

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA
28 September 2004 WEST TEAM

Item No: 01
Address: Land Adjacent To Mill Lane And Dickson Park Wickham Hampshire

Parish/Ward Wickham

Proposal Description: Erection of 4 no. three bedroom semi-detached, 6 no. two bedroom semi-detached and 2 no. one bed semi-detached dwellings with associated parking and creation of new access

Case No: 04/01543/FUL

W No: W19038

Case Officer: Mr Andrew Amery

Date Valid: 15 June 2004

Delegated or 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

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Site Description

- The site comprises 0.6 hectares of agricultural land immediately to the north of the settlement boundary.
- There are mature trees and hedgerows to Mill Lane (West), eastern and southern boundary, whilst the northern boundary is not physically defined on the ground at present.

Relevant Planning History

- None

Proposal

- The application is submitted on an 'exceptions' housing scheme under the provisions of Policy H6 of the Adopted and Revised Deposit Plan.
- The proposal would enable the construction of 12 dwellings comprising 4no. three bed units, 6no. two bed units and 2no. one bed units to be operated by a housing association.
- The scheme has been worked up following lengthy consultation with housing, planning and highway officers.

Consultations

Engineers:Highways:

- From a highway safety perspective an access through Dickson Park is preferable to Mill Lane. Use of the Mill Lane access for a temporary period by construction traffic would not be objected to.

Environmental Health:

- Restrictions should be placed on the hours of construction and preventing burning of materials on the site.

Forward Plans:

- The site forms part of what is allocated in the Revised Deposit Local Plan under policy RT4 for the provision of formal recreation facilities.

Landscape:

- Concerned about the loss of trees and woodland caused by the route of the access road, the suggested species included in the proposed landscaping scheme and the limited depth of the new planting to form the northern boundary. Recommend refusal.

Southern Water:

- No objections in principle but the layout of the units must take into account the position and routing of existing and proposed pipework.

Housing:

- There is a clearly established housing need in the town and the application is welcomed and supported.

Winchester Group for the Disabled:

- Request that the layout and design of the units take into account the needs of disabled people.

Representations:

Wickham Parish Council

- State that they very strongly support the principle of the application but very strongly object to the access being through Dickson Park.

Letters of representations have been received from 16 Neighbours

The majority of the objectors identify no objection to the principle of new affordable housing for local people but raise the following issues:

- The existing access from Dickson Park itself onto Mill Lane is sub-standard and dangerous

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- and additional traffic using it will cause problems for highway safety.
- Dickson Park is already experiencing problems of parking and congestion for existing residents and visitors. The loss of this 'parking area' to the rear of 1-8 Dickson Park will make this worse.
 - The area of cul-de-sac to be opened up as a through route is also used by children for playing and learning to cycle. Traffic through this area would represent a danger to the children.
 - The layout would allow additional access points into Dickson Park, especially to the rear of properties and this is contrary to guidance from Police regarding security and planning documents such as Secured by Design.
 - The layout of this housing appears to allow for future access and expansion into the countryside beyond the site.
 - Any access to the houses must be from Mill Lane to address the above issues. At the same time improvements could be made to Mill Lane which would benefit the community centre and any future recreational facilities on the 'allotment' field
 - Loss of trees at the rear of Dickson Park.
 - Additional drainage problems, particularly surface water will be caused.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3 C1 C2

Winchester District Local Plan

- EN5 C1 C2 H6 T9 RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 C1 H6 T2 RT3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Wickham Village Design Statement
- Winchester Housing Needs Survey
- Rural Housing Information Booklet
- Housing Monitoring Report
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System

National Planning Policy Guidance/Statements:

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

Planning Considerations

The main considerations in respect of this application are:

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

Principle of development

- The site is beyond the village boundary where new residential development is not normally allowed.
- However, Policy H6 allows for housing development to be operated by a recognised RSL in

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the countryside where a clearly established housing need has been demonstrated and the site is visually and physically well related to the settlement.

- It is considered that the proposals satisfy these criteria and therefore the principle of development is acceptable.

Impact on character of area

- The site is an agricultural field beyond the settlement boundary and therefore will result in a significant change in the character of Mill Lane.
- The site is at the entrance to Wickham from the north and is visually connected to other properties in Mill Lane and the nearby community centre.
- The use of Dickson Park creates a direct physical and visual connection with Wickham which is a planning policy criteria when considering exception sites.

Detailed design and layout

- The design of the buildings are simply proportioned with use of quality materials and is considered to create an appropriate sense of place.
- The layout has been modified to avoid a continuous line of development along the countryside edge, but provides surveillance of parking areas, access drives and pedestrian routes.
- The provision of the access through Dickson Park integrates the scheme with the existing residential areas rather than being isolated and separated from it.

Residential amenities

- The units will be separated from existing houses by an existing tree belt.
- There will be no harm caused to existing residents' amenity by reason of visual impact, loss of privacy or loss of light.
- Additional traffic using the new access road will impact upon the way in which residents of Dickson Park currently use that area.
- However, the level of traffic generated by twelve units is adjudged not to be significant or at a level that causes harm to amenity.

Public open space provision

- Appropriate contributions towards public open space are to be secured by S106 agreement.

Comments on representations

- There has been much strong objection to this scheme on access grounds in particular.
- These objections have been raised by local residents, the parish council and ward councillors.
- The access road through Dickson Park will result in additional traffic movements, the loss of trees within the adjacent woodland site and an area within Dickson Park that local residents use for parking and other activities.
- The planning issue has to be a balance between achieving safe access for new housing that enables the scheme to be visually and physically integrated into this existing residential area and the amenities of existing residents.
- It is not considered that this level of additional traffic generation will cause problems of highway safety on residential amenity.
- The use of Mill Lane as a permanent access for the houses results in a group of 12 units that would be both visually and physically detached and would require the loss of mature trees and hedgerows along a narrow rural lane to the detriment of the character of the area.
- On balance, on planning grounds, access through Dickson Park is safer and consistent with policy criteria for exception schemes.
- The layout of the housing provides for surveillance of all access roads and pedestrian routes and the scheme is not considered to have an adverse impact on the area.
- Appropriate drainage can be achieved and the layout avoids existing pipework under part of the site.

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Affordable housing

- The scheme is to be operated by a recognised RSL.
- A S106 agreement will ensure occupation of these units will continue to be restricted to those in housing need.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for £19640, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

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

- 1. The provision of 12 units of affordable housing**
- 2. A financial contribution of £19640 towards the provision of public open space through the open space funding system**

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

Conditions/Reasons

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

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

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

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

03 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

04 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development,

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whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

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

05 The plans and particulars submitted in accordance with condition(s) 03 shall include details of the size, species and positions or density of all trees to be planted, and the proposed time of planting.

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

06 If within a period of 5 years from the date of the planting of any tree, or any tree planted in replacement of it, that tree is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree of the same species and size as that originally planted shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

06 Reason: In the interests of visual amenity.

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

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

09 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

09 Reason: In the interests of highway safety.

10 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.

All construction vehicles or other vehicles associated with the development of this site shall, during the construction phase, use the field access in Mill Lane only. No access to the site for construction vehicles shall be via Dickson Park.

10 Reason: In the interests of highway safety.

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11 There shall be no means of vehicular access to the site from Mill Lane.

11 Reason: In the interests of highway safety.

12 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification [less the final carriageway and footway surfacing] to an existing highway.

12 Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

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

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

Informatives

01. This permission is granted for the following reasons:-

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3 C1 C2

Winchester District Local Plan Proposals: EN5 C1 C2 H6 T9 RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3 C1 H6 T2 RT3

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Item No: 02
Address: Merrivale Swanmore Road Swanmore Southampton Hampshire
SO32 2QH

Parish/Ward Swanmore

Proposal Description: Loft conversion with extensions to roof with 3 No: dormer to front and
2 No: dormer to rear

Applicants Name Mr And Mrs Bendle

Case No: 04/02004/FUL

W No: W09710/03

Case Officer: Mr James Jenkison

Date Valid: 13 August 2004

Delegated or Committee: Committee Decision

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

Site Factors: None.

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Site Description

- The site is a large rectangular suburban property with mature trees and boundary vegetation at the side and front boundaries.
- A large 2-storey house is located at the front of the property and set back about 20 metres from the front boundary, allowing a carparking forecourt in front of the house as well as a large area of front garden.
- The house on the site is set slightly further back on its plot than the property of Marchbank to the southwest and is in line with the property of Little Brookwood to the north-west.
- There is a lot of space around the house, with its 2-storey element being set 10 metres from the north-west side boundary and 4 metres from the south-east side boundary.

Relevant Planning History

- W09710/01- Conversion of existing garage, including side/rear extension to form annexe. Application Permitted 30/7/2004.
- W09710/02- Loft conversion including gable end to side, 3 No. dormer windows to front and 2 No. dormer windows to rear – Application Withdrawn - 29/07/2004.

Proposal

- As per Proposal Description

Consultations

- No consultations were undertaken in respect of this proposal.

Representations:

- Swanmore Parish Council objected to the application citing that it is against the spirit of the Village Design Statement which states that new houses should merge with the existing residential pattern and be no more than two storeys high.
- No Letters of representations have been received from Neighbours.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3

Supplementary Planning Guidance:

- Swanmore Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

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Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Detailed design/ Comments on representations
- Residential amenities

Principle of development

- The principle of development is acceptable as the proposal constitutes an extension to a dwelling in a defined residential area.

Residential amenities

- The ridge height of the roof will remain the same however the hipped elements at either end will be raised to instead form half hips.
- The application site and neighbouring properties are all located on large sections of rectangular land, with front and rear elevations facing towards the front and rear of the site.
- So additional front and rear facing windows will not undermine the privacy of neighbouring properties.
- Conditions would be need to control the insertion of sidewall windows.
- The wide side gardens and gaps at 2-storey height mitigates any potential overshadowing or overbearing effect on neighbours, with the cropped nature of the roof further alleviating this.

Detailed design/ Comments on representations.

- The proposal incorporates a symmetrical roof with symmetrically aligned dormer windows in the front elevation which line up well with windows on lower elevations, ensuring that the design fits well with the existing building by reinforcing the vertical emphasis and promoting the impression that the roof and dormers were part of the original house design.
- The size of the existing house is large, due primarily to the high ceiling heights, and the enlarged roof will not raise the original ridge height or span but changes the full hips to half hips (ie. The roof has been cropped).
- The Soberton Village Design Statement shows many houses with a full 2-storey height and the addition of dormers in the roof slope can usually be done as permitted development.
- It is clear from the photographs in the Village Design Statement that reference to 2-storeys is a full 2-storey height with a roof. So what is proposed is no different than what could be achieved as permitted development except that dormers are proposed in the roof slope and lower parts of the roof are being raised.
- The locality is dominated by modern suburban houses and there is a significant amount of mature trees and vegetation. The size of the house will not increase notably from what already exists so the proposal will not result in a building form out of context with the existing situation.

Recommendation

APPROVE– subject to the following condition(s):

Conditions/Reasons

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

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

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

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

03 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows shall, at any time, be constructed in the side wall elevations of the development hereby permitted without the written consent of the Local Planning Authority.

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

Informatives

01. This permission is granted for the following reasons:-

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. in accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN5

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

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Item No: 03
Address: Compton Heights, Cliff Way Compton Down Winchester Hampshire
SO21 2AP

Parish/Ward Compton And Shawford

Proposal Description: Change of use from countryside land to residential garden

Applicants Name Mr M P MacMillan

Case No: 04/02028/FUL

W No: W14105/02

Case Officer: Mr James Jenkison

Date Valid: 5 August 2004

Delegated or Committee: Committee Decision

Reason for Committee: The application has been submitted by/or on behalf of a Member of the Council which they have notified to the Director of Development Services.

Site Factors:

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Site Description

- The site is a well landscaped verge along Cliff Way which appears to be a private Right of Way.
- However, as the application site is/was owned by the County Council it may be public highway at this point.
- The application site has been specifically excluded from the settlement limits of Compton, making it subject to the stricter Countryside policies of the Local Plan.
- The land bordering the M3 motorway here is used as a landscape buffer to screen residential development beyond and to preserve the rural appearance of the motorway.

Relevant Planning History

- None.

Proposal

- As per description.

Consultations

- No consultations were made in respect of this application.

Representations:

Compton And Shawford Parish Council

- No representation received at the date of this report.

No letters of representations have been received from Neighbours.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, UB3

Winchester District Local Plan

- EN1, EN5, C1, C2, H3, EN7

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP5, C1, C6, H4

National Planning Policy Guidance/Statements:

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

Planning Considerations

The main considerations in respect of this application are:

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

Principle of development

- The principle of development is acceptable as it gives the residential property of Compton Heights a road frontage.

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Impact on character of area

- It is clear from the planning maps that this land was specifically excluded from the settlement boundaries of Compton Down, so a change of use to residential curtilage needs to be carefully considered.
- As the driveway and access has already been formed and is not offensive in nature, the principle issue is conservation of the countryside character of the land, the rural setting of the motorway and the setting of Compton Down.
- The land here is visible from the road, including Otterbourne Road on the opposite side of the motorway.
- By incorporating the land into a residential curtilage the potential exists for the land to be paved in hard surfaces and for fences and structures to be erected as permitted development.
- Local Plan policies are very definitive that the character of countryside land should be retained, and that the setting of settlements is not compromised.
- It is therefore important to remove these permitted development rights in order to preserve the countryside character of the land and the setting of its surroundings.

Recommendation

APPROVE– subject to the following condition(s):

Conditions/Reasons

01 The change of use of roadside land to residential curtilage hereby permitted shall be begun before the expiration of 5 years from the date of this planning permission.

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

02 The existing trees and landscaping on the site shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority.

02 To protect the landscape setting of Compton Down and the rural character of the surrounding locality.

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

NOTE: The removal of permitted development rights of Class B of Part 2 of the Schedule is considered necessary as the application site includes an existing formed driveway and access which is approved as part of this development.

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.

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

Hampshire County Structure Plan Review: UB3, C1, C2

Winchester District Local Plan Proposals: EN5, EN1, C1, C2, H3, EN7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP3, DP5, C1, C6, H4

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Item No: 04
Address: Old House Hotel The Square Wickham Fareham Hampshire PO17
5JG

Parish/Ward Wickham

Proposal Description: Infill vestibule, single storey extension

Case No: 04/02062/FUL

W No: W03404/07

Case Officer: Emma Norgate

Date Valid: 9 August 2004

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor

Site Factors: Wickham Conservation Area
Conservation Area

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Site Description

- Site is located to the rear of the existing hotel, which is a red brick, tiled roof, grade 2* listed building.
- There is an access to the side of the hotel leading down to the hotel annexe, currently under construction.
- The site is bounded on either side by brick walls which vary in height between 2 and 3m.

Relevant Planning History

- W03404/LB – erection of a garage – grant – 17/11/77
- W03404/1 – detached six bedroom hotel annexe to the rear – refused – 22/05/03
- W03404/2 – detached four bed hotel annexe to the rear – grant – 27/11/03
- W03404/3 – single storey orangery and kitchen extension to the rear – withdrawn – 9/6/04
- W03404/4LB – alterations to provide single storey orangery and kitchen extension to the rear – withdrawn – 9/6/04
- W03404/5 – single storey side extension and conservatory to the rear – pending decision
- W03404/6LB – alterations to provide single storey side extension and conservatory to rear – pending decision.

Proposal

- As per Proposal Description.
- The approved building is “L” shaped, and the extension is located on the south-west side of the building.
- Single storey extension is 17.55m², with a pitched roof to a height of 4.3m.
- Part of the extension was previously approved as part of one of the bedrooms, and the remainder of the extension encloses what was a brick paved area.
- Materials proposed are to match those currently being used to construct the annexe.
- The purpose of the extension is to provide a hall area for guests of the hotel to enter the extension before entering the bedrooms.

Consultations

Conservation:

- No comment on the application, note that it is a “minor” application.

Representations:

Wickham Parish Council

- At the time of writing the report, no representations have been received, however, an oral update will be given on any representations.

Letters of representations have been received from 0 Neighbours

- An oral update will be given on any representations received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- E16, UB3

Winchester District Local Plan

- EN5, HG7, HG8, RT12

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, HE5, HE6, RT14

Supplementary Planning Guidance:

- Wickham Village Design Statement

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National Planning Policy Guidance/Statements:

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

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities
- Comments on representations
- Historic heritage/conservation area/listed building

Principle of development

- Policy RT12 and RT14 encourages the improvement of hotel facilities in the settlements subject to criteria.
- Policies EN5 and DP3 are the general policies against which applications should be considered and encourage development subject to a number of criteria.
- HG7 and HE5 are the relevant policies with regard to development in the Conservation Area, again, these encourage development subject to a number of criteria.

Impact on the character of the area

- This small extension infills a small gap and is therefore screened by the building.
- Officers consider there will not be an adverse impact on the character of the area

Residential amenities

- This is a single store extension, the windows into the small hall area at single storey level looking west.
- Officers consider that there will be no adverse impact on neighbouring properties by reason of overlooking or overshadowing.

Historic heritage/conservation area/listed building

- Conservation Officers have no comment to make on this application.

Comments on representations

- An oral update will be given on any representations received.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

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

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

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

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

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: E16, UB3

Winchester District Local Plan Proposals: EN5, HG7, HG8, RT12

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE5, HE6, RT14

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA
28 September 2004 WEST TEAM

Item No: 05
Address: Land Adjacent To Highdown Cliff Way Compton Down Winchester
Hampshire

Parish/Ward Compton And Shawford

Proposal Description: Erection of 1 No. Dwelling (OUTLINE)

Applicants Name Mr A Butler

Case No: 04/01785/OUT

W No: W09526/03

Case Officer: Emma Norgate

Date Valid: 12 July 2004

Delegated or Committee: Committee Decision

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

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Site Description

- Large area to the south of the existing dwelling at Highdown on Cliff Way in Compton.
- Existing dwelling is a substantial detached dwelling with a large garden.
- Site is part of the garden, currently well screened from the road, with large mature trees to the side boundary.
- Permission was granted for 2 link detached dwellings, using an access to the north of Highdown past The Orchard house in 2002.

Relevant Planning History

- W09526 – garage block and new walls to access – grant – 8/12/86
- W09526/1 – erection of a summerhouse – grant – 7/3/89
- W09526/2 – erection of 1no. five bed roomed dwelling with integral double garage – refused – 8/3/02
- W01495 – erection of detached dwelling with integral garage – Highdown – grant – 15/8/75
- W01495/1 – erection of a dwelling – Highdown - refused – 7/12/78
- W01495/2 – erection of a dwelling – Land adj. Highdown - refused – 24/6/80
- W01495/3 – bungalow and a garage – Land adj. Highdown – refused – 11/2/99
- W01495/4 – detached five bed dwelling and double garage – Land adj. Highdown – refused – 11/2/99
- W01495/5 – erection of a pair of link detached dwellings – outline – Land adj. Highdown – grant – 4/10/02
- W01495/6 – erection of 4no. dwellings and creation of a new access – outline – Land adj. Highdown – withdrawn – 5/11/03
- W01495/7 – erection of a single dwelling and garage – outline – Land adj. Highdown – refused – 21/11/03
- W01495/8 – erection of 4no. dwellings with creation of new access - outline – Land adj. Highdown – refused – 10/6/04
- W01495/9 – erection of 3no. dwellings – outline – land adj. Highdown – refused – 3/6/04

Proposal

- As per Proposal Description
- This is an outline application with siting and means of access for consideration, applicants have included an indicative sketch of the front elevation and a streetscene drawing to accompany the application.
- Access to the site would be gained from Cliff Way.
- It is noted that a suitable design could overcome any issues of loss of amenity.
- The supporting statement with the application notes that whilst the proposal represents a low density development it is considered that it is an appropriate form of development which will complement the existing character of the locality.
- The supporting information also highlights that the relationship between the proposed dwelling and the neighbouring houses was instrumental in determining the site layout and design of the footprint.
- A highway report has also been included in the supporting documents which the Highway Engineer has reviewed.
- Applicants have also undertaken a survey of house sizes in this part of Compton Down and consider that the proposed development is representative of the character of the locality and suitable in this context.

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Consultations

Engineers:Highways:

- Concerned about additional traffic using the Shepherds Lane / Otterbourne Road junction.
- Majority of highway network is narrow carriageways without footways or lighting.
- One of the main access junctions of Shepherds Lane / Otterbourne Road does not comply with normal minimum visibility requirements.
- Notes the current shortfall in visibility as currently available at the junction: 4.5m by 44m looking south (towards Otterbourne) and 4.5m by 42m looking north (towards Winchester).
- Recommended minimum visibility splay should be 4.5m by 120m in each direction.
- Likely that 12 trips a day will be generated, this is not likely to be considered a significant increase in traffic.
- However, there will be an increase in use of the Shepherds Lane / Otterbourne Road junction which has a material shortfall in the visibility splay requirements, application will therefore exacerbate the hazards that already exist at this junction.
- If recommend refusal on highway grounds – suggests a reason.

Comments on subsequently submitted Highway supporting statement:

- The report sets out the case on behalf of the applicant, in particular examining the visibility splay requirements, accident records and the expected traffic generation, regarding the Shepherds Lane jct. the report concludes that there is insufficient information to suggest that this is a dangerous junction or that the proposed development would result in a danger to highway safety.
- After reading the report, it does nothing to alleviate previous concerns raised in the previous response.
- Also makes the following comments:
- On 8th September received the results of a speed survey undertaken by HCC, survey was carried out between 26/08/04 and 2/9/04.
- Data identified the 85th percentile speed of traffic approaching the Shepherds Lane jct. is (adjusted for wet weather conditions) 42.9mph heading south and 47.3mph for traffic heading north.
- Central government Design Standards for a road subject to these speeds is that minimum visibility splays should be 4.5m by 120m looking north of the junction and 4.5m by 160m looking south of the junction.
- Due to the horizontal and vertical alignment of Otterbourne Road and location of the crash barrier, the existing splay is restricted to 4.5m by 42m, clearly this is a substantial shortfall and in my view a material issue worth of consideration.
- HCC have confirmed they will remove and trim back vegetation causing an obstruction to visibility, subject to this, probable that a splay of 4.5m by 160m to the south should be achievable.
- Has discussed the number of accidents with HCC and share concern regarding increasing the risks involved in highway safety resulting from additional traffic generation using a junction with such sub-standard visibility splays.
- Whilst the application will not result in a material increase in traffic, it will result in an additional 10 movements a day approx. If permitted it will make it difficult to refuse other similar size developments in the future.
- It will only require a further 4 or 5 dwellings to be constructed in the Compton Area before a material increase on the Shepherds Lane jct. occurs.
- Visibility at the Shepherds Lane jct. clearly falls short of the normal minimum standard
- 3 accidents since 9/5/00 proposed development will increase traffic through a sub-standard jct.
- Mindful of the Compton area, remain concerned about the cumulative impact of incremental development proposals such as this on highway safety grounds.

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Representations:

Compton And Shawford Parish Council

- Support this outline application for one dwelling as this is in line with our policy not to oppose reasonable infilling. Would be most unhappy to see any greater density.

Letters of representations have been received from 5 Neighbours

- Permission already granted for twin linked dwelling on the site, there is another application for 4 dwellings due to be heard at appeal next year, there could be a total of 7, site does not lend itself to such intense development as it would be out of keeping with the built and natural environment.
- Object on safety grounds, site access is narrow, potential for accidents, risks at the junctions, additional traffic would increase the risk.
- Compton does not have infrastructure to sustain increased development, rural environment with no street lighting, unadopted roads.
- Increased noise and visual impact.
- This application should be considered with the others.
- Would adversely affect the enjoyment of neighbouring properties.
- Harm the conservation of the built and natural environment.
- Will contribute incrementally to the increase of the traffic on a road not designed for the purpose.
- Area of low density housing where previous infill developments have been rejected.
- Out of keeping.
- Highway safety, including pedestrian safety.
- Concern over drainage.
- Single dwelling is preferred on the site, would not be out of keeping with the current density.
- Care should be taken to retain the trees, many are deciduous and provide limited screening during winter.
- Development should not be piecemeal, whole site should be considered.
- When the full application is submitted, it should have appropriate presence.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, R2, T6

Winchester District Local Plan

- H1, EN5, T9, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, DP3, T2, RT3

Supplementary Planning Guidance:

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

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Highways
- Public open space provision
- Comments on representations

Principle of development

- Site falls within the settlement boundary and therefore the principle of development is acceptable subject to certain criteria.
- PPG3 indicates that developments which make inefficient use of land should be avoided (less than 30dph net) and that considerations of design and layout must be informed by the wider context.
- This is an outline application with siting and access to be considered.

Impact on character of area

- This is a single dwelling which has been designed to reflect the character of the layout of the surrounding area.
- A previous application was refused on this site for 3 dwellings in the form of a stepped terrace which was considered to be harmful to the spacious character of the area.
- The site is well screened on the southern and eastern boundaries and the intention is to retain this in order to reduce any impact on the streetscene, the design of any dwelling would be considered as a reserved matters application.
- This application is below the densities set out in PPG3, whilst PPG3 does indicate that densities can be reduced in the context of the character of an area. Notwithstanding this, officers are not convinced that this is an acceptable solution.

Highways

- The applicants have submitted a highway supporting statement with this application which has been considered by the City Engineer and his comments are detailed in the consultation section above.
- A speed survey carried out by HCC is also identified which looked at traffic approaching the Shepherds Lane junction with the Otterbourne Road.
- It is noted that the correct visibility splays should be: 4.5m by 120m looking north of the junction and 4.5m by 160m to the south.
- The visibility splay to the south appears to be achievable if the vegetation is cut back.
- Whilst the application will not result in a material increase in traffic, it will result in approximately 10 further movements a day.
- The Engineer also highlights that it will only require a further 4 or 5 dwellings to be constructed in Compton before a material increase on the Shepherds Lane jct. occurs.
- Therefore he remains concerned about the cumulative impact of incremental development proposals such as this on highway safety grounds and suggests a reason for refusal.
- Therefore, as one dwelling is unacceptable in highway safety terms, notwithstanding that the density is below that required in PPG3, to increase the density further would be unacceptable for highway reasons.

Public open space provision

- The application would be subject to the appropriate provision, should permission be granted.

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Comments on representations

- An application for 4 dwellings on this site will be the subject of an appeal hearing in 2005, if permission were granted for this application, the appeal would be withdrawn. However, it would not be possible to build the two schemes together.
- Compton Down falls in the settlement boundary in both the WDLP and WDLP(R) where the principle of residential development is acceptable, however there is a challenge to this policy in the revised deposit which will be considered at the Inquiry.
- It would be possible to design a scheme that did not have an adverse impact on neighbouring properties or the character of the area.
- Previous applications for infilling have been allowed and PPG3 is a material consideration.
- Drainage is an issue which can be addressed by building regulations.
- A condition could ensure that the trees are adequately protected, if permission was recommended.

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

Conditions/Reasons

01 The road leading to and from the site (ie Shepherds Lane) has a substandard junction with Otterbourne Road, which has inadequate visibility splays to accommodate safely the additional traffic which the proposed development would generate.

02 The proposal is contrary to Policy R2 of the Hampshire County Structure Plan (Review) and Policy RT3 of the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard and would therefore be detrimental to the amenities of the area. The proposal would also be likely to prejudice Policy RT3 of the emerging Winchester District Local Plan (Review) in that it would undermine the plans policies fore recreational open space within the District.

Informatives

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

Hampshire County Structure Plan Review: UB3, R2, T6

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

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

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Item No: 06
Address: 18A St Faiths Road Winchester Hampshire SO23 9QB

Parish/Ward Winchester Town

Proposal Description: First floor extension including extension to front and associated works

Case No: 04/01586/FUL

W No: W19050

Case Officer: Emma Norgate

Date Valid: 18 June 2004

Delegated or Committee: Committee Decision

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

Site Factors: Winchester Conservation Area
Conservation Area

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Site Description

- Detached single storey dwelling, built around a series of courtyards; one to the front behind a 2m brick wall, an inner courtyard enclosed on all sides and one to the rear.
- All accommodation is at ground floor level, although there is a small mono-pitch feature at first floor level on part of the flat roof.
- The existing dwelling is constructed of red brick, with glazing panels, a flat felt roof with timber cladding to the mono-pitch roof feature.
- The entire site is enclosed by brick walls ranging between 1.8m and 2.5m.
- There is a 2m brick wall to the front of the site which is set back from the pavement by approximately 0.75m at the north-east corner of the site, the wall then follows a line of approximately 55° for 5m and then runs parallel to the road for 6.5m.
- The area in front of the wall to the edge of the pavement is hardstanding.
- Dwelling stands in St. Faith's Road which comprises mainly two-storey Victorian and Edwardian dwellings.

Relevant Planning History

- WIC7969 – erection of one house and garage fronting St. Faith's Road and part garden of Deane Lodge (outline) – grant 14/2/74
- WIC7969/1 – erection of one house and garage (details in compliance with WIC7969) – grant 16/10/74

Proposal

- As per Proposal Description
- The proposal consists of a first floor extension, with a shallow mono-pitched roof falling to a flat roof which is set behind.
- There are two ground floor extensions, one which extends into the existing front courtyard by to create an extended study and entrance hall.
- The other ground floor element extends the garage forward by 3.2m, which means that the front of the garage and parking space are 2.1m back from the edge of the pavement, this element has a flat zinc roof.
- Proposed materials are: zinc roofing, western red cedar timber cladding to the first floor extension with timber windows and brise soleil.
- The existing brick walls around the site will remain, to the front, the new wall is proposed to be rendered.

Consultations

Conservation:

- No objection - Considers that the application is not refusable, but that detailing could be more adventurous, if intend to grant, then conditions on the materials and detailing of the roof and elevations.

Engineers:Highways:

- No highway objections – proposed access arrangements do not comply with the normal requirements regarding the dimensions for an area of hardstanding in front of garages. Given the number of other similar examples throughout Winchester and mindful of the relatively low speeds and volumes of passing traffic, it will be difficult to sustain a highway reason for refusal at appeal in this instance on this issue alone.

Architects Panel:

- Existing house dates from the 1960's and so contrasts with the Victorian age of the road.
- Proposal creates a new contribution to the streetscene.
- House introduces a first floor which will be visible from the north and the graveyard.
- A high level of detailed information has been provided to demonstrate the use of materials

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and arrangement of junctions.

- Concept of the north elevation is supported, but the strength of the composition would be aided by stronger detailing.

Amended Plans:

Conservation:

- Raise no objection – plans are an improvement to the front garden, suggests conditions that all materials and details should be as submitted unless otherwise agreed in writing.

Highways:

- No further comments to make on the amended plans, as the wall will be set further away from the highway boundary, it does not appear that there will be any detrimental impact to highway safety.

Representations:

City of Winchester Trust:

- Comment – felt that this large extension would greatly improve the appearance of the existing building and the clean and attractive design of the front elevation would result in the house making a contribution to the streetscene instead of hiding behind the anonymous brick wall, wonder if an off-white or muted colour would be more appropriate given the red-brick and stone colour render of the other dwellings.

Letters of representations have been received from 14 Neighbours

- Proposals are not in keeping with St. Faith's Road or the Conservation Area and design and materials are unacceptable and will reflect light.
- Existing house is out of keeping, but insignificant, although proposal will be visible and will not enhance the area.
- Size of the extension virtually doubles the size of the dwelling, loss of a small dwelling.
- Overdevelopment of the plot.
- Examples cited are not comparable.
- Will lose parking spaces where there is already a problem in the street.
- Courtyard nature of the building will not be retained and the existing building is testament to 1970's design and should have some protection.
- Lack of amenity space.
- Existing design is subservient and means the gap between the dwellings is retained.
- Adverse impact on neighbouring properties including loss of light to Deane Lodge and 18 St. Faiths Road and loss of privacy to, and outlook from, neighbouring properties.
- Issue with the boundary line between the two properties.
- Concern over possible use of the roof space in the future.
- White render finish and the position of the wall to the front is unacceptable.
- Concern that the applicant has been able to discuss the application prior to submission and that this is unfair.
- Will set a precedent for Winchester and Conservation Areas nationally.
- St. Faith's Road has a distinct character which should be preserved.
- Original dwelling should not have had permission.
- Concern over contractors parking during construction.
- Proposal is contrary to policy.
- Lack of detail with the application.

Amended Plans:

City of Winchester Trust:

- Felt that the changes to the front elevation and moving the frontage back further from the pavement are improvements, note that no colour has been given for the render has been given and feel that it should not be white but should be a muted colour, also felt that the western red cedar cladding should not be stained, but allowed the weather to its natural colour.

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Letters of representations have been received from 5 Neighbours

- Amended plan moves the wall back from the pavement, but no other proposed changes to the rendered wall and the same inappropriate examples of contemporary design remain.
- Amended plans do not achieve the aim of preserving or enhancing the Conservation Area and are not sympathetic to the surrounding Victorian and Edwardian dwellings.
- Still consider that the proposal will result in loss of light to Deane Lodge.
- Amendments do not overcome previous objections.
- Proposals would not result in the conservation of the environment.
- The rendered wall and the glazing to the front elevation are unacceptable.
- First floor extension would lose the integrity of the 1974 design.
- If allowed, would be no reason to refuse other schemes.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E16

Winchester District Local Plan

- EN5, HG7

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, HE5

Supplementary Planning Guidance:

- Winchester Conservation Area Project

National Planning Policy Guidance/Statements:

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

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Highways
- Historic heritage/conservation area/listed building
- Residential amenities
- Comments on representations

Principle of development

- Extensions to existing dwellings in the Conservation Area are acceptable in principle under policies EN5 and HG7, subject to a number of criteria.

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

- The existing dwelling is a single storey property granted permission in 1974, the dwelling sits behind a 2m brick wall which is set back from the road by varying distances as outlined in the site description.
- Amended plans have moved the proposed new wall back from the edge of pavement by 2.1m, and this is considered an improvement on the initially submitted scheme.
- Although the plans indicate that the wall is to be rendered in white, there is no detail as to the actual colour and therefore it is suggested that a condition should be included which can control this.
- Officers consider that the proposed scheme will not have an adverse impact on the character

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of the area.

Detailed design

- The existing dwelling is single storey with a small mono-pitch roof feature which is timber clad.
- The proposed first floor extension has a simple shallow mono-pitch roof, with a smaller flat roof element to the rear, it does not cover the whole of the ground floor which by virtue of the fact that all the accommodation is at ground floor level, has a large footprint.
- This is simple scheme which complements the design of the existing dwelling.
- Amended plans have improved the detailing to the design, the Conservation Officer has been consulted and now considers the proposals acceptable, as he had initial concerns with the originally submitted scheme.
- Proposed materials will need to be high quality to ensure the success of this scheme and therefore samples should be submitted.

Highways

- The City Engineer has been consulted and has no highway objections, he is of the view that although the proposed access arrangements do not comply with the normal requirements regarding dimensions for an area of hardstanding to the front of garages, however, given the number of other examples throughout Winchester and mindful of the relatively low speeds and volumes of passing traffic, it will be difficult to sustain a highway reason for refusal at appeal.
- The Engineer had no further comments to make on the amended plans, and commented that as the wall will be set further away from the highway boundary, it does not appear that there will be any detrimental impact to highway safety.
- As this is an existing dwelling, which already has a garage, and the proposal is for extensions, the occupiers are already entitled to residents parking permits.

Historic heritage/conservation area/listed building

- PPG15 indicates that the Courts have confirmed that planning decisions in respect of development proposed to be carried out in a Conservation Area must give a high priority to the objective of preserving or enhancing the character or appearance of the area.
- With regard to the precise interpretation of "preserve or enhance" the Courts have held that there is no requirement in the legislation that conservation areas should be protected from all development which does not enhance or positively preserve.
- Whilst the character and appearance of Conservation Areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development which makes a positive contribution or by development which leaves the character and appearance unharmed.
- In this case, officers are of the view that the proposal leaves the character and appearance of the Conservation Area unharmed.
- Policy HG7 indicates that proposals should preserve or enhance the character of the area, and officers are of the view that the proposal complies with this.
- Officers are also of the view that the proposed materials are acceptable in this locality, but as previously identified, these will need to be high quality and will need to be submitted for approval.

Residential amenities

- With regard to overlooking, there are no windows on either side elevation at first floor level.
- There is a bathroom window in the rear elevation with the brise soleil to provide light to the staircase.
- Given the distance to the dwelling to the rear, officers consider that there will not be a detrimental impact in terms of overlooking.
- With regard to the dwellings on either side, the relative positions mean that officers consider there will not be an adverse impact in terms of overlooking to the private amenity areas of those properties.

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- Two bedroom windows are proposed in the front elevation with the brise soleil, given the distance to the dwellings on the other side of St. Faith's Road, which is over 20m, officers are of the view these would not result in a detrimental impact on those properties.
- The site is located to the north of the dwelling at 18 St. Faith's Road, these are obscure glazed, high level windows in the ground floor north elevation of that property and light a hall, which is not a habitable room, the position of that house means that officers do not consider there will be an adverse impact in terms of loss of light to 18 St. Faith's Road.
- With regard to Deane Lodge, which is located to the north of the site, there are two windows at ground floor level on the southern elevation, one is a kitchen window and one is to a morning room.
- With regard to the kitchen window, this is not the only window which lights that room, there is one in the west elevation and a roof lantern.
- With regard to the morning room, there is one window in the southern elevation.
- The applicants have carried out a light test and provided calculations based on Building Research Establishment (BRE) report – "Site layout planning for daylight and sunlight – A guide to good practice" to indicate that the proposed extension will not result in an adverse impact on the ground floor windows on the south elevation.
- The BRE guide indicates that any reduction in the in the total amount of skylight can be calculated by finding the vertical sky component, if the vertical sky component is greater than 27%, then enough skylight should still be reaching the window of the existing building.
- Supporting information with the application indicates that this calculation has been carried out with regard to the morning room window, the result is the vertical sky component at 29%.
- Officers are satisfied that the submitted information is accurate.

Comments on representations:

- Policies within the WDLP and WDLP(R) indicate that with regard to extensions they should be appropriate in scale, mass and design, both in relation to themselves and in relation to the surrounding environment. Officers are of the view that the scale and size of the extensions is appropriate in this instance and do not consider the proposal is overdevelopment.
- Concern has been raised that the proposal would result in the loss of a small dwelling, there is no policy which restricts the loss of small units either by replacement or extension within the settlement boundary.
- Every planning application is treated on its own merits.
- The application provides 2 off road car parking spaces, notwithstanding this, the proposal is an extension and as such, the residents are already entitled to residents parking permits.
- The existing building is not listed, however, its location in the Conservation Area does mean that it is afforded a degree of protection in terms of its demolition.
- The courtyards to the front and rear of the site are retained, although the middle courtyard would be lost to provide a dining room, the open nature of this space is retained by locating the stairs and landing to the edges of the room.
- Proposal provides private amenity space at the rear of the dwelling.
- Disputes over boundaries are not planning issues.
- It would be possible to impose a condition to ensure that the roofspace could not be used in the future.
- A condition is suggested to ensure that the exact colour of the rendered wall should be submitted to the Local Planning Authority.
- The position of the wall has been amended and is now set back 2.1m from the edge of the pavement.
- The Local Planning Authority offers a system of confidential pre-application advice to applicants prior to submission of applications. PPG1 encourages applicants to consult with Local Planning Authorities at an early stage. Once an application is submitted, it follows the departments procedures for publicity to ensure interested parties may comment, in this case; letters to neighbours, a notice posted on site and advertisement in local press.
- Members are reminded that the application for consideration is extensions and associated

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- works and not for the original dwelling house.
- Officers do not consider there is sufficient reason to impose a condition regarding details of contractors parking during construction.
 - Officers are of the view that sufficient detail has been submitted with the application and indeed policies HG8 and HE6 indicate that applications which do not provide sufficient detail will not be permitted.
 - Other issues are addressed within the report.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

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

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

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

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

03 The development hereby approved shall be built in accordance with the approved plans and details, unless otherwise agreed in writing with the Local Planning Authority.

03 Reason: To protect the character and appearance of the Conservation Area.

04 Prior to the commencement of development, details of the colour of the rendered wall shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

04 Reason: To protect the character and appearance of the Conservation Area.

05 No access shall be provided to the flat roof identified on drawing no: P:1:02:B.

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

Informatives

01. This permission is granted for the following reasons:-
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3, E16

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Winchester District Local Plan Proposals: EN5, HG7
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE5

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Item No: 07
Address: Old House Hotel The Square Wickham Fareham Hampshire PO17
5JG
Parish/Ward Wickham
Proposal Description: Single storey side extension and conservatory to rear
Applicant: Mr Scott
Case No: 04/01739/FUL
W No: W03404/05
Case Officer: Mrs Julie Pinnock
Date Valid: 7 July 2004
Delegated or Committee: Committee Decision
Reason for Committee: At the request of a councillor
Site Factors: Wickham Conservation Area
Grade II* Listed Building

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Site Description

- Grade II* Listed Building
- Three storey building on the north east side of The Square towards the northern end
- To the south east side is a vehicular access which provides access for limited parking and deliveries and a route to the rear of the property

Relevant Planning History

- W03404/01 - Detached six bedroom hotel annexe to rear - Old House Hotel The Square Wickham Fareham Hampshire PO17 5JG - Application Refused - 22/05/2003
- W03404/02 - Detached four bed hotel annex to rear - Old House Hotel The Square Wickham Fareham Hampshire PO17 5JG - Application Permitted - 27/11/2003
- W03404/03 - Single storey orangery and kitchen extension to rear - Old House Hotel The Square Wickham Fareham Hampshire PO17 5JG - Application Withdrawn - 09/06/2004
- W03404/04LB - Alterations to provide single storey orangery and kitchen extension to rear - Old House Hotel The Square Wickham Fareham Hampshire PO17 5JG - Application Withdrawn - 09/06/2004

Proposal

- As per Proposal Description

Consultations

- Environmental Health – No comment – request informatives relating to hours of demolition and construction and that no materials to be burnt on site
- Environment Agency – No objection in principle

Representations:

Wickham Parish Council

- no comment received

The Wickham Society

- Support the objections of local residents
- Concerned that the extension of the kitchen will be required to deal with the increased catering activities
- Neighbours are already very concerned about the exhaust fumes resulting from the culinary activities in the present kitchen
- This is an infringement of the right of nearby residents to enjoy their own properties
- If planning permission is to be considered there should be an enforceable requirement for an efficient filtration system for the kitchen exhausts

Letters of representation have been received from two neighbours

- Over-development of the site
- Out of keeping with the historical nature of the building and in particular intrudes on the limited remains of the Burbage Plot
- Increased catering accommodation creates additional problems such as parking; smells of cooking; sewage problems
- Already a large annexe allowed in the original car park

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB1, UB3, E16

Winchester District Local Plan

- FS.1, EN.5, HG.6, HG.7, HG.18, HG.20

Winchester District Local Plan Review Deposit and Revised Deposit:

- SF.5, HE.4, HE.5, HE.14

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Supplementary Planning Guidance:

- Wickham Village Design Statement – Adopted

National Planning Policy Guidance/Statements:

- PPG1, PPG15

Planning Considerations

Principle of development

- The site is situated within the policy boundary for Wickham where the principle of extensions is acceptable.
- This application is a re-submission following the withdrawal by the applicant of a recent similar application.
- The applicants have taken onboard advice offered by the Conservation Officer who finds this application acceptable.

Impact on character of area

- The conservatory and infill extension are both single storey and proposed to the rear of the building, not visible in views from the public realm
- The design of the conservatory is considered in keeping with the design of the existing building and whilst the small infill extension to the side is flat roofed, the conservation officer is satisfied that it does not affect the integrity or setting of the listed building
- Planning permission has recently been granted for a detached annexe to the hotel to the rear of the site, however it is not considered that the extensions result in a loss of space around the building

Comment on representations

- The letters of representation from local residents are on the grounds that the proposal is overdevelopment of the site and results in the loss of the remains of the burbage plot officers have carefully considered this, however given that the extensions are single storey, and that there is still ample garden space to the rear this cannot be substantiated
- The other concerns relate to increased parking; cooking smells and sewage problems, it is not considered that the proposal will alter the existing situation in terms of cooking and sewage problem
- With regard to parking, the site is in a sustainable location and additional parking provision is not considered appropriate

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

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

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

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Informatives

01. This permission is granted for the following reasons:-

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application in accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB1, UB3, E16

Winchester District Local Plan Proposals: FS.1, EN.5, HG.6, HG.7, HG.18, HG.20

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: SF.5, HE.4, HE.5, HE.14,

03. All works including demolition and construction should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 to 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

04. No materials should be burnt on site. Where the Health and Housing Service substantiate allegations of statutory nuisance, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through burning of materials is a direct offence under The Clean Air Act 1993.

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Item No: 08

Address: Old House Hotel The Square Wickham Fareham Hampshire PO17
5JG

Parish/Ward Wickham

Proposal Description: Alterations to provide a single storey side extension and conservatory
to rear

Applicant: Mr Scott

Case No: 04/01749/LIS

W No: W03404/06LB

Case Officer: Mrs Julie Pinnock

Date Valid: 9 July 2004

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor

Site Factors: Wickham Conservation Area
Grade II* Listed Building

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See report on W3404/05

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

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

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

02 The development hereby permitted shall be constructed using brick, mortar and tiles to match those on the existing building. Details and samples of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the approved details.

02 Reason: To maintain the architectural interest of the building.

03 Details as to how the windows are to be blocked in such a way that their former position can be easily recognized are to be submitted and approved in writing by the local planning authority prior to the commencement of any works.

03 Reason: In the interest of conserving the fabric and appearance of this important Grade II* Listed Building.

04 Details of the junction between conservatory timbers and roof with the existing gable brickwork are to be submitted and approved in writing by the local planning authority prior to the commencement of any works

04 Reason: In the interest of conserving the fabric and appearance of this important Grade II* Listed Building.

05 The flat roof over the kitchen extension is to be finished and detailed at the fascia as a traditional lead roof.

05 Reason: In the interest of conserving the fabric and appearance of this important Grade II* 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 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: UB1, UB3, E16
Winchester District Local Plan Proposals: FS.1, EN.5, HG.6, HG.7, HG.18, HG.20

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Emerging Development Plan- WDLP Review Deposit and Revised Deposit: SF.5, HE.4, HE.5, HE.14,

03. This consent does not allow for the redecoration of the gable wall that will become internal to the conservatory.

04. The louvre window in the dormer and UPVC windows in the southern elevation should be replaced with a traditional form of window to be agreed in writing with the local planning authority prior to implementing this consent.

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Item No: 09

Address: Longacre Hurdle Way Compton Down Winchester Hampshire SO21
2AN

Parish/Ward Compton And Shawford

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

Applicants Name Abbotswood Properties Ltd

Case No: 04/01272/FUL

W No: W11420/08

Case Officer: Mrs Julie Pinnock

Date Valid: 14 May 2004

Delegated or Committee: Committee Decision

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

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

Recommendation

See separate report – PDC457

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Item No: 10
Address: Land Adjacent To Canister House 27 Jewry Street Winchester
Hampshire

Parish/Ward Winchester Town

Proposal Description: Decked parking area on two levels to provide 26 No. spaces and
cycle parking, alterations to existing access

Applicants Name Winterthur Personal Pension Scheme

Case No: 03/03020/FUL

W No: W07481/10

Case Officer: Mrs Sian Proudlock

Date Valid: 19 December 2003

Delegated or Committee: Committee Decision

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

Site Factors: Winchester Conservation Area
Conservation Area

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Site Description

- The site comprises the access to Bottoms Up, 28a Jewry Street and the rear of Canister House.
- The area is used for parking for the surrounding commercial uses.

Relevant Planning History

- W07481 'Demolition of existing building' - Application Permitted - 30/03/1984
W07481/01LB 'Display of painted board sign' – Application Permitted - 22/02/1984
W07481/02A 'Display of posters' - Application Permitted - 04/09/1984
W07481/03A 'Extension of car parking area'- Application Refused - 04/09/1984
W07481/04 'Use of showroom as "share shop" - Application Refused - 23/06/1986
W07481/05 'Additional parking' - Application Permitted - 28/08/1986
W07481/06 'Erection of single storey side extension' -Application Permitted - 23/09/1986
W07481/07 Change of use from recruitment office to chiropractic clinic - Application Permitted - 19/10/1999
W07481/08A Non-illuminated fascia, plaque and hanging logo signs - Application Refused - 25/10/1999
W07481/09 Installation of traffic control rising bollard to car park entrance and new ramp to provide level access to front door - Application Permitted - 24/09/2002
W07481/11 Alterations to roof to accommodate installation of lift - Application Permitted - 10/06/2004

Proposal

- As per Proposal Description
- Listed building application submitted for the demolition work
- Second planning application relating to rationalisation of access and provision of parking

Consultations

Conservation:

- Object to the original scheme.
- A prominent site in townscape terms.
- Existing building is not considered to be of architectural merit.
- The removal of Bottoms Up and the restoration of the façade of 28a Jewry Street would be welcome.
- The height, depth and mass of the new building will have an overbearing effect.
- The detailed design does not relate well to the surrounding Listed Buildings.
- Adverse impact of the proposal on the setting of an important Listed Building.
- Detrimental impact on the street scene.

Comments on the revised scheme

- Improvements have been made to the overall appearance of the proposed building.
- The creation of more breathing space between the new building and 28a would enhance its setting.
- The proposed building has a lightness or elegance to its detailed – need to ensure detailing and materials are conditioned.
- Suggest bike hoops are removed.
- Decked parking – recommend that flint wall is constructed using lime mortar and sample panel.

Engineers:Highways:

- No objection
- Minimum cycle parking should be provided.

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- Bollards should be placed on the pedestrian link in between the ramp and North Walls.
- Creation of a new courtyard and the environmental improvements are admirable.

English Heritage:

- No objection to the proposal

Architects Panel:

- Recommend deferral for negotiations
- An important site in Jewry Street yet the architectural treatment accorded in mass, form and detail are rather bland and weak.
- The building as composed does not have convincing detail, rigour that gives confidence, it will weather and mature satisfactorily.

Environmental Health:

- Insufficient grounds to warrant refusal.
- Recommends informatives

Landscape:

- New building will have an unattractive south facing façade.
- Two trees would be lost, though the breed would be unlikely to survive.
- Trees provide localised visual amenity and these should be position proposals to compensate for this loss.

Archaeology:

- The application site is archaeologically sensitive with archaeological potential.
- The applicant is requested to commission a detailed field evaluation of the archaeological potential of the site, this would need to be undertaken after the demolition of the building.
- Lack of detailed information on the impact of the proposed development or archaeological deposits.

Urban Design:

- Proposed building is well designed as a neutral foil to the historic library and is successful.
- The pedestrian link and parking podium require the same level of careful design.

Representations:

City of Winchester Trust:

On original scheme

- Objects.
- No objection to the demolition or a contemporary design for its replacement.
- Disturbed by disappointing design for the new building.
- Any new building will be an important component in the street scene.
- The design does not produce a building with a presence required by its location.
- The roof scape is important.
- Cedar cladding is inappropriate for this part of the Conservation Area.
- New building would be detrimental to the setting of the Listed Building.
- The application for parking should be deferred until all applications can be determined.

On amended scheme

- The alteration in the relationship of the new building with the listed building is appreciated as is the designated signage zone on the Jewry Street façade and the removal of timber cladding from the scheme.
- The concern about the visual effect of the zinc cladding and whether it is a practical material.
- Wonders why the windows are designed to project since they will detract from the purity of the design concept.

City of Winchester Residents Association

On original scheme

- Mixed building, reinstatement of façade of 28a Jewry Street, pedestrian route to North Walls and rationalisation of the car parking are welcome measures.
- Application fails on design of new building.

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- Shallow pitch zinc roof will give a flat roof appearance.
- Facing and roofing materials are not appropriate to the locality.
- New building is a breach of Policy HG23 relating to the setting of listed building.
- Design of new building close to the street.

Estates Surveyor, HCC

- HCC would not wish the right of way through the site to be prejudiced.

St Peters Catholic Church

- Object
- Use of large picture windows directly on a common boundary with St Peters and overlooking the church entrance could result in inappropriate activities taking place from windows while a funeral, wedding or similar service was taking place.
- Scale and visual impact of the proposed buildings are detrimental to the setting of a listed building.
- Any development on this boundary would deny the Church the opportunity of future development on this corner of the site.
- The scheme is detrimental to an old existing brick wall in a Conservation Area.
- Two level decked parking could also overlook the Church grounds and add to congestion in Jewry Street.

Countryside Management – managing agents for Northgate Chambers

- High level of concern from residents
- Development not appropriate to neighbourhood
- Disruption during development
- Impact on value of properties
- Impact on right to light.

9 Northgate Chambers

- Object
- Overshadowing and loss of light
- New building will affect views over library and have a detrimental effect on the market value of the apartment.
- Windows will be overlooked by a communal entrance.

4 Northgate Chambers

- Object
- Unacceptable new development
- Pedestrian walkway unacceptable
- New planting will cause problems of water ingress.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB1 UB3 E16

Winchester District Local Plan

- EN4 EN5 W9 HG7 HG9 HG10

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1 DP2 DP3 E3 HE4 HE5 HE7

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester District Urban Capacity Study
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System

National Planning Policy Guidance/Statements:

- PPG 3 Housing
- PPG 15 Planning and the Historic Environment

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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
- Highways
- Public open space provision
- Comments on representations
- Historic heritage/conservation area/listed building

Principle of development

- Bottoms Up is an addition to 28a Jewry Street which does little to enhance the street scene and detracts from the listed building.
- The demolition of this retail is acceptable in policy terms and will allow the reinstatement of the façade of the listed building.
- The adjoining courtyard allows unrestrained parking throughout.
- The redesign of the parking area and freeing up of the courtyard is acceptable in policy terms.
- The principle of the replacement building is acceptable subject to design.
- The building proposes a mixed retail and residential use which complies with government guidance in sustainable city centre locations (PPG3).
- The ground floor of 28a will provide a small increase in office floorspace which is contrary to WDLP Policy W9.
- Emerging Policy E3 allows for office expansion and no objection can be raised to this element of the scheme.

Impact on character of area/spatial characteristics/street scene

- The new building will be 3-storey
- The site is in a prominent position and is highly visible from a number of directions.
- The northern flank of the building will be visible from Jewry Street.
- The Architects aim is to create a building which is intentionally restrained in order to minimise impact on any of the adjoining listed buildings.
- The building design and proposed materials have been amended in response to Officers and Consultees comments.
- The revised design is considered to be an improvement which will enhance the street scene,

Detailed design

- New building has been redesigned in response to Officers and Consultees comments.
- The lift shaft is incorporated into the buildings to minimise the impact on 28a.
- The parapet detail has been amended.
- The materials have been revised, timber cladding omitted as this was considered to be an alien feature in this part of the Conservation Area.
- The gable design of the south elevation is redesigned to respond better to 29 Jewry Street.
- Corner windows introduced to relieve elevations.
- The roof design has been improved.
- The revised design will make a more positive contribution to the street scene and provide a better setting for 28a Jewry Street.
- The decked car parking will be entirely enclosed by surrounding buildings and will have little visual impact.
- The re-organisation of the parking will allow pedestrian access through the site.

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Highways

- Access will be reduced in width by the construction of the new building.
- The visibility will not be reduced and the sight lines are acceptable given average traffic speeds.
- The courtyard currently provides parking for 11 vehicles, 5 for Canister House and 6 for Bottoms Up.
- The decked parking will provide 26 spaces, comprising 11 relocated spaces from the courtyard, 13 spaces currently allocated to Canister House and 2 new spaces for the new commercial units in 28a Jewry Street.
- No parking is proposed for the new residential units.
- The overall parking can not be reduced due to contractual arrangements with existing occupiers.
- The decked parking will allow the courtyard to be freed up.
- Improvements to the layout and design of the courtyard will improve the area visually.

Public Open Space Provision

- The proposed units will be requested to contribute to the Public Open Space Fund.

Comments on representations

- The design of the new building has been improved to reflect the significance of the site in the street scene.
- The right of way through the site will be protected and enhanced by the proposals.
- The angle of the large opening windows adjacent to the boundary with St Peters Church will allow views over the access and would have minimal views towards the front entrance of the church.
- The small window opening are proposed in the rear elevation to minimise views towards the church.
- The new building will be higher than the existing retail unit though the height has been minimised by the roof form.
- Pedestrian permeability through the site is encouraged in policy terms.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

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

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

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

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

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

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

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

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

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

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

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: UB1 UB3 E16
Winchester District Local Plan Proposals: EN4 EN5 W9 HG7 HG9 HG10
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1 DP2 DP3 E3
HE4 HE5 HE7

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Item No: 11
Address: Bottomsup 28 Jewry Street Winchester Hampshire SO23 8RY

Parish/Ward Winchester Town

Proposal Description: (AMENDED PLANS) Demolition of 28 Jewry Street and replacement with three storey commercial and residential block comprising 4 No. two bedroom and 2 No. one bedroom flats, ground floor retail unit, change of use of part 28a Jewry Street to B1(a) Office use, alterations to existing access and parking

Applicants Name Winterthur Personal Pension Scheme

Case No: 03/03016/FUL

W No: W11502/02

Case Officer: Mrs Sian Proudlock

Date Valid: 19 December 2003

Delegated or Committee: Committee Decision

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

Site Factors: Winchester Conservation Area
Conservation Area

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Site Description

- The site consists of a single storey flat roofed brick building fronting onto Jewry Street (Bottoms Up).
- This building is linked by a storage area to 28a Jewry, which is Grade II Listed.
- The remainder of the site is an open courtyard providing car parking for surrounding buildings.
- St Peters Church to the south is Grade II Listed.
- Winchester library is located opposite which is Grade II*.
- To the north is Canister House, a modern 2 storey commercial building.
- To the rear of the site is the reference library.

Relevant Planning History

W11502/01LB Part demolition and alterations to replace parapet stone mouldings - Application Permitted - 04/01/1994

W11502/A 'Front porch' - Application Permitted - 30/08/1989

Proposal

- As per Proposal Description
- Listed building application submitted for the demolition work
- Second planning application relating to rationalisation of access and provision of parking

Consultations

Conservation:

- Object to the original scheme.
- A prominent site in townscape terms.
- Existing building is not considered to be of architectural merit.
- The removal of Bottoms Up and the restoration of the façade of 28a Jewry Street would be welcome.
- The height, depth and mass of the new building will have an overbearing effect.
- The detailed design does not relate well to the surrounding Listed Buildings.
- Adverse impact of the proposal on the setting of an important Listed Building.
- Detrimental impact on the street scene.

Comments on the revised scheme

- Improvements have been made to the overall appearance of the proposed building.
- The creation of more breathing space between the new building and 28a would enhance its setting.
- The proposed building has a lightness or elegance to its detailing – need to ensure detailing and materials are conditioned.
- Suggest bike hoops are removed.
- Decked parking – recommend that flint wall is constructed using lime mortar and sample panel.

Engineers:Highways:

- No objection
- Minimum cycle parking should be provided.
- Bollards should be placed on the pedestrian link in between the ramp and North Walls.
- Creation of a new courtyard and the environmental improvements are admirable.

English Heritage:

- No objection to the proposal

Architects Panel:

- Recommend deferral for negotiations
- An important site in Jewry Street yet the architectural treatment accorded in mass, form and

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detail are rather bland and weak.

- The building as composed does not have convincing detail, rigour that gives confidence, it will weather and mature satisfactorily.

Environmental Health:

- Insufficient grounds to warrant refusal.
- Recommends informatives

Landscape:

- New building will have an unattractive south facing façade.
- Two trees would be lost, though the breed would be unlikely to survive.
- Trees provide localised visual amenity and these should be position proposals to compensate for this loss.

Archaeology:

- The application site is archaeologically sensitive with archaeological potential.
- The applicant is requested to commission a detailed field evaluation of the archaeological potential of the site, this would need to be undertaken after the demolition of the building.
- Lack of detailed information on the impact of the proposed development or archaeological deposits.

Urban Design:

- Proposed building is well designed as a neutral foil to the historic library and is successful.
- The pedestrian link and parking podium require the same level of careful design.

Representations:

City of Winchester Trust:

On the original scheme

- Objects.
- No objection to the demolition or a contemporary design for its replacement.
- Disturbed by disappointing design for the new building.
- Any new building will be an important component in the street scene.
- The design does not produce a building with a presence required by its location.
- The roof scape is important.
- Cedar cladding is inappropriate for this part of the Conservation Area.
- New building would be detrimental to the setting of the Listed Building.
- The application for parking should be deferred until all applications can be determined.

On the amended scheme

- The alteration in the relationship of the new building with the listed building is appreciated as is the designated signage zone on the Jewry Street façade and the removal of timber cladding from the scheme.
- The concern about the visual effect of the zinc cladding and whether it is a practical material.
- Wonders why the windows are designed to project since they will detract from the purity of the design concept.

City of Winchester Residents Association

On original scheme

- Mixed building, reinstatement of façade of 28a Jewry Street, pedestrian route to North Walls and rationalisation of the car parking are welcome measures.
- Application fails on design of new building.
- Shallow pitch zinc roof will give a flat roof appearance.
- Facing and roofing materials are not appropriate to the locality.
- New building is a breach of Policy HG23 relating to the setting of listed building.
- Design of new building close to the street.

Estates Surveyor, HCC

- HCC would not wish the right of way through the site to be prejudiced.

St Peters Catholic Church

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- Object
- Use of large picture windows directly on a common boundary with St Peters and overlooking the church entrance could result in inappropriate activities taking place from windows while a funeral, wedding or similar service was taking place.
- Scale and visual impact of the proposed buildings are detrimental to the setting of a listed building.
- Any development on this boundary would deny the Church the opportunity of future development on this corner of the site.
- The scheme is detrimental to an old existing brick wall in a Conservation Area.
- Two level decked parking could also overlook the Church grounds and add to congestion in Jewry Street.

Countryside Management – managing agents for Northgate Chambers

- High level of concern from residents
- Development not appropriate to neighbourhood
- Disruption during development
- Impact on value of properties
- Impact on right to light.

9 Northgate Chambers

- Object
- Overshadowing and loss of light
- New building will affect views over library and have a detrimental effect on the market value of the apartment.
- Windows will be overlooked by a communal entrance.

4 Northgate Chambers

- Object
- Unacceptable new development
- Pedestrian walkway unacceptable
- New planting will cause problems of water ingress.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB1 UB3 E16

Winchester District Local Plan

- EN4 EN5 W9 HG7 HG9 HG10

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1 DP2 DP3 E3 HE4 HE5 HE7

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester District Urban Capacity Study
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System

National Planning Policy Guidance/Statements:

- PPG 3 Housing
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

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

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- Highways
- Public open space provision
- Comments on representations

Principle of development

- Bottoms Up is an addition to 28a Jewry Street which does little to enhance the street scene and detracts from the listed building.
- The demolition of this retail is acceptable in policy terms and will allow the reinstatement of the façade of the listed building.
- The adjoining courtyard allows unrestrained parking throughout.
- The redesign of the parking area and freeing up of the courtyard is acceptable in policy terms.
- The principle of the replacement building is acceptable subject to design.
- The building proposes a mixed retail and residential use which complies with government guidance in sustainable city centre locations (PPG3).
- The ground floor of 28a will provide a small increase in office floorspace which is contrary to WDLP Policy W9.
- Emerging Policy E3 allows for office expansion and no objection can be raised to this element of the scheme.

Impact on character of area/spatial characteristics/street scene

- The new building will be 3-storey
- The site is in a prominent position and is highly visible from a number of directions.
- The northern flank of the building will be visible from Jewry Street.
- The Architects aim is to create a building which is intentionally restrained in order to minimise impact on any of the adjoining listed buildings.
- The building design and proposed materials have been amended in response to Officers and Consultees comments.
- The revised design is considered to be an improvement which will enhance the street scene,

Detailed design

- New building has been redesigned in response to Officers and Consultees comments.
- The lift shaft is incorporated into the buildings to minimise the impact on 28a.
- The parapet detail has been amended.
- The materials have been revised, timber cladding omitted as this was considered to be an alien feature in this part of the Conservation Area.
- The gable design of the south elevation is redesigned to respond better to 29 Jewry Street.
- Corner windows introduced to relieve elevations.
- The roof design has been improved.
- The revised design will make a more positive contribution to the street scene and provide a better setting for 28a Jewry Street.
- The decked car parking will be entirely enclosed by surrounding buildings and will have little visual impact.
- The re-organisation of the parking will allow pedestrian access through the site.

Highways

- Access will be reduced in width by the construction of the new building.
- The visibility will not be reduced and the sight lines are acceptable given average traffic speeds.
- The courtyard currently provides parking for 11 vehicles, 5 for Canister House and 6 for Bottoms Up.
- The decked parking will provide 26 spaces, comprising 11 relocated spaces from the courtyard, 13 spaces currently allocated to Canister House and 2 new spaces for the new commercial units in 28a Jewry Street.

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- No parking is proposed for the new residential units.
- The overall parking can not be reduced due to contractual arrangements with existing occupiers.
- The decked parking will allow the courtyard to be freed up.
- Improvements to the layout and design of the courtyard will improve the area visually.

Public Open Space Provision

- The proposed units will be requested to contribute to the Public Open Space Fund.

Comment on representations

- The design of the new building has been improved to reflect the significance of the site in the street scene.
- The right of way through the site will be protected and enhanced by the proposals.
- The angle of the large opening windows adjacent to the boundary with St Peters Church will allow views over the access and would have minimal views towards the front entrance of the church.
- The small window openings are proposed in the rear elevation to minimise views towards the church.
- The new building will be higher than the existing retail unit though the height has been minimised by the roof form.
- Pedestrian permeability through the site is encouraged in policy terms.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for £8504, 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:

A financial contribution of £8504 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

Conditions/Reasons

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

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted

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to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

03 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

03 - means of enclosure, including any retaining structures:

03 - car parking layout:

03 - other vehicle and pedestrian access and circulation areas:

03 - hard surfacing materials:

03 - planting plans:

03 - implementation programme:

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

04 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

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

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

06 Details of a scheme for protecting the proposed dwelling(s) from noise from Jewry Street shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any works which form part of the approved scheme shall be completed before any dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

06 Reason: To ensure that acceptable noise levels within the dwellings and the curtilage of the dwellings are not exceeded.

07 Drawings at 1:50 scale shall be submitted in writing before any work commences on site showing all details including windows, doors.

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07 Reason: to ensure that the standard of design is acceptable.

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

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

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: UB1 UB3 E16
Winchester District Local Plan Proposals: EN4 EN5 W9 HG7 HG9 HG10
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1 DP2 DP3 E3
HE4 HE5 HE7

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Item No: 12
Address: Bottomsup 28 Jewry Street Winchester Hampshire SO23 8RY

Parish/Ward Winchester Town

Proposal Description: Demolition of 28 Jewry Street and replacement with retail/residential building, internal and external alterations to part of 28a Jewry Street including removal of internal walls

Applicants Name Winterthur Personal Pension Scheme

Case No: 03/03018/LIS

W No: W11502/03LB

Case Officer: Mrs Sian Proudlock

Date Valid: 19 December 2003

Delegated or Committee: Committee Decision

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

Site Factors: Winchester Conservation Area
Conservation Area

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Site Description

- The site consists of a single storey flat roofed brick building fronting onto Jewry Street (Bottoms Up).
- This building is linked by a storage area to 28a Jewry, which is Grade II Listed.
- The remainder of the site is an open courtyard providing car parking for surrounding buildings.
- St Peters Church to the south is Grade II Listed.
- Winchester library is located opposite which is Grade II*.
- To the north is Canister House, a modern 2 storey commercial building.
- To the rear of the site is the reference library.

Relevant Planning History

W11502/01LB Part demolition and alterations to replace parapet stone mouldings - Application Permitted - 04/01/1994

- **W11502/A** 'Front porch' - Application Permitted - 30/08/1989

Proposal

- As per Proposal Description
- Listed building application submitted for the demolition work
- Second planning application relating to rationalisation of access and provision of parking

Consultations

Conservation:

- Object to the original scheme.
- A prominent site in townscape terms.
- Existing building is not considered to be of architectural merit.
- The removal of Bottoms Up and the restoration of the façade of 28a Jewry Street would be welcome.
- The height, depth and mass of the new building will have an overbearing effect.
- The detailed design does not relate well to the surrounding Listed Buildings.
- Adverse impact of the proposal on the setting of an important Listed Building.
- Detrimental impact on the street scene.

Comments on the revised scheme

- Improvements have been made to the overall appearance of the proposed building.
- The creation of more breathing space between the new building and 28a would enhance its setting.
- The proposed building has a lightness or elegance to its detailed – need to ensure detailing and materials are conditioned.
- Suggest bike hoops are removed.
- Decked parking – recommend that flint wall is constructed using lime mortar and sample panel.

Engineers:Highways:

- No objection
- Minimum cycle parking should be provided.
- Bollards should be placed on the pedestrian link in between the ramp and North Walls.
- Creation of a new courtyard and the environmental improvements are admirable.

English Heritage:

- No objection to the proposal

Architects Panel:

- Recommend deferral for negotiations
- An important site in Jewry Street yet the architectural treatment accorded in mass, form and

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detail are rather bland and weak.

- The building as composed does not have convincing detail, rigour that gives confidence, it will weather and mature satisfactorily.

Environmental Health:

- Insufficient grounds to warrant refusal.
- Recommends informatives

Landscape:

- New building will have an unattractive south facing façade.
- Two trees would be lost, though the breed would be unlikely to survive.
- Trees provide localised visual amenity and these should be position proposals to compensate for this loss.

Archaeology:

- The application site is archaeologically sensitive with archaeological potential.
- The applicant is requested to commission a detailed field evaluation of the archaeological potential of the site, this would need to be undertaken after the demolition of the building.
- Lack of detailed information on the impact of the proposed development or archaeological deposits.

Urban Design:

- Proposed building is well designed as a neutral foil to the historic library and is successful.
- The pedestrian link and parking podium require the same level of careful design.

Representations:

City of Winchester Trust:

On original scheme

- Objects.
- No objection to the demolition or a contemporary design for its replacement.
- Disturbed by disappointing design for the new building.
- Any new building will be an important component in the street scene.
- The design does not produce a building with a presence required by its location.
- The roof scape is important.
- Cedar cladding is inappropriate for this part of the Conservation Area.
- New building would be detrimental to the setting of the Listed Building.
- The application for parking should be deferred until all applications can be determined.

On amended plans

- The alteration in the relationship of the new building with the listed building is appreciated as is the designated signage zone on the Jewry Street façade and the removal of timber cladding from the scheme.
- The concern about the visual effect of the zinc cladding and whether it is a practical material.
- Wonders why the windows are designed to project since they will detract from the purity of the design concept.

City of Winchester Residents Association

On original scheme

- Mixed building, reinstatement of façade of 28a Jewry Street, pedestrian route to North Walls and rationalisation of the car parking are welcome measures.
- Application fails on design of new building.
- Shallow pitch zinc roof will give a flat roof appearance.
- Facing and roofing materials are not appropriate to the locality.
- New building is a breach of Policy HG23 relating to the setting of listed building.
- Design of new building close to the street.

Estates Surveyor, HCC

- HCC would not wish the right of way through the site to be prejudiced.

St Peters Catholic Church

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- Object
- Use of large picture windows directly on a common boundary with St Peters and overlooking the church entrance could result in inappropriate activities taking place from windows while a funeral, wedding or similar service was taking place.
- Scale and visual impact of the proposed buildings are detrimental to the setting of a listed building.
- Any development on this boundary would deny the Church the opportunity of future development on this corner of the site.
- The scheme is detrimental to an old existing brick wall in a Conservation Area.
- Two level decked parking could also overlook the Church grounds and add to congestion in Jewry Street.

Countryside Management – managing agents for Northgate Chambers

- High level of concern from residents
- Development not appropriate to neighbourhood
- Disruption during development
- Impact on value of properties
- Impact on right to light.

9 Northgate Chambers

- Object
- Overshadowing and loss of light
- New building will affect views over library and have a detrimental effect on the market value of the apartment.
- Windows will be overlooked by a communal entrance.

4 Northgate Chambers

- Object
- Unacceptable new development
- Pedestrian walkway unacceptable
- New planting will cause problems of water ingress.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB1 UB3 E16

Winchester District Local Plan

- EN4 EN5 W9 HG7 HG9 HG10

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1 DP2 DP3 E3 HE4 HE5 HE7

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester District Urban Capacity Study
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System

National Planning Policy Guidance/Statements:

- PPG 3 Housing
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

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

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- Highways
- Public open space provision
- Comments on representations

Principle of development

- Bottoms Up is an addition to 28a Jewry Street which does little to enhance the street scene and detracts from the listed building.
- The demolition of this retail is acceptable in policy terms and will allow the reinstatement of the façade of the listed building.
- The adjoining courtyard allows unrestrained parking throughout.
- The redesign of the parking area and freeing up of the courtyard is acceptable in policy terms.
- The principle of the replacement building is acceptable subject to design.
- The building proposes a mixed retail and residential use which complies with government guidance in sustainable city centre locations (PPG3).
- The ground floor of 28a will provide a small increase in office floorspace which is contrary to WDLP Policy W9.
- Emerging Policy E3 allows for office expansion and no objection can be raised to this element of the scheme.

Impact on character of area/spatial characteristics/street scene

- The new building will be 3-storey
- The site is in a prominent position and is highly visible from a number of directions.
- The northern flank of the building will be visible from Jewry Street.
- The Architects aim is to create a building which is intentionally restrained in order to minimise impact on any of the adjoining listed buildings.
- The building design and proposed materials have been amended in response to Officers and Consultees comments.
- The revised design is considered to be an improvement which will enhance the street scene,

Detailed design

- New building has been redesigned in response to Officers and Consultees comments.
- The lift shaft is incorporated into the buildings to minimise the impact on 28a.
- The parapet detail has been amended.
- The materials have been revised, timber cladding omitted as this was considered to be an alien feature in this part of the Conservation Area.
- The gable design of the south elevation is redesigned to respond better to 29 Jewry Street.
- Corner windows introduced to relieve elevations.
- The roof design has been improved.
- The revised design will make a more positive contribution to the street scene and provide a better setting for 28a Jewry Street.
- The decked car parking will be entirely enclosed by surrounding buildings and will have little visual impact.
- The re-organisation of the parking will allow pedestrian access through the site.

Highways

- Access will be reduced in width by the construction of the new building.
- The visibility will not be reduced and the sight lines are acceptable given average traffic speeds.
- The courtyard currently provides parking for 11 vehicles, 5 for Canister House and 6 for Bottoms Up.
- The decked parking will provide 26 spaces, comprising 11 relocated spaces from the courtyard, 13 spaces currently allocated to Canister House and 2 new spaces for the new commercial units in 28a Jewry Street.
- No parking is proposed for the new residential units.

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- The overall parking can not be reduced due to contractual arrangements with existing occupiers.
- The decked parking will allow the courtyard to be freed up.
- Improvements to the layout and design of the courtyard will improve the area visually.

Public Open Space Provision

- The proposed units will be requested to contribute to the Public Open Space Fund.

Comment on representations

- The design of the new building has been improved to reflect the significance of the site in the street scene.
- The right of way through the site will be protected and enhanced by the proposals.
- The angle of the large opening windows adjacent to the boundary with St Peters Church will allow views over the access and would have minimal views towards the front entrance of the church.
- The small window openings are proposed in the rear elevation to minimise views towards the church.
- The new building will be higher than the existing retail unit though the height has been minimised by the roof form.
- Pedestrian permeability through the site is encouraged in policy terms.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

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

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

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

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

03 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

03 Reason: To prevent the premature demolition of the building and the creation of a "gap site" which will be prejudicial to the amenities of the Conservation Area.

04 Any part of the building exposed by the demolition work shall be made good and the safety and stability of the part of the building which is to be retained secured.

04 Reason: In the interests of the preservation and character of the listed building/conservation area.

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05 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details to those on the existing building. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.
(See advice notes on Mortars and Pointing attached)

05 Reason: To maintain the character of the listed building.

06 The development hereby permitted shall be constructed using brick, mortar and tiles to match those on the existing building. Details and samples of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the approved details.

06 Reason: To maintain the architectural interest of the building.

07 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

07 Reason: To protect the character and appearance of the listed building.

Informatives

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

Hampshire County Structure Plan Review: UB1 UB3 E16

Winchester District Local Plan Proposals: EN4 EN5 W9 HG7 HG9 HG10

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1 DP2 DP3 E3
HE4 HE5 HE7

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Item No: 13
Address: Kynance Compton Street Compton Winchester Hampshire SO21 2AT
Parish/Ward Compton And Shawford
Proposal Description: Garden Pergola
Applicant: Mrs Susan Bickley
Case No: 04/01831/FUL
W No: W05926/04
Case Officer: Mr Jonathan Roach
Date Valid: 16 July 2004
Delegated or Committee: Committee Decision
Reason for Committee: Parish Council submitted representations contrary to officer recommendation
Site Factors: Compton Street Conservation Area
Conservation Area
Civil Aviation

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Site Description

- The site lies in the village of Compton, on the southern edge of the defined settlement boundary.
- The subject land has an area of approximately 1280m² and contains a detached two storey dwelling.
- The property abuts residential development to the north (Patchings and Flint House) and to the east (Cross Ash). A large paddock is situated south of the site which contains a public footpath.
- The site is designated as Strategic Gap and Countryside under the Winchester District Local Plan and Conservation and Countryside under the emerging Winchester District Local Plan Review.
- The land is relatively flat and lower than the land immediately to the north at Patchings, which has been raised by a retaining wall.

Relevant Planning History

- W05926** Erection of dwelling and garage – Application Refused - 30/12/1980
- W05926/01** Erection of two storey side extension, loft conversion, construction of additional garage - Application Permitted - 06/09/1988
- W05926/02** First floor side extension - Application Permitted - 28/06/1998
- W05926/03/T** 3 no. Cypress trees - fell, 1 no. Leyland tree - fell, 1 no Lawson tree - fell, 1 no False Arcacia tree - fell, 1 no. Cypress tree - 3m crown lift and fell suppressed stems - Application Permitted - 20/10/2003

Proposal

- Retrospective application seeks approval for an existing garden pergola with decking of the following dimensions: length 7.4m, width 5.3m and height 2.1m (including decking of approximately 0.3m).
- The application was initiated after the pergola was constructed without planning permission and was brought to the attention of the Enforcement Team.
- Structure is setback 1.5m from the boundary adjacent to Patchings and is situated 8m from the Kynance dwelling.
- The pergola contains six lights orientated towards the ground.
- The structure is visible to Patchings, where a section of boundary vegetation has been removed (a portion of the hedgerow died approximately six years ago and a number of trees were removed in 2003 after obtaining approval from Council's Trees Department).

Consultations

Landscape:

- No objection. The structure is visible from the public footpath but is not considered an eyesore.
- Furthermore the proposed hedge planting will assist in integrating and containing the structure.

Conservation:

- The pergola has little visual impact from the public footpath and as such preserves if not enhances the character of the Conservation Area.
- It is therefore in accord with National Planning Policy Guidance:15 Planning and the Historic and Environment and Local Plan Review Policies HE4 and HE5.

Representations:

Compton And Shawford Parish Council

- Objected because of the detrimental visual impact upon Patchings.
- The lights have not been shown on the plans and are visually intrusive.
- The pergola is detrimental to the character of the Compton Conservation area.
- Recommended the lights be removed if the application is supported.

Letters of representation received from Neighbour

- Three letters of objection have been received from the owners of Patchings (property north of the subject land).
- Detrimental impact upon the visual amenity of their property due to the intrusion of light.
- Not in sympathy with the character of the Compton Conservation area.
- The applicant has removed the screening vegetation between Patchings and Kynance, resulting in a loss of privacy.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1, E6, E16

Winchester District Local Plan

- EN5, C1, C2

Winchester District Local Plan Review Deposit and Revised Deposit:

- HE4, HE5, DP3

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPS 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
- Impact on the character of the area/spatial characteristics/street scene
- Historic heritage/conservation area/listed building
- Comments on representations

Principle of development

- New development which would detract from the immediate or wider landscape setting of any part of a Conservation Area will not normally be permitted.
- Development policies applicable in areas designated as Countryside allow for additions subject to design and amenity policies, provided that the structure does not alter the existing character of the existing dwelling and increase visual intrusion.
- Lights do not constitute development and planning permission is not required.

Impact on character of area

- The pergola is an open structure and therefore has a non intrusive visual appearance.
- The structure will support climbing plants to provide camouflage.
- The finished floor level of the deck is lower than the ground level at Patchings and

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- consequently the impact of overlooking is considered to be minor.
- The pergola is located in rear of garden which minimises its visual impact.

Historic heritage/conservation area/listed building

- The impact of the development on the character of the area is minimal as the pergola is not visible from the street and only partially visible from the adjacent public footpath.
- Furthermore the appearance of the structure has been supported by Council's Conservation Team and Landscape Team.

Comments on Representation

- Yew has been planted to facilitate further screening between Kynance and Patchings and therefore any visual intrusion is considered temporary, until the planting becomes further established.
- The lights do not require planning permission and are orientated towards the ground. Therefore it would be unreasonable to impose a condition requiring them to be removed and not in compliance with circular 11/95.
- Due to change in levels and position of pergola in relation to patchings, some over looking can occur.
- The introduction of screening along the rear of the pergola will minimise any overlooking.

Recommendation

APPROVE -

Conditions/Reasons

01 The Northern elevation of the pergola to be enclosed within three months from the date of determination. Materials and finishes to be submitted to Councils satisfaction prior to the commencement of works.

01 Reason: To ensure the protection of the amenity of patchings.

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, C1, E6, E16

Winchester District Local Plan Proposals: EN5, C1, C2

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: HE4, HE5, DP3

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Item No: 14
Address: Yelfs Yard Botley Road Bishops Waltham Southampton Hampshire
SO32 1DR

Parish/Ward Bishops Waltham

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

Applicant Mr R Cockain

Case No: 04/01234/FUL

W No: W00906/07

Case Officer: Mr Charlie Robson

Date Valid: 26 May 2004

Delegated or Committee: Committee Decision

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

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

Site Factors:

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