whole and its landscaped setting
- The well-wooded low density development of the area helps to maintain the character of one of the most important green approaches to the city
- Traditional vernacular style is welcomed
- Proposed density may be determined by number being the maximum allowed without a need for affordable housing provision
- The amount of parking means that very little of the old garden area is retained as green space or available for landscaping
- Building frontages are further forward than they would otherwise be, due to the parking
- A unitary block of flats facing onto Westley Close is out of keeping with the nature of the close with its detached dwellings
- The adjacent Weeke Manor development needs to be taken into account in assessing the joint impact of the 2 developments on EN1 character of the area and on the local road network – The combined development, together with others pending, is considered to be excessive in terms of the character of the area and its infrastructure of Stockers Avenue and Dean Lane
- Inadequate on-site parking which will impact on amenity of Westley Close, particularly in conjunction with the adjacent Weeke Manor development

Hampton Lane Neighbourhood Group:

- Strongly object:
- Ignorance and contradiction of protective elements of PPG3
- Density in excess of government guidelines
- Obtrusive design unsympathetic to surrounding area
- Site is within EN1 special policy area which has been saturated with developments of excessive density and inappropriate design
- Unacceptable amount of additional traffic which would affect the local road network, particularly in conjunction with the Red Cross development
- Danger to pedestrians, including school children and elderly, who use Westley Close as a cut-through to Chilbolton Avenue
- Increase in flooding risk due to reduction in ground drainage areas
- Disturbance and lack of privacy to neighbours in Westley Close due to creation of vehicular access for 21 cars opposite them

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Ward Member:

- Strongly objects:
- The development is one too many for this area, that is already overdevelopment i.e around Salter's Lane, Dean Lane and other infill in around Teg Down, as well as the Red Cross development
- The Red Cross development alone will put added pressure on the road structure and schools
- A minimum of 64-plus parking spaces are needed for the Red Cross site and the new proposal would need 28 cars, since 2 cars per house plus visitors is usual.
- The infrastructure will not be able to take the additional pressure
- The school already has a waiting list for local residents who live nearby
- Design is out of keeping with the local surroundings
- The design of the Red Cross development is by far a more superior design and very sympathetic to the surroundings

Letters of representations have been received from 87 neighbours in response to the original plans and 63 further letters in response to the consultation on the amended plans:

- Overdevelopment of the site with too high density
- Density in excess of Government guidelines
- Harm to special character and setting of EN1 policy area which is low density
- Adverse impact on traffic flows on local roads from the increase in traffic generated by the proposal – road infrastructure cannot cope with the increase
- Winchester still needs large and serviceable houses like 1 Westley Close
- Increased traffic congestion in the area
- Pedestrian danger since Westley Close is a shortcut to Chilbolton Avenue
- 4 dwellings would be more appropriate
- Some of the existing parking restrictions between Weeke and the City should be reconsidered before allowing developments that are likely to mean new parking restrictions on roads as far from the City as Westley Close
- A traffic and parking plan for the area should be drawn up and discussed with residents before any additional traffic-generating developments are considered
- Difficulty constructing flats due to narrow road and on-street parking
- Traffic congestion in Westley Close from builders parking in the road
- Saturation of Winchester by additional cars from new housing with insufficient town centre parking would deter tourists and shoppers
- Weeke Manor should be developed before this application is considered to enable proper assessment of impact on the area
- A co-ordinated approach is needed to all the applications in the area
- The area, including Salters Lane, Teg Down, Dean Lane and the Red Cross site, is already overdeveloped
- There would be more pressure on roads and schools
- Dangerous access onto Stockbridge Road
- Houses facing onto Stockbridge Road would be dark
- Adverse impact on setting of Listed Building of Weeke Manor due to breaking into the wall and reduction of vegetation beside the wall
- Section 106 funding should reflect extra traffic on the local road system
- An area-wide traffic survey should be carried out before any more development is allowed
- No provision of affordable housing
- Precedent would be set over the estate by allowing the intense development of 2 or more adjacent plots
- Adverse impact on character of Stockbridge Road

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- Air and noise pollution
- Risk to 2 protected trees close to the development
- Loss of privacy to neighbours
- Over-dominant ugly flats design
- Lack of groundwater sewers for drainage purposes
- Houses and flats likely to attract London commuters, causing more traffic problems driving to railway station – no capacity for more commuters on the Waterloo line
- Generation of additional pedestrian and cycle traffic and need for contribution towards off-site facilities
- Road is already used by non-residential commuters
- Precedent making the area high density
- Family houses would be more appropriate, given proximity to schools
- Exacerbation of existing flooding/drainage problems, particularly due to the increase in hardsurfacing and therefore increased run-off
- Since the site is less than 1 hectare, increased density policies should not apply
- Inadequate on-site amenity area
- Danger to important trees
- Quarrying for builders materials is environmentally damaging in the U.K
- Flats building line too close to Westley Close – improved with the amended plans so that landscaping could be provided in front
- Rendering on the flats should be replaced with brickwork which is more in keeping with Westley Close
- Inadequate on-site parking
- A residents' parking scheme would be needed in Stockers Avenue
- The submitted traffic survey is inadequate – does not take into account the impact of other developments in the area
- Amended plans take no account of neighbours views
- Inadequate proposed landscaping
- Inadequate proposed childrens' play area
- Design out of keeping
- Unacceptable impact on local infrastructure, particularly in conjunction with Weeke Manor development
- PPG3 does not negate requirements of PPG1 and PPG15
- Unacceptable mass and proximity of terraced housing onto Stockbridge Road

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, H5, H7, H8, R2, E14, E16, T2, T4, T5, T12

Winchester District Local Plan

- H.1, H.5, H.7, EN.1, EN.5, EN.7, EN.8, EN.9, EN.12, RT.3, W.1, W.27, T.8, T.9, T.11, HG.3

Winchester District Local Plan Review Deposit and Revised Deposit:

- H.2, H.5, H.7, DP.1, DP.3, DP.5, DP.6, DP.8, RT.3, W.1, W.6, T.2, T.3, T.4, HE.2

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Parking Standards 2002

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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
- Trees
- Archaeology
- Public open space provision

Principle of Development

- The site lies within the settlement policy boundary and so the principle of residential redevelopment is acceptable
- The density is 59 units per hectare which is above the Government suggested guidelines of between 30 – 50 units per hectare
- The proposed housing mix of 5 x 3 bedroomed houses and 9 x 2-bedroomed flats complies with the required minimum 50% small 1 and 2 bedroomed units and provides a mixture of housing types
- However, the housing mix fails to address the greatest identified shortfall of 1-bedroomed units in Winchester according to the SPG Achieving a Better Mix in Housing Developments
- It is therefore considered that the proposal does not include types of dwellings known to be in particularly short supply in the locality and therefore fails to comply with proposal H.7 of the WDLP Review Revised Deposit

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

- The site lies within an identified proposal EN.1 character area where development is generally of a much lower density than surrounding development and where there is generous tree cover.
- The proposal does not respect the spacious, maturely landscaped character of the area.
- The density is higher than the suggested guidelines and is indicative of the overdevelopment of the site.
- Too much of the site would be covered with building footprints and hardsurfacing for parking and turning areas
- The development is too cramped with inadequate space between the buildings and the site boundaries
- The concept of retaining the central tree and mature tree belt along the western boundary is supported but an inadequate amount of landscaping is proposed for the development
- The proposed 2-storey height of the new dwellings is in keeping with the character of the area
- The building footprints of the flats need to be reduced to allow more space between them and the side boundaries and the houses sited further away from the Stockbridge Road frontage to give a less cramped, more spacious

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development and to allow the provision of more meaningful landscaping on the development

- The proposal would be very visible from the Westley Close street scene due to the open site frontage
- Although the originally submitted scheme for a single flats building has been improved by changing the proposal to two separate buildings, the proposal would still have an adverse impact on the Westley Close street character due to the width of the flats buildings and their proximity to the side boundaries and site frontage
- Detailed Design
- Application is outline only and design and external appearance are not matters to be considered
- The illustrative elevations indicate that the 2-storey houses fronting Stockbridge Road aim to reflect the Victorian terraces which occur in Stockbridge Road, closer to the city centre, and the 2-storey flats blocks aim to replicate substantial detached dwellings in a suburban location to reflect the character of Westley Close

Residential Amenities

- The nearest neighbouring residential properties are the 2-storey block of flats to the east side of the site and the houses on the opposite side of Westley Close
- The proposed siting of the proposed new buildings is such that there would be no significant loss of light to any neighbours
- The adjacent flats buildings have a number of main windows on their west side and so the fenestration of the eastern-most block of flats would need to be carefully designed to avoid loss of privacy to that neighbour

Trees

- The only mature tree of significant amenity value on the application site is an Ash tree in the centre of the site and this would be retained as a focal point to a small amenity area
- The development is sited sufficiently distant from the mature belt of Beech trees along the west side boundary, within the Weeke Manor site, so as not to adversely affect them.

Highways

- A new, centrally-located vehicular access, with a turning head to accommodate a refuse vehicle is proposed.
- This is to alleviate the existing unsatisfactory situation in Westley Close due to lack of an adequate turning head for a refuse vehicle.
- Whilst the 2.4 m by 33.0 m visibility splays are satisfactory, the design of the turning head is unacceptable since it needs to be of an adoptable standard so that it may be incorporated into the public highway.
- Adequate footway and service margins are not shown on the drawings and their inclusion is likely to have an effect on the position of the flats buildings.
- On-site parking would be provided for 22 cars (a ratio of 1.5 spaces per unit), together with cycle stores for each of the blocks of flats
- Given the acknowledged parking problems in the area and the size of the proposed dwellings (2 and 3 bedroomed), it is considered appropriate to seek 2 parking spaces per dwelling in line with HCC full standards. The proposed level of parking is therefore inadequate.

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- A pedestrian access from the application site to Stockbridge Road is proposed, which is unacceptable on highway safety grounds since it would encourage stopping on this busy Class B route and adversely affect the free flow of traffic.
- Initial concern regarding the impact of the resulting increased traffic onto the Dean Lane/Stockbridge Road junction has been successfully addressed by the submission of a highway consultant survey and it is considered that the development would not have an adverse effect on the capacity and operation of this junction
- A financial contribution would be required towards off-site highway improvements relating to pedestrian and cycle measures in the area

Archaeology

- The site is archaeologically sensitive since it lies close to the medieval church of St Matthew and the Listed 18th Century Weeke Manor, which could be site of earlier manorial buildings.
- The location of the site within the medieval settlement of Weeke suggests the potential for archaeological remains relating to this settlement
- Any planning consent should therefore be subject to a programme of archaeological recording in mitigation of development and, in order to safeguard the Council's position regarding this issue, a related refusal reason needs to be included.

Open Space

- The proposal requires a financial contribution of £19,465.00 towards the provision of recreational open space within the district
- This needs to be included as a refusal reason to safeguard the Council's position should an appeal be lodged

Recommendation

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

Reasons

01 The proposal by virtue of its design, layout, excessive site coverage and inadequate landscaping provision, would result in the over-development of the site which would adversely affect the character of the area and be detrimental to the visual amenities of the street scene. The proposal would therefore be contrary to policy UB3 of the Hampshire County Structure Plan 1996 - 2011 Review, proposals EN.1, EN.5 and EN.8 of the Winchester District Local Plan and proposals DP.3 and DP.6 of the Winchester District Local Plan Review Revised Deposit 2003.

02 The proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the freeflow of traffic and thereby add to the hazards of road users at this point. The proposal is therefore contrary to policy T2 of the Hampshire County Structure Plan 1996 - 2011 Review, proposal T.9 of the Winchester District Local Plan and proposal T.4 of the Winchester District Local Plan Review Revised Deposit 2003.

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03 The road leading to the site has a sub-standard junction with Westley Close, which is inadequate to accommodate safely the additional traffic which the proposed development would generate. The proposal is therefore contrary to policy T5 of the Hampshire County Structure Plan 1996 - 2011 Review, proposal T.8 of the Winchester District Local Plan and proposal T.2 of the Winchester District Local Plan Review Revised Deposit 2003

04 The proposal is contrary to policy T5 of the Hampshire County Structure Plan 1996 - 2011 Review, proposal T.12 of the Winchester District Local Plan and proposal T.5 of the Winchester District Local Plan Review Revised Deposit 2003 in that it fails to make adequate provision for off-site highway improvements and would therefore be contrary to the amenities of the area

05 The proposal is contrary to policy R2 of the Hampshire County Structure Plan 1996 - 2011 Review, proposals RT.3 of the Winchester District Local Plan and Winchester District Local Plan Review Revised Deposit 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

06 The proposal fails to make satisfactory provision for a programme of archaeological investigation and recording before or during development on a site which is considered to be of archaeological importance. The proposal is therefore contrary to policy E14 of the Hampshire County Structure Plan 1996 - 2011 Review, proposal HG.2 of the Winchester District Local Plan and proposal HE.2 of the Winchester District Local Plan Review Revised Deposit 2003.

Informatives

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

Hampshire County Structure Plan Review: UB3, H5, H7, R2, E14, E16, T2, T4, T5, T12

Winchester District Local Plan Proposals: H.1, H.2, H.7, EN.1, EN.5, EN.7, EN.8, EN.9, EN.12, RT.3, W.1, W.27, T.8, T.9, T.11, HG.3.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H.2, H.5, H.7, DP.1, DP.3, DP.5, DP.6, DP.8, RT.3, W.1, W.6, T.2, T.3, T.4, HE.2

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Item No: 08
Address: Land At Brockwood Bottom Joans Acre Lane Hinton Ampner
Hampshire

Parish/Ward Bramdean And Hinton Ampner

Proposal Description: Demolition of existing barn and replace with a four bedroom agricultural dwelling with separate offices; and conversion of sheep dip to a triple car port

Case No: 04/00922/FUL

W No: W18895

Case Officer: Sylvia Leonard

Date Valid: 2 April 2004

Delegated or Committee: Committee

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: Area of Outstanding Natural Beauty

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Site Description

- The application site comprises 166 hectares of farmland (which is currently part of the much larger Woodcote Manor Farm) which is farmed by the applicants and lies south of the A272 between Bramdean and West Meon
- It is within the AONB
- It is a mixed farm with Sheep and corn remaining dominant
- Within the farm area there are a barn and sheep dip situated in an isolated countryside location to the north-east side of Hinton Ampner Road
- They are accessed via single width, unmade track, off Hinton Ampner Road
- The access track slopes upwards towards the barns so that they are in an elevated position relative to the road
- Pitched roof open barn with corrugated metal and timber boarding walls and corrugated metal pitched roof.
- Smaller, open, sheep dip with corrugated iron roof on timber posts
- Both buildings are currently used for storage in connection with the growing of cereals in the surrounding fields
- There is also an apiary on the site

Relevant Planning History

- None

Proposal

- As per Proposal Description
- New agricultural dwelling sought because the applicants' formerly lived with their mother at Woodcote Manor House, in Woodcote Manor, which is part of the 400 hectare Woodcote Manor Farm Estate
- Woodcote Manor, together with its grounds and parkland (40 hectares) has already been sold, following following the death of the applicants' mother
- The estate is to be divided between the applicant and 4 other siblings (3 of which will continue farming) and the applicants are in the process of buying approx. 116 hectares of the estate land that they currently farm but there are no dwellings on this land, apart from 2 mobile homes located by the existing main farm buildings complex on the A272 on the edge of Bramdean building
- The applicants have farmed this land, which is mainly sheep and arable, for 20 years.
- They have also diversified into producing roses and herbs and flowers, which are currently grown outside the application site on 2 sites to the south-west of Brockwood Park and within the grounds of Woodcote Manor
- These sites will be lost with the ongoing dispersal of the estate
- As well as Mr and Mrs Morton, the farm employs 4 full time employees as well as casual workers
- The applicants and their 3 children currently live in temporary accommodation at Brockwood Farmhouse, which is within the Woodcote estate but outside the application site and is not a tied dwelling
- There is no option of buying Brockwood Farmhouse
- A 4-bedroomed, 2-storey house is proposed, with asymmetrical pitched roof so that the first floor is partly within the roofspace with 3 dormer windows on the front elevation and one on the east side
- Sited in position of existing barn
- Attached single storey, pitched roof element at right angles to main house - comprising 2 offices and w.c attached to the main house via a covered walkway
- Horizontal timber boarding above a brick plinth walls and plain clay tiled roof
- Existing sheep dip refurbished into triple car port

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- The proposal also involves rationalising the positions of the crops and livestock and the rose and herb growing will move to the application site on the fields to the north side of Hinton Ampner Road one crop either side of the access track
- The sheep farming (34 ha) would take place to the north and east of the flowers/herbs and the remaining arable land (111 ha) to the western and northern most parts of the site (close to the grain storage and handling facilities at the farm buildings complex on the edge of Bramdean Village
- 15 ha of woodland would continue to be managed in accordance with a Forestry Commission Woodland Grant Scheme
- Mr and Mrs Morton would be employed full time managing and supervising all the enterprises
- 4 full time workers will be employed ,including foreman, 2 tractor drivers and a flower manager (2 currently reside in accommodation on the Woodcote Manor Farm Estate which is in the process of being sold and the other 2 living in their own provided dwellings
- There will also be 4 seasonal workers from April to October in the rose, herb and flower enterprise who live in the 2 mobile homes adjacent to the farm buildings complex at Bramdean
-

Consultations

County Land Agent:

- Objects on the grounds of prematurity when assessed strictly against the criteria of Annex 1 of PPG 7
- Profitability appears to be achieved on Woodcote Manor Farm – although a considerable part of the estate income has come from contract farming and the letting out of some of the cottages surplus to estate requirements
- Whilst the various agricultural activities concerned may have been established for at least 3 years, the agricultural unit shortly to be acquired by the applicants as part of the dispersal of the original estate is yet to be established as a unit in its own right
- Agricultural enterprises such as the rose, herb and flower cultivation have yet to be re-located
- Should consent be granted, the siting of the dwelling is the most appropriate in functional agricultural terms given the nature and scale of the enterprises being re-located i.e close to the sheep pastures, where outdoor lambing takes place, and to the re-located and expanded rose cultivation and herb and flower growing where maintenance of appropriate growing conditions to produce good quality plants is required, whilst leaving the northern and western areas available for arable production with ready access to the existing grain drying and storage facilities next to the A272
- Security would be enhanced for the valuable rose plants in particular
- The size of the proposed dwelling is slightly larger than normally appropriate for this location but not unduly so
- The offices would cater for the 2 main elements of the business: the rose, herb and flower venture which is already marketed via a mail order business amongst established outlets and the more traditional arable, sheep and woodland enterprises.

Engineers: Highways:

- No objection

Landscape:

- The site lies within a very unspoilt and sensitive area of the AONB and within the Bramdean Woodlands Landscape Character Area
- The proposals occupy an elevated site, which is visible from the lane, and which is accessed via a long, unmade track going directly up the slope
- The proposed dwelling is higher than the existing barn and will be more eye-catching, by

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- virtue of its architecture and the greater activity connected with a dwelling
- The design is intended to be in character with the area but some details need to be modified
 - The variety of window designs adds to its complexity and should be simplified so that the house would be more unassuming and fit more easily into its surroundings
 - The adjacent copse would help to settle the building into the landscape
 - Similar planting would need to be undertaken to wrap around the house e.g another copse to the SW side of the house
 - There are no submitted proposals with respect to the setting of the house or its approach
 - The main concerns are regarding the requirements of the business and the visual and physical impact this may have on the local landscape character
 - This is a particularly tranquil and unspoilt corner of the AONB with very narrow lanes which are easily eroded by large or passing vehicles and which are well-used by walkers
 - Any development requiring the upgrading of the lanes or which could result in damage to their banks and verges from vehicular use would be resisted
 - There are no plans showing where the roses and herbs are to be grown and what buildings or special requirements may be needed e.g glasshouses, polytunnels and packing sheds
 - A package for the whole farm is needed so that the impact can be more easily assessed
 - If it is likely that there will be adverse damage to the character and fabric of the AONB or to its tranquillity, this application should be refused
 - If it is otherwise acceptable, some of the concerns can be overcome with careful design

East Hants AONB Panel:

- Raise a number of concerns:
- No dispute with need for agricultural dwelling and reasonably happy with the design
- This is a particularly tranquil and beautiful part of the AONB and there is a need to be aware of the full implications of the business relocation
- Queries to what extent the business would need to be developed in the future i.e whether the relocation of the flower and herb growing will necessitate the need for polytunnels and further infrastructure for frost protection and if further buildings will be needed for packing and storing the crops before distribution?
- The supporting statement does not address the traffic implications of siting the house in this location
- How will crops be taken off site? How many likely vehicles? How would site be accessed?
- Hinton Ampner Road is a single track lane that would be inappropriate for large lorries or a significant increase in traffic
- A whole farm plan should be submitted that looks at the needs of the whole business before coming to a decision

Environment Agency:

- No objection in principle, subject to conditions

Southern Water:

- No public sewers at this location, therefore no comments on the application
- The area is not in SW water supply area.

Representations:

Bramdean And Hinton Ampner Parish Council – support:

- Note that the ridge height is one third increase on that of the barn
- Concerned about the impact on the setting and the view from the footpath that leads to Brockwood

Ward Member:

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- Seems satisfactory as the impact on the countryside is minimal
- They provide useful employment and have been in the area since 1956

Mid Hampshire District Group - Express concerns and doubt:

- Major change will result due to transfer of farming operations to this site and the resultant increase in traffic that this will bring to the unsuitable, narrow, single track road (particularly due to the rose-growing operation)
- If direct sales to the public increase there will be a problem
- Polytunnels are likely to be needed in future

Neighbour Representation:

9 letters of support:

- Site is perfect for new farmhouse
- Replacement of sheds with attractive building would improve appearance of area
- Improved security for area if the site is lived and worked in
- Necessity to live on site to ensure the welfare of the livestock, the management of the crops and the protection of wildlife
- Security for applicants and their family after recent domestic upheavals
- Location and style of building will be appropriate for surroundings
- Longstanding knowledge of the applicants and belief in their genuine need for a new home and confidence in their farming ability
- Applicants have farmed the land for a long time and created a diverse, profitable and sustainable business which has managed to protect bird and animal wildlife
- Benefit to the rural economy
- Appropriate vernacular design and suitable position of building sympathetic to its surroundings
- Site for new dwelling is very discrete and will not impact on the surrounding countryside

1 Letter of objection:

- Increased traffic on a narrow road
- Valley is not suitable for rose and herb growing due to being a 'frost pocket'
- Future likely need for polytunnels which would change the character of that bit of countryside
- Need for high deer fencing to keep them out
- Another house in the valley could impact on the AONB
- The proposed agricultural activities would alter the unique character of the valley
- Tests of proposal C.15 need to be stringently applied given the sensitive location

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1, C2, E6, E7, E8, T2, T6, R2,

Winchester District Local Plan

- EN.5, EN.7, C.1, C.2, C.7, C.14, C.15, RT.3, T.9,

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, DP.5, C.1, C.7, C.17, C.19, RT.3, T.2, T.4

National Planning Policy Guidance/Statements:

- PPG1: General Policy and Principles
- PPS 7: Sustainable Development in Rural Areas

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Planning Considerations

- Principle of development
- Impact on the character of the AONB countryside
- Detailed design
- Highways
- Trees
- Open Space

Principle of Development

- PPS 7 and proposals C.14 of the adopted WDLP and proposal C.17 of the WDLPR Revised Deposit presume against new residential dwellings in the countryside but make allowances for new dwellings for essential rural workers subject to compliance with criteria in Annex A of PPS 7 and proposal C.15 of the adopted WDLP and proposal C.19 of the WDLPR Revised Deposit
- The applicants have submitted sufficient information to conclude that this is a genuine application for an agricultural dwelling. The Woodcote Manor Farm estate is currently undergoing rationalisation following the sale of the Manor House and surrounding 40 acres. The applicants, who previously resided at the Manor Farm, are now temporarily living at Brookwood Farmhouse, although there is no option for them to buy the house.
- The applicants are currently in the process of securing 166 hectares of land, which includes the area of the barn and sheep dip. This process as yet has not been completed. It is the applicant's intention to farm the 166 hectares with the proposed dwelling becoming the main farmhouse.
- A functional need has been demonstrated and the siting of the proposed dwelling would be the most appropriate given the nature and scale of the enterprises envisaged, in that it would be close to sheep pastures where outdoor lambing takes place and to the proposed relocated and expanded rose cultivation and herb and flower growing areas where maintenance of appropriate growing conditions to produce good quality plants is required. Security would also be enhanced, which is particularly relevant to the rose plant growing
- The size of the dwelling proposed is larger than that normally considered to be appropriate (approximately 215 sq m compared to the suggested 120 – 150 sq m)
- However, the building is not considered to be unduly large, given that the applicant will live there with his family and manage the various enterprises from there. The 2 offices are appropriate given the 2 strands of business (rose, herb and flower enterprise and the more traditional arable, sheep and woodland enterprises)
- Before the applicant's mother's death, the 400 hectare Woodcote Manor Farm Estate provided 14 houses/cottages, 2 flats, and 2 mobile homes. The Manor House and 4 of the cottages were included in the recently completed sale of the Manor and approx. 40 hectares of parkland and grounds. Of the remaining dwellings, none are within the area to be acquired by the applicants, apart from 2 mobile homes, adjacent to the farm buildings complex at Bramdean which are occupied by seasonal workers. The applicants are living temporarily in Brockwood Farmhouse but this is not available for purchase due to family arrangements over how the estate is to be split between the family following the death of the applicant's mother.
- Although there are no dwellings on the agricultural unit to be acquired by the applicant, insufficient evidence has been put forward to demonstrate that there is no other existing accommodation in the area that is suitable and available for occupation by the applicants.
- Whilst the application appears to be genuine and there is little doubt that the proposals will be implemented, it is considered that the provision of a permanent dwelling is premature when viewed against the criteria of Annex A of PPS 7, since the agricultural unit shortly to be acquired by the applicant as part of the dispersal of the original estate is yet to be established as a unit in its own right and the agricultural enterprises such as the rose, herb and flower cultivation have yet to be re-located. The activity has therefore not been established for at

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least 3 years

- PPS 7 and WDLP and WDLPR proposals suggest that if it can be demonstrated that on-site accommodation is essential to support a new farming activity, on a newly created farm unit or on an established one, it should normally be provided by temporary accommodation for the first 3 years. This would be a more appropriate approach with respect to this site.
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Impact on character of area

- The site falls within an unspoilt and sensitive area of the AONB
- The proposed new dwelling has been sensitively designed, creating a vernacular dwelling which is suitable in this location.
- The dwelling would be approximately one third higher than the existing barn it would replace, but would not be unduly intrusive, particularly given its position close to an existing copse and further new planting could provide additional further screening
- The steeply pitched roof with the first floor within the roofspace when viewed from the front, helps to reduce the perceived building bulk
- There are no proposed changes to the access lane and the reorganisation of the agricultural layout is likely to result in a reduction in large agricultural machinery movements and therefore less impact on existing banks and hedgerow verges than at present
- There is a visual benefit in replacing the existing barns which are in a poor state of repair
- There could be visual impacts from the rose and herb growing activities if polytunnels or other outbuildings are proposed. However, since none are proposed in this application, this would be a matter for later consideration.

Design

- The vernacular design, with predominantly timber boarding walls, is appropriate for this rural location
- The variety of window designs adds to the building's complexity and could be simplified to make the house more unassuming and fit more easily into its surroundings

Highways

- No change is proposed to the existing vehicular access off Hinton Ampner Road
- Hinton Ampner Road is a narrow rural road and a significant intensification of traffic associated with the site would not be appropriate
- Notwithstanding the fact that, alone, the reorganisation of the agricultural layout of the site does not require planning consent, the applicant argues that the proposed layout has highway benefits:
- At present farm vehicles use the track to access the barn and sheep dip which are used for storage for fertiliser bags etc as cereals are grown in the surrounding fields and a transit van collects the honey from the apiary 3 times a week
- The agent argues that, if the fields next to the house are used for roses, herbs and flowers, there is likely to be a decrease in heavy farm traffic, such as combines, tractors, balers and sprayers, using Hinton Ampner Road and a reduction in the number of loads of straw that can obstruct the road at certain times of the year.
- The vehicle movements associated with the flower business would be minimal. A transit van would collect flowers once a day but only between June and September.

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- The new dwelling would not result in an unacceptable increase in traffic movements and it could be argued that the impact on the traffic flows on the surrounding roads would be less with the farm managers living on site instead of commuting to work

Trees

- No important trees affected

Open space contribution

- The applicant has paid the required contribution of £2,487.00 towards the provision of recreational open space.

Recommendation

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

Reasons:

01 The Local Planning Authority does not consider that the agricultural case in support of the application is sufficient to outweigh the policy objection to the undesirable additional dwelling for which there is no overriding justification in an area of countryside which has been designated as Area of Outstanding Natural Beauty. The provision of a permanent agricultural dwelling is considered to be premature, given that the agricultural unit to which the new dwelling will relate is not yet established as a unit in its own right and some of the agricultural enterprises on the unit have had to be relocated. The proposal is therefore contrary to proposal C2 of the Hampshire County Structure Plan 1996 - 2011; proposal C.15 of the Adopted Winchester District Local Plan 1998; proposal C.19 of the Winchester District Local Plan Review Revised Deposit 2003 and Annex A of PPS 7: Sustainable Development in Rural Areas.

02 The proposal is contrary to policy R2 of the Hampshire County Structure Plan 1996 - 2011 Review and proposals RT3 of the Adopted Winchester District Local Plan and Winchester District Local Plan Revised Deposit 2003 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.

Informatives

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

Hampshire County Structure Plan Review: UB3, C1, C2, E6, E7, E8, T2, T6, R2
Winchester District Local Plan Proposals: EN.5, EN.7, C.1, C.2, C.7, C.14, C.15, RT.3, T.9
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP.5, C.1, C.7, C.17, C.19, RT.3, T.2, T.4