

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 05
Address: Land To The Rear of 67 - 73 Bar End Road Winchester Hampshire
Parish/Ward Winchester Town
Proposal Description: (AMENDED DESCRIPTION)Residential development comprising 4 No. one bedroom and 4 No. two bedroom flats
Case No: 04/01306/FUL
W No: W17295/02
Case Officer: Mr George Allpress
Date Valid: 20 May 2004
Delegated or Committee: Committee Decision
Reason for Committee: At the request of a councillor
Site Factors: Development Settlement Proposal H1
Civil Aviation

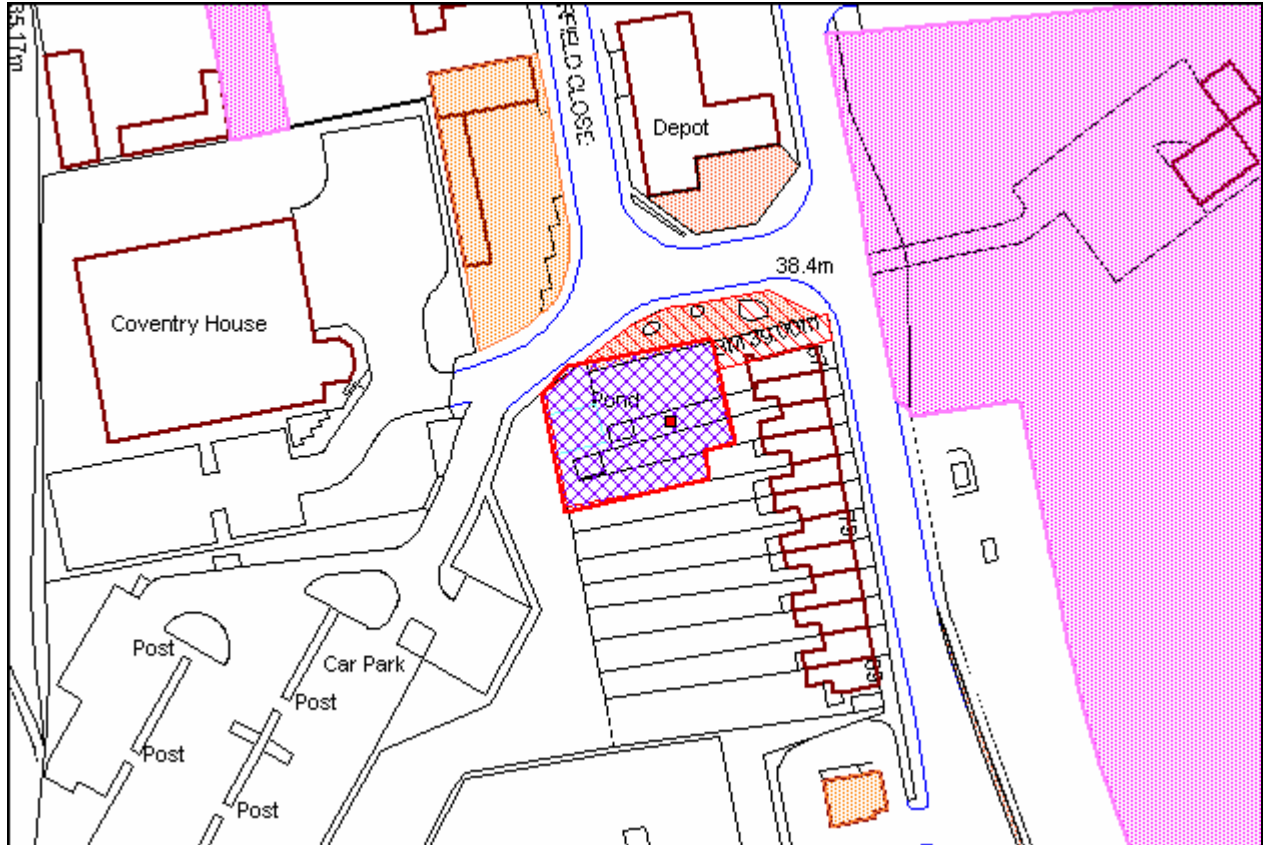
WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

SITE LOCATION PLAN

Case No: 04/01306/FUL **W No:** W17295/02

Address: Land To The Rear Of 67 - 73 Bar End Road Winchester Hampshire

Proposal Description: (AMENDED DESCRIPTION) Residential development comprising 4
No. one bedroom and 4 No. two bedroom flats



WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- The site is located toward the south eastern end of Winchester with its frontage facing Barfield Close.
- Nos. 67-89 Barfield Road are to the east of the site with the rear gardens of nos. 67-73 abutting this side of the site and the rear garden of no.75 enclosing the south side of the site. The Bar End Park and Ride facility lies to the west.
- The site area is 0.07 hectares of land that was formerly the rear gardens of nos.67-73 Bar End Road.
- The topography is such that the ground level of the gardens is below the land level of the adjacent road and car parks by between 1 and 3 metres. The site area itself and the ground level of the adjacent gardens is otherwise broadly level.
- There are trees and hedgerow on the west boundary of the site however these are outside of the site area.
- There is a grass verge between part of the site curtilage and its Barfield Road frontage which is highway land.

Relevant Planning History

- W17295 – Erection of 14 no. two bedroom flats. WITHDRAWN 09.07.2001.
- W17295/01 – (Amended Plans) Residential redevelopment comprising 4 no. three bedroom terraced dwellings and one block of 4 no. two bedroom and 3 no. one bedroom flats. WITHDRAWN 24.05.2004.

Proposal

- Two previous applications have been submitted for redevelopment of the property both of which have been withdrawn prior to their determination.
- The current application proposes a three storey block of flats with a staggered floor plan, the building envelope of which would be approximately 173.0 square metres.
- The development continues the terrace theme of the adjacent Victorian terraces with a staggered block.
- The accommodation is 8 maisonettes over three floors with the roof space being use for the upper units.
- The basement and ground floors are arranged to provide 4 two bedroom maisonettes and the first and second floors one bedroom maisonettes.
- No on-site car parking is proposed. Secure cycle storage is to be located on site. Bin storage is to be sited between the cycle storage and the front boundary.

Consultations

Engineers:Highways:

- Engineers have accepted the proposed principle of zero parking.
- Initial concerns regarding main entrance doors leading directly into the adjoining street and cycle parking provision.
- These concerns have now been addressed.

Environment Agency:

- Confirm they have no objection.

Environmental Health:

- Have no adverse comments to make concerning the application.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Landscape:

- Approve subject to amendments and conditions requiring hard and soft landscaping.
- Scheme demonstrates an appropriate treatment of the western boundary.
- Concerns remain regarding the treatment of the frontage.

Southern Water:

- Recommendations/advice for drainage and water supply.

WCC Estates:

- No further comments and no objection.

Representations:

City of Winchester Trust:

- While the elevation facing onto Barfield Close seems acceptable, it is disappointing that the east and west elevations appear to have been given little design thought, because they will be visible from both Bar End Road and the way into the Park and Ride site. It is also wondered why the basement sitting rooms are given two doors into the garden, rather than a door and window, which it is felt would be less visually heavy externally and more practical internally.

Letters of representations have been received from 3 neighbouring residents. Their comments are:

- This is a small area of narrow back gardens any residential development will overlook the remainder of the terrace.
- Overlooking of remainder of the terrace would result in particular nos.73, 75 and 79.
- Unreasonable development.
- New development would lead to additional traffic generation.
- Building so close to the mini roundabout is dangerous to pedestrians and traffic.
- Visitors' cycle parking is in a dangerous position with buses turning into the park and ride.
- Felling of trees would be detrimental to the area.
- New development would be let to students.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, T4, T5, T8, H1, H2, H4, H5, H6, R2 and E16.

Winchester District Local Plan

- EN.5, EN.6, EN.7, EN.8, EN.9, H.1, H.7, RT.3, T9, T.12, and W.1.

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.1, DP3,H.1, H.2, H.7, RT.3, T.5 and W.1.

Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4
- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Winchester District Urban Capacity Study
- Housing Monitoring Report
- Guide to the Open Space Funding System
- Assessment of Playing Field Provision in the Winchester Built-Up Area
- Parking Standards 2002
- Winchester City and its Setting

National Planning Policy Guidance/Statements:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

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

Planning Considerations

The main considerations in respect of this application are:

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

Principle of development

- The site is located within the built settlement boundary of Winchester where the redevelopment of previously developed land for housing is encouraged, subject to satisfying design criteria and there being no adverse impact to neighbour amenity.
- The application propose 8 flats in total comprising a residential mix of one and two bedroom units which meets a recognised housing need in this area.
- The site is situated adjacent park and ride facilities and served by bus routes into and out of the city.

Impact on character of area

- The design of the development is simple in its detailing and roof form which complements the adjoining houses and continues the terrace theme of Barfield Road.
- The staggered block has a similar scale and mass to the existing houses when viewed from the road frontage.
- The development does however make use of the existing change in levels by incorporating a lower ground floor level which provides direct access to the gardens.

Residential Amenities

- Nos. 67, 69 and 70 would retain rear gardens of between 8 and 11 metres in length.
- There is sufficient distance between the site of the new development and the neighbouring houses so as not to detract from the level of daylight currently enjoyed.
- Similarly, the distance of separation that would be maintained between no.71 would ensure against unacceptable loss of light and that an overbearing impact does not result.
- Direct overlooking of habitable rooms would not occur as both the distance between existing and proposed and the oblique angle of view combine to prevent direct overlooking.

Public Open Space Provision

- This application requires appropriate open space contribution to be made which the applicant intend to meet in full.

Landscape and Trees

- Concern is expressed regarding the treatment of the frontage, however, these concerns can be addressed by condition and the amended scheme is thought to achieve an appropriate treatment of the western boundary.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Comments on the representations

- The Highways Engineers raise no objection to the proximity of the cycle parking to the mini roundabout.
- There are no trees of significance on the site, the tree and hedge belt on the west boundary lies outside of the application site and the development ought not to impact on this.
- The angle and distance between existing and proposed dwellings is considered sufficient to ensure against direct overlooking of habitable rooms, and the distance between rear facing windows and back gardens is sufficient to ensure no material loss of privacy would result.
- The tenure of the occupants is not a material planning consideration.

Planning Obligations/Agreements

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

Recommendation

APPROVE

Conditions

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

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

02 The ground and first floor window(s) in the east elevation; of the development; hereby permitted shall be glazed in obscure glass and thereafter retained.

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

03 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.

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

04 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:

04 - existing and proposed finished levels or contours:

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

05 Soft landscape details shall include the following as relevant:

05 - planting plans:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

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

06 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.

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

07 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before first occupation of the development hereby approved. Development shall be carried out in accordance with the approved details.

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

08 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at 8 metres from the tree trunks in accordance with BS 5837.

08 Reason: In the interests of visual amenity.

09 Details of a scheme for protecting the proposed dwelling(s) from noise from road traffic 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.

09 Reason: To protect the amenities of future occupants of the dwellings.

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, T4, T5, T8, H1, H2, H4, H5, H6, R2 and E16.
Winchester District Local Plan Proposals: EN.5, EN.6, EN.7, EN.8, EN.9, H.1, H.7, RT.3, T9, T.12, and W.1.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.1, DP3,H.1, H.2, H.7, RT.3, T.5 and W.1.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

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