

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 12 January 2005

**Item No:** 07  
**Address:** Denmead Service Station, Hambledon Road, Denmead,  
Waterlooville, Hampshire PO7 6NU

**Parish/Ward** Denmead

**Proposal Description:** Residential development to provide 4 No: one bedroom, 4 No: two  
bedroom flats, conversion of office to 2 No: two bedroom flats with  
associated bin cycle stores, pergolas, parking , landscaping and new  
access

**Applicants Name** HCS (GB LTD)

**Case No:** 04/02632/FUL

**W No:** W04830/18

**Case Officer:** Mrs Jill Lee

**Date Valid:** 5 October 2004

**Delegated or Committee:** Committee Decision

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

**Reason for Committee:** The application is for a major development

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

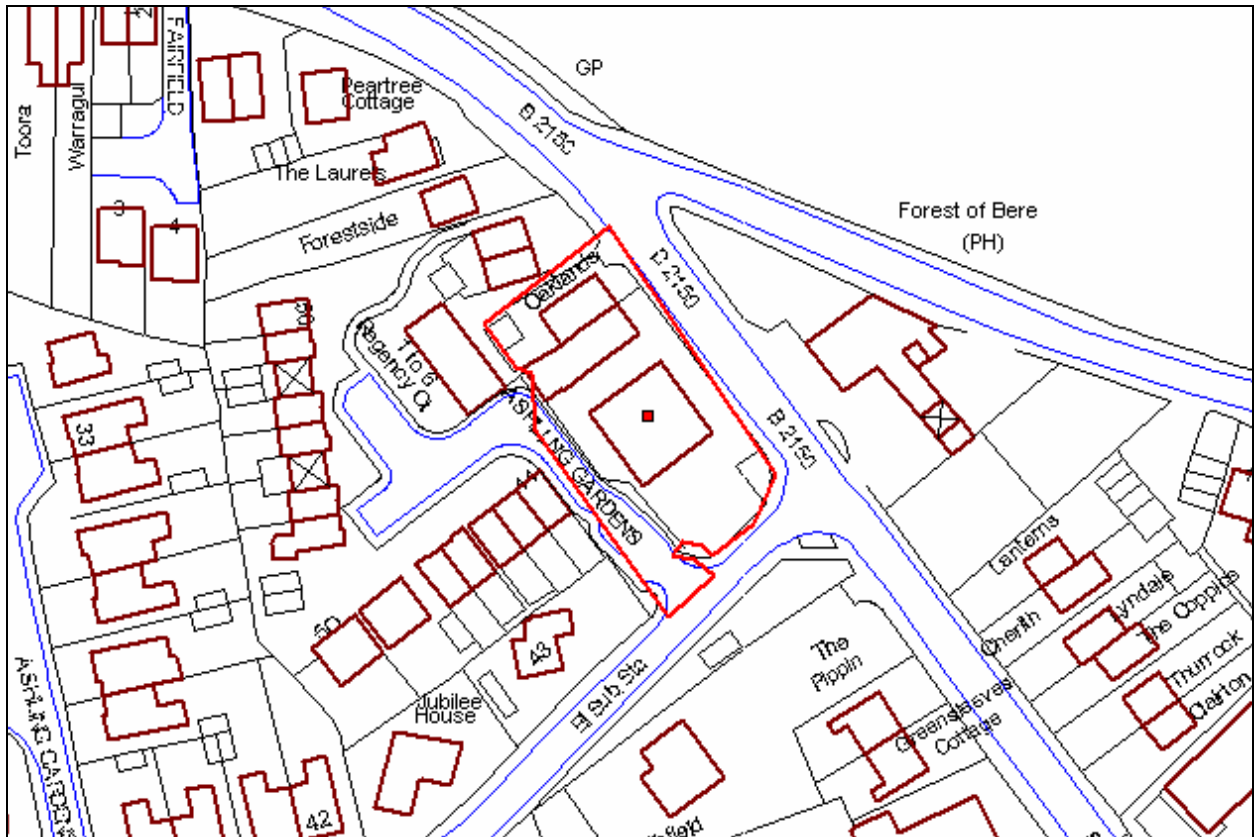
**Site Factors:** None identified.

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**SITE LOCATION PLAN**

**Case No:** 04/02632/FUL      **W No:** W04830/18  
**Address:** Denmead Service Station, Hambledon Road, Denmead,  
Waterlooville, Hampshire

**Proposal Description:** Residential development to provide 4 No: one bedroom, 4 No: two bedroom flats, conversion of office to 2 No: two bedroom flats with associated bin cycle stores, pergolas, parking, landscaping and new access



### Site Description

- The application site is located at the junction of Ashling Gardens and the B2150 Hambledon Road, opposite the "Forest of Bere" public house.
- It is currently operating as an ESSO garage with four pump islands, car sales and workshops and access off the Hambledon Road.

### Relevant Planning History

- W04830/13 – eleven dwellings and alteration to vehicular access, outline – refused 04/12.1998.
- W04830/14 – demolition of existing car sales/workshops and change of use to erect 14no dwellings, outline, appeal on non determination, dismissed.
- W04830/16 – erection of 7no dwellings and conversion of existing shop and offices to form 2no flats, outline, refused 26/08/2002.
- W04830/17 – redevelopment consisting of 2no one bedroom and 9no two bedroom dwellings, associated parking with new and change to existing vehicular access, outline, refused 10/03/2004, appeal now in progress.

### Proposal

- As per Proposal Description
- It is proposed to demolish the existing garage and erect 2no two storey detached buildings each of which will contain 2no two bedroom flats and 2no one bedroom flats.
- In addition it is proposed to convert the existing garage offices into 2no two bedroom flats and the existing residential building will be converted into 1no one bedroom and 1no two bedroom flat.
- The access to the site will be via Ashling Gardens with pedestrian access only off the Hambledon Road.
- The parking is to the rear of the buildings.

### Consultations

#### Engineers:Drainage:

- No objection provided building regulations consent is granted.

#### Engineers:Highways:

- No objection subject to conditions.

#### Environment Agency:

- Concerned about the contaminated land and have requested a condition to cover this.

#### Environmental Health:

- Have identified contaminated land as a cause for concern and there is lack of information regarding how this is to be dealt with. A condition to cover this matter has been applied.

#### Landscape:

- This scheme has been negotiated with the Landscape Officer.

#### Portsmouth Water:

- Identify contaminated land as an issue but will impose their own conditions of consent when a formal application for water is submitted.

### Representations:

#### Denmead Parish Council

- Object to the application for the following reasons:-
- Loss of an important facility,
- Presents a threat to the inclusive community that the Parish Council wishes Denmead to be,
- Increased use of the existing access and adjoining highway would cause undue interference

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with the safety and convenience of users of Hambledon Road and Ashling Gardens both during and after construction.

Letters of representations have been received from 9 neighbours and one petition containing 13 signatures which object to the application for the following reasons:-

- Overdevelopment of the site
- Out of keeping with the built and natural environment
- Access dangerous and inconvenient
- Loss of a valuable facility
- Site plan out of date as does not show the new dwellings to the rear
- Contaminated land
- Noise and general disturbance during construction
- Public services already overloaded
- Denmead does not need any more houses
- Will decrease local employment
- Village losing its identity

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, R2, T5, T6, H5

Winchester District Local Plan

- H1, EN5, EN7, FS3, T9, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, DP3, DP1, DP5, DP6, H7, T2, RT3

Supplementary Planning Guidance:

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

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 23 Planning and Pollution Control

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Detailed design
- Highways
- Public open space provision
- Comments on representations

Principle of development

- The application site is located within the built up area of Denmead where new housing development is acceptable subject to normal development control criteria.
- The site currently contains a petrol filling station, car sales and workshop but the loss of such an employment facility has been considered by an Inspector at a previous appeal in 1999 against the refusal of an application to develop the site for housing, where loss of an employment site was one of the reasons for refusal. The Inspector overruled the Council's objection to the loss of the site for employment finding that the loss of an employment site was justified and housing was an acceptable use for the site.
- The same Inspector also found that access from Ashling Gardens to be acceptable provided adequate site lines at the junction and parking on site were provided.

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- The current scheme has been negotiated prior to submission, in terms of layout, access, design and landscaping with the Council's Officers. A design statement for the site has also been negotiated and forms the basis of the current application.
- The application site contains contaminated land and no details of the remedial works required have been submitted. This matter has been conditioned so that work may not begin on site until the extent of the contamination is known and the remedial measures agreed.
- The principle of residential development on the site has therefore been established and the current scheme is acceptable in principle.

Impact on character of area

- The application site is on a prominent corner site on the junction of Ashling Gardens and the Hambledon Road. Immediately to the rear of the application site is a recently constructed residential development comprising 6 no two bedroom flats in a single block and 11 no two bedroom houses which are accessed off Ashling Gardens. Immediately adjacent to the application site, fronting Hambledon Road is a newly built pair of semi – detached houses.
- On the opposite side of the road is the “Forest of Bere” public house.
- The flats which back onto the application site are three storeys in height but the majority of residential development in the vicinity is two storeys.
- The proposed new buildings are two storeys in height and of traditional design. The proposed form of development is considered to be acceptable within the street scene and will contribute more in visual terms to the character and appearance of the locality than the existing built form of the site does.
- The impact of the proposed development is considered to be acceptable in the locality.

Detailed design

- The design of the site and buildings has been negotiated since the previous refusals and appeals, one of which is still outstanding. The design of the buildings has taken into account the fact that the buildings have three road frontages which need to be addressed. Each road frontage elevation has an access to the building and point of access to the site from the pavement. The design of the buildings has been carefully considered all around.
- The parking and access is to be off Ashling Gardens to the rear of the site. It is proposed to provide pergolas over the parking spaces to provide a sense of enclosure without the provision of garages or other built form.
- The cycle store and bins are to be provided within purpose built storage buildings.
- The design and layout of the site are considered to be acceptable, although the details of the proposed landscaping and maintenance still need to be submitted and agreed and so have been conditioned.

Highways.

- The vehicular access to the site is to be solely off Ashling Gardens and this is acceptable to the Highways Engineer. It was also the point of access agreed by the Planning Inspector at the previous appeal.
- There is to be pedestrian access only off Hambledon Road.
- The car parking and access provided are in line with standards and are acceptable.

Public open space provision.

- At the present time no payment or unilateral undertaking has been received hence the recommendation is subject to a Section 106 agreement requiring the necessary financial contributions to be made.

Comments on representations.

- Many objections have been received relating to the loss of the petrol filling station and local facility that the site provides. This matter has already been ruled on by a Planning Inspector who found that the use of the site for housing was acceptable and that the loss of the employment site was justified. These objections therefore cannot be given weight.
- Comments have been made about the development being out of character and overdevelopment which would detract from the area. Given the nature of the development immediately adjacent to the site is considered that the form and layout of the proposed development is acceptable.

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- The issues of the contaminated land have been addressed by way of a condition.
- There is a need for new houses in the region in general and in Denmead in particular the Winchester Housing Survey identified a shortfall of one and two bedroom dwellings. There is an oversupply of three and four bedroom houses.

**Planning Obligations/Agreements**

In seeking the planning obligation and financial contributions for the provision of public open space through the open space funding system, 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:**

- 1. A financial contribution of £13,736 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 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.

02 Reason: In the interests of highway safety.

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

03 Reason: To ensure the provision and retention of the parking spaces in the interests of local amenity and highway safety.

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 - means of enclosure, including any retaining structures:

04 - hard surfacing materials:

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

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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:

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

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

05 - retained areas of grassland cover, scrub, hedgerow, trees and woodland;

05 - implementation programme:

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 a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

07 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.

08 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 fences, gates or walls shall be erected within the curtilage of the buildings hereby permitted forward of any wall of that building which fronts onto a road.

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

09 Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The above scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the hen the site is developed. Development shall not commence until the measures approved in the scheme have been fully implemented.

09 Reason: In order to secure satisfactory development and in the interests of the safety and amenity of the future occupants.

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10 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the buildings 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.

10 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the buildings 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.

11 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

11 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

#### **Informatives**

1. 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.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-  
Hampshire County Structure Plan Review UB3, R2, T5, T6, H5  
Winchester District Local Plan Proposals: H.1, EN.5, EN7, FS3, T9, RT3  
Emerging Development Plan:-  
WDLP Review Deposit and Revised Deposit: H.2, DP.3, DP1, DP5, DP6, H7, T2, RT3
3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a notice limiting the hours of operation under the Control of Pollution Act 1974 may be served.
4. No materials should be burnt on site, where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under the Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under the Clean Air Act. 1993.