

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 November 2004

Item No: 09
Address: The Old Fives Court Building Beaufort Road Winchester Hampshire
Parish/Ward Winchester Town
Proposal Description: Detached two bedroom dwelling for staff
Applicants Name Wardens And Fellows Of Winchester College
Case No: 04/01962/FUL
W No: W19132
Case Officer: Elaine Patterson
Date Valid: 28 July 2004
Delegated or Committee: Committee Decision
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received
Site Factors: Winchester Conservation Area

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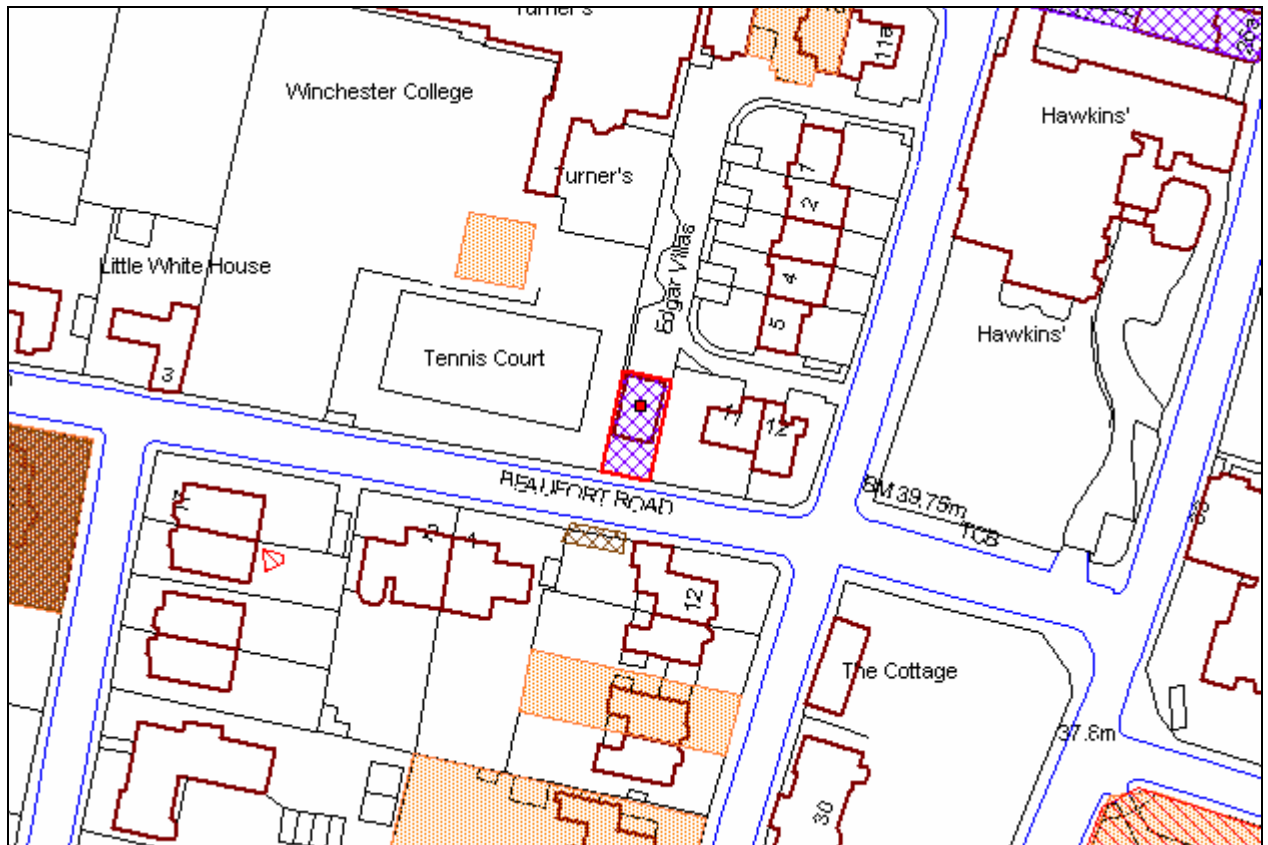
SITE LOCATION PLAN

Case No: 04/01962/FUL

W No: W19132

Address: The Old Fives Court Building Beaufort Road Winchester Hampshire

Proposal Description: Detached two bedroom dwelling for staff



Site Description

- The site measures 0.017Ha.
- The brick building on site was a Fives Court, it is now a disused indoor climbing wall for Winchester College.
- The gable of the existing building faces the road. It has a shallow roof pitch and a ridge height of 7m.
- Along Beaufort Road the site is screened by a 2m high brick wall with mature trees behind.
- There are close boarded fences of approximately 1.5m along the boundaries of the site, to the tennis courts in the west, No.11 Beaufort Road to the east and to Edgar Villas in the north.

Relevant Planning History

- W19132/01LBCA Demolition of Old Fives court building. To be determined under Item 10

Proposal

- It is proposed to demolish the existing building on site and erect a new two storey, two bedroom dwelling.
- The existing fence to the western boundary with the tennis court will be removed, a new 2m high brick wall is to be erected further into the tennis court site.
- The pedestrian gates to Beaufort Road, from this site and from the courts will be replaced with a wider opening, to form a new driveway.
- The proposed 'L' shaped dwelling will sit further back on the site and further from the mature trees than the existing building.
- An ash tree on the frontage will be removed to allow the future growth of two birches.

Consultations

Conservation:

- The existing 1970's building is a plain brick building which makes a negative contribution to the character of the Conservation Area in addition it is now unused.
- The proposal is well thought out, well detailed and imaginative, the design is refreshingly modern and individual.
- It will enhance this part of the conservation area.
- Any approval should be conditioned that further details be supplied of the treatment of the front boundary wall.

Engineers:Highways:

- Initially objected to the proposal stating that the access and the boundary wall must be splayed back.
- An amendment has now been submitted. The opening has been increased to 4m with a central dropped kerb to ensure vehicles emerge in a central position.
- The Engineer states that although ideally the gates would be set back 4.5m, the conservation officer wishes to retain as much of the wall as possible and there are examples in the area where gates and garages are close to the edge of the footway, it would therefore be difficult to sustain this as a highway reason for refusal.

Trees:

- One of the trees at the front will be removed more because it is poor.
- This proposal moves the building away from the trees which will be to their benefit.
- The decking below the trees would need to be constructed in a non-invasive way.

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Representations:

City of Winchester Trust:

- Since it is sited at the back of the site and the trees on the boundary are to be retained this proposed house is unlikely to be seen as part of the street scene.
- The use of high grade timber cladding could be appropriate.
- The clean and simple design is much appreciated although the valley gutter may not be practical.

Letters of representations have been received from 12 Neighbours, 11 object and 1 of support.

- No objection with the redevelopment of the site in principle.
- Objections to the design, style and the materials of the building proposed.
- A timber clad upper storey with zinc roof does not seem appropriate in a predominantly brick area.
- It will not make a positive contribution to the street scene.
- It will be less attractive than the brick built Fives Court.
- Imaginative designs need to complement and not jar with their surroundings.
- Pleased to see the retention of the mature trees on site.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, H11, E16, T6, R2

Winchester District Local Plan

- EN5, HG7, HG8, HG9, HG11, H1, W1, W3, W5, T9, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, HE4, HE5, HE6, HE7, HE8, H2, W1, RT3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester City and its Setting

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
- Residential amenities
- Comments on representations
- Highways
- Public open space

Principle of development

- Although the Fives Court is a recreational building it is not a public facility. Its replacement with a new small dwelling accords with Development Plan policy.

Impact on character of area

- The site is screened by a tall brick wall which is to be retained with a new opening. There are also mature trees on the front of the site.
- The proposed dwelling is contemporary in design. Modern materials are used. The low pitch zinc roof achieves a two storey dwelling with a ridge line which is lower than that of the building to be replaced.

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Residential amenities

- The closest residential property to this site is No. 11 Beaufort Road lies to the east of this site.
- There is no overlooking or overshadowing to that site as a result of this proposal.

Comments on representations

- It is considered that the proposed contemporary design will positively contribute to the character and appearance of the Conservation Area.

Highways

- Following the amended scheme the Highways Engineer has no objection.

Public open space

- Public open space contributions have been paid.

APPROVE

Conditions/Reasons

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

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

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

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

03 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.

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

04 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)

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

05 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 .

05 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.

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06 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.

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

07 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of from the date of the occupation of the building(s) for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

07 Reason: To ensure the protection of trees which are to be retained.

08 Prior to development commencing on site, details of the proposed bin store, cycle store and boundary walls proposed on the southern part of the site, annotated on drawing 0337/GA/0008A, shall be submitted to and approved in writing by the Local Planning Authority, details shall include proposed construction under the nearby trees, design and external appearance. The works shall be completed in accordance with the approved details before the dwellings are occupied.

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

09 Before development takes place 1:50 scale drawings of all elevations and sections; and 1:20 scale drawings of typical detail for door, windows, eaves, rainwater goods and garden gates shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the development is occupied unless otherwise agreed in writing by the Local Planning Authority.

09 Reason: In the interest of visual amenity.

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

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

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1998 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A; B; C; E; F and G of Part 1, of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

12 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 or rooflights other than those expressly authorised by this permission shall at any time be constructed in the east elevation or roof plane of the dwelling units hereby permitted.

12 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, H11, E16, T6, R2

Winchester District Local Plan Proposals: EN5, HG7, HG8, HG9, HG11, H1, W1, W3, W5, T9, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE4, HE5, HE6, HE7, HE8, H2, W1, RT3