

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 November 2004

Item No: 09
Address: 7 Grosvenor Drive Winchester Hampshire SO23 7HF

Parish/Ward Winchester Town

Proposal Description: Erection of new semi-detached three bedroom dwelling, single storey rear extension to existing dwelling with new access and parking bay

Applicants Name Mr Trevor Saville

Case No: 04/02578/FUL

W No: W19233

Case Officer: Mr Simon Avery

Date Valid: 8 October 2004

Delegated or Committee: Committee Decision

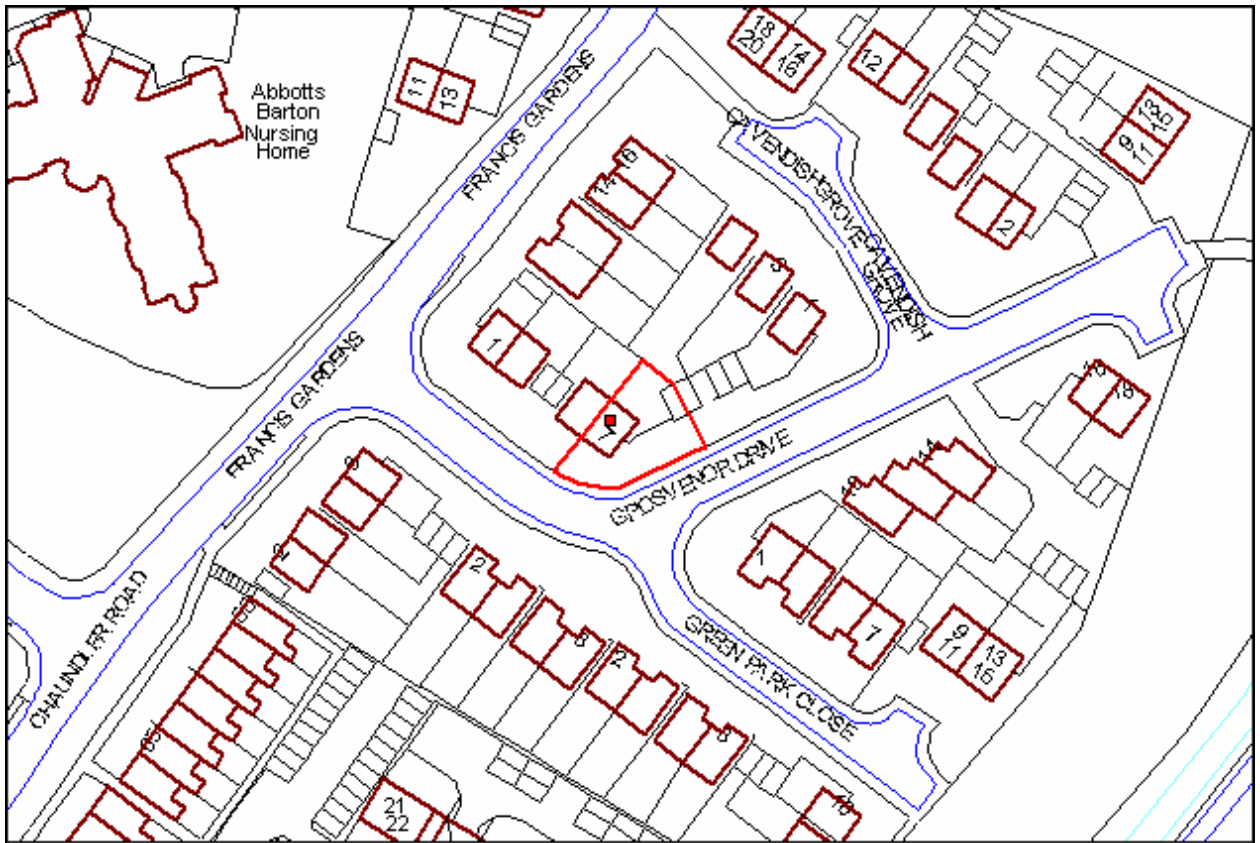
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

SITE LOCATION PLAN

Case No: 04/02578/FUL **W No:** W19233

Address: 7 Grosvenor Drive Winchester Hampshire SO23 7HF

Proposal Description: Erection of new semi-detached three bedroom dwelling, single storey rear extension to existing dwelling with new access and parking bay



Site Description

- This site consists of a corner plot on Grosvenor Drive
- It contains one semi-detached house with a large side garden
- The house has dark red bricks and roof tiles
- The adjoining property and those in the same block to the north are of a uniform design and materials
- It has a conifer hedge to the front and side
- It has a single garage and off-road parking space to the rear

Relevant Planning History

- None

Proposal

- As per Proposal Description
- The proposal has two elements:
- A single storey rear extension to the existing house
- A new three-bedroom dwelling to be added onto the side of the existing house
- The new dwelling mirrors the plot depth of the existing house but is slightly reduced in height
- An off-road parking space will be provided next to the existing one to the rear

Consultations

Engineers: Highways:

- No objections in principle subject to an amended plan showing the omission of the entrance gates, the replacement of the proposed 'Pea shingle driveway' by a hardened surface material such as Macadam or blockwork and visibility splays of 2.0m by 2.0m

Representations:

City of Winchester Trust:

- A semi-detached dwelling is not acceptable on this site
- It would be out of character with the pairs of semi-detached houses
- It would be cramped on this corner position
- The present side hedge will be lost sooner or later

Letters of representations have been received from Neighbours

- Objecting on grounds of:
- Loss of light
- Parking congestion
- Poor sight lines and highway safety
- Proposed dwelling is out of keeping with the character and layout of the area
- The plot is too small for a house
- Proposed fencing and gates are out of character with the area
- A two storey house is inappropriate on a corner site

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, T2, T4, T6, R2

Winchester District Local Plan

- EN5, EN9, RT3, T9.

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP6, RT3, T2, T4

National Planning Policy Guidance/Statements:

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

Principle of development

- There is a presumption in favour of residential development and minor extensions within the defined settlement boundaries, subject to detailed criteria

Impact on character of area

- The proposal is to add a small rear extension and insert a house next to the existing semi-detached dwelling
- The extension will be mostly screened from public view
- The new dwelling will sit within the larger side garden making the semi-detached dwellings into a terrace of three
- There is sufficient space in this side garden to accommodate another dwelling
- The design of the house will be in keeping with the surrounding properties
- Therefore it will not be obtrusive or out of character in the street scene

Residential amenities

- The proposed rear extension will have no impact on the adjoining semi-detached property which already has an extension of the same size and design
- The new dwelling will also have a single storey extension to the rear
- The remaining garden areas for the new and existing dwelling will be small but usable
- The proposed new dwelling will not have any detrimental impact on the existing house through overlooking, loss of light or overbearing

Highways

- Amended plans have been received which improve the surface material and visibility site lines for the new access and remove the entrance gates in accordance with the highway officer's recommendations
- The highway officer has no other objections to the proposal

Public open space provision

- The applicant has provided the appropriate financial open space contribution of £1966.00

Comments on representations

- It is considered that a two-storey dwelling will not be out of character with the area or the adjoining properties
- Other properties have been extended to the side so the character of the area is not uniformly that of neat semi-detached houses
- The side plot is large enough to take a small additional unit
- There will be no significant impact on residential amenity
- There is only a small amount of fencing to be inserted and the proposed gates have been removed from the proposal

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.

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 A, B, C, D, E or F of Parts One of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

04 Detailed proposals for the disposal of foul and surface water from the building shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the new dwelling hereby approved is occupied.

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

05 The existing and additional parking space hereby approved shall not be used for any other purpose than the parking of cars.

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

06 The proposed access and drive, including the footway shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE A licence is required from Hampshire Highways, Winchester Area Sub-Unit, Abbey Mill, Winchester prior to commencement of access works.

06 Reason: To ensure satisfactory means of access.

07 The gradient of the drive shall not exceed 8% within 6 metres of the edge of the adjoining carriageway.

07 Reason: In the interests of highway safety.

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08 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 5 metres from the highway boundary.

08 Reason: In the interests of highway safety.

09 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

09 Reason: In the interests of highway safety.

10 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.

10 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, T2, T4, T6, R2

Winchester District Local Plan Proposals: H1, EN5, EN9, T9, RT3.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP6, RT3, T2, T4

03. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs 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.

04. 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.