

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 November 2004

Item No: 03
Address: Land Adjacent To Glencoe Villa Manor Road Durley Hampshire
Parish/Ward Durley
Proposal Description: Erection of 1 No. four bedroom detached dwelling and detached single garage with store, new vehicular access
Applicants Name Walthams Ltd
Case No: 04/02084/FUL
W No: W19046/01
Case Officer: Mr George Allpress
Date Valid: 10 August 2004
Delegated or Committee: Committee Decision
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received
Site Factors: Civil Aviation

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SITE LOCATION PLAN

Case No: 04/02084/FUL **W No:** W19046/01

Address: Land Adjacent To Glencoe Villa Manor Road Durley Hampshire

Proposal Description: Erection of 1 No. four bedroom detached dwelling and detached single garage with store, new vehicular access



Site Description

- The application site is part of the curtilage of a property known as Glencoe which is a two storey dwelling that is situated on the west side of Manor Road.
- The total site area is 0.07 hectares.

Relevant Planning History

- W19046 – Erection of 1 no. four bedroom detached dwelling and detached single garage with store; new vehicular access. WITHDRAWN 04/08/2004.

Proposal

- The application proposes a double fronted brick built single family dwelling with a natural clay tile roof.
- The building envelope would be set back from the road frontage to line through with the existing dwelling, and off set from either boundary.
- Access would be via a shared drive with the existing dwelling with garage parking at the rear.
- The property would have its own private amenity space.

Consultations

Engineers: Highways:

- No objections to the proposed scheme subject to conditions.

Landscape:

- Approve subject to provision of hard and soft landscaping scheme.

Representations:

Durley Parish Council

- No Comments

Letters of representations have been received from 6 neighbours

- The proposed dwelling is too big.
- The style of the house is not in keeping with other properties, it will be next door to a chalet bungalow and opposite a bungalow.
- The development will lead to an increase in traffic and exacerbate parking problems.
- Development of houses of this size and price is forcing local people out of the area.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, UB4, T4, T5, T6, H1, H4, H5, H7 and H11

Winchester District Local Plan

- EN.5, H.2, H.3, T.9

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, H1, H.4

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Winchester District Urban Capacity Study

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- Housing Monitoring Report
- Assessment of Playing Field Provision in the Winchester Built-Up Area
- The Future of Winchester Study

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport
- PPG 17 Sport and Recreation

Planning Considerations

The main considerations in respect of this application are:

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

Principle of development

- The application property is within an H.2 frontage as defined by the adopted Plan and H.3 frontage by the Review.
- Both the adopted and emerging Local Plans accept the principle of development subject to meeting design criteria and access requirements.
- The proposed dwelling respects the existing frontage, the curtilage size and character of the locality, provides turning space within the site and avoids a proliferation of accesses.
- The proposal is therefore considered to comply with Proposals H.2 and H.3
- Subdividing this site for the development a 4 bedroom family house would not achieve a housing mix as is required, however, the best use of the development potential of the land would be achieved and the proposal is therefore considered in compliance with PPG3 advice.

Impact on character of area

- The built form on Manor Road varies with examples of bungalows, chalet bungalow and two storey dwellings.
- The application proposal takes the larger of these forms as a model for development.
- However, the proposed dwelling is considered to be visually acceptable within the context of the existing varied development in this locality.
- The plot width and depth of both properties subdivision would be representative of the curtilage sizes and character of the locality.
- The revised access arrangements meet with Highways requirements, albeit accepting access and egress cannot be achieved in forward gear, as a proliferation of access points would not occur.
- The revised layout minimises impact to tree and hedgerow and is considered acceptable by landscape.

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Residential Amenities

- The proposed dwelling would broadly line through with the front and rear building lines of the adjacent dwellings.
- No side facing habitable room windows are proposed.
- A 4.0 metre separation would be maintained to the south east side of the plot and a tree and hedge screen would be retained.
- Sufficient separation and the positioning of the building envelope are therefore considered to ensure against loss of amenity.

Comments on representations

- The application site is within an H2 frontage where infill development is considered acceptable.
- The proposed dwelling is considered acceptable within the context of this location where the architectural style of buildings is varied.
- The proposed dwelling is not of an inappropriate size and it is considered to sit comfortably within these surroundings.
- The additional traffic generated by this development would not result in demonstrable harm and the site access and parking provision raise no objections from Highways Engineers.

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):

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 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 10 metres from the highway boundary.

03 Reason: In the interests of highway safety.

04 The existing access(es) to the site shall be stopped up and abandoned and the verge crossing shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

04 Reason: In the interests of highway safety and the amenities of the area.

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

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

06 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:

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

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, UB4, T4, T5, T6, H1, H4, H5, H7 and H11

Winchester District Local Plan Proposals: EN.5, H.2, H.3, T.9

Emerging Development Plan- WDLP Review Deposit and Revised DP.3, H1, H.4