

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 04
Address: 5 Park Road Denmead Waterlooville Hampshire PO7 6NE

Parish/Ward Denmead

Proposal Description: Replace existing dwelling with 1 no. three bedroom dwelling with garage and 1 no. two bedroom dwelling (AMENDED DESCRIPTION)

Applicants Name Mr J P Hodge

Case No: 05/00202/FUL

W No: W18828/02

Case Officer: Ms Suzanne Bowman

Date Valid: 21 January 2005

Delegated or Committee:

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

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SITE LOCATION PLAN

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Site Description

- The site is located in a mixed character residential street comprising of bungalows and houses, with a number of dwellings having accommodation in the roof space and dormer windows. On the site is a small red brick bungalow with a pitched clay tile roof and a large garden to the rear. The bungalow is positioned close to the front boundary. A large walnut tree is in the rear garden.

Relevant Planning History

- W 18828 - Replacement of existing dwelling with 2 No. three bedroom semi-detached dwellings with integral garages, associated parking and access – permission refused 12/05/04
- W 18828/01 - Replacement of existing dwelling with 1 No. three bedroom dwelling with internal single garage and 1 No. two bedroom bungalow with parking space and new access – permission refused 20/09/04

Proposal

- As per Proposal Description

Consultations

Engineers:Drainage:

- The replacement dwellings have an increased footprint compared to the existing dwelling and therefore a greater run off surface water can be expected. The applicant proposes to use soakways which are not an efficient means for the disposal of surface water in the clay conditions found in Denmead, however there is a public surface water sewer in Park Road and this should be used in preference. Foul water must go to the public sewer.

Engineers:Highways:

- The application includes adequate parking and there are no highways objections.

Environment Agency:

- No objection subject to conditions.

Landscape:

- No objection subject to condition regarding protective fencing at least 6 metres from the trunk of the Walnut tree.

Southern Water:

- Awaiting response

Winchester Group for Disabled People

- Proposed dwelling should be made as accessible as possible to take into account the needs of disabled people.

Representations:

Denmead Parish Council

- No objection. Request permitted development rights be removed from both properties to prevent the further extension of either property as applied for.

Letters of representations have been received from 5 neighbours with the following comments

- Traffic and parking on the road will increase. The road is already congested. Access to existing dwellings will be affected.
- The garage to unit two will be used as a storage space and not for parking of vehicles.
- Unit two bathroom velux window will overlook adjoining neighbour.
- The roof space of unit one will be converted at a later date.
- The dormer window on the front elevation overlooks the property across the street.
- The parking bays in front of unit one do not have sufficient depth to prevent to prevent vehicles overhanging the footpath.

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- The proposed depth and width of the parking bays is not sufficient to provide parking for two vehicles.
- The driveway for unit two is very narrow and will not encourage the use of the rear garage. No hammer head turning area has been provided for the garage.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, H6, R2, T5 and T6

Winchester District Local Plan

- EN1, EN5, EN6, EN7, EN9, H1, RT3, T8, T9, T11

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP3, DP4, DP5, H2, RT3, , T2 and T4

Supplementary Planning Guidance:

- Guide to the Open Space Funding System
- Parking Standards 2002
- Achieving a Better Mix in housing developments 2000.

National Planning Policy Guidance/Statements:

- PPS 1 Delivering Sustainable Development
- 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
- Affordable housing

Principle of development

- The proposal site is within the settlement boundaries of Denmead where there is a presumption in favour of residential development of this kind.

Impact on character of area/spatial characteristics/street scene

- The proposal would result in two semi detached dwellings on a plot of 16 metres width. The street is mixed in character, with a number of semi detached houses and bungalows with accommodation in the roof space. The proposal is considered to be acceptable and in keeping with the character of the area.
- Adequate space has been maintained between the dwellings and neighbouring properties, thus retaining the spacious character of the locality.
- The proposal is not considered to be visually intrusive, with design, mass, scale and bulk of the building reflecting the character of the existing street scene.

Detailed Design

- The design is considered to be acceptable subject to the removal of permitted development rights for further additions and conversion of roof space.

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Residential Amenities

- The proposal is not considered to have an unacceptable detrimental impact on the amenities of the occupiers of the adjoining dwellings.
- The proposed upper floor dormer window on the front elevation and velux window on the rear elevation to unit two are considered to be appropriate and do not result in overlooking or loss of privacy. The distance across the road is considered to be too great to result in any loss of privacy and overlooking by the dormer window on the front elevation. In addition, the front elevations of houses are inevitably less private by virtue of adjoining the public realm.

Highways

- Each unit would have two parking spaces and meets parking standards. No turning area is provided on site, but given the nature of the road no objection is raised to reversing in and out.

Public Open Space Provision

- There is a net increase of one three bedroom dwelling. Denmead is a high deficiency area and therefore commands the highest contributions. A sum of £1966 pounds divided equally between POS and playing fields has been calculated. The applicant has paid in full the required amount.

Affordable Housing

- The proposal falls below the affordable housing threshold and is therefore not required or sought.

Comments on representations

- The proposed development will not result in increased on street parking. Two parking bays have provided for each dwelling on site.
- The dimensions of the proposed parking areas meet all standards. The parking area in front of unit one has sufficient depth to accommodate a parked vehicle without overhanging the footpath.
- Concerns the garage will not be used for parking of vehicles is not deemed a sustainable objection. A condition has been added to the recommendation regarding the parking areas are used exclusively for parking of cars and not any other use.
- Permitted development rights will be removed as a condition on the planning permission to prevent the roof space of unit one being converted at a later stage into accommodation. Permitted Development rights for additional windows on the first floor will also be removed.
- The overlooking concerns are not deemed to be sustainable objections, as the velux window on the rear elevation will not permit direct overlooking of the adjoining neighbour. As discussed previously in this report, the distance between the front dormer window and the neighbour across the road is too great for overlooking to be a material consideration.

Recommendation

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.

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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 a satisfactory visual relationship between the new development and the existing.

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 windows or dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the side and rear elevation(s) of development hereby permitted.

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

04 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.

04 Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

05 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.

05 Reason: In the interests of highway safety.

06 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.

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

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

07 Reason: To ensure the provision and retention of the n the interests of local amenity and highway safety.

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 development permitted by Classes A, B and C of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

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09 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 the building(s) is/are occupied. Development shall be carried out in accordance with the approved details.

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

10 The existing tree shown as being retained on the approved plan shall not be lopped, topped felled or uprooted without the prior written consent of the Local Planning Authority. This tree shall be protected by the erection of fencing at least 6m from the trunk of the tree in accordance with BS 5837 before any building or demolition activities occur on site and shall remain in position throughout the duration of the construction period

10 Reason - To retain and protect the tree which forms an important part of the amenity of the area.

11 Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

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 38(6) of the Planning and Compulsory Purchase Act 2004, 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, H6, R2, T5 and T6

Winchester District Local Plan Proposals: EN.1, EN.5, EN.6, EN.7, EN.9, H.1, RT.3, T.8, T.9, T.11.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.1, DP.3, DP.4 DP.5, H.2, RT.3, T.2 and T.4.

03. DRAINAGE

Please note there is a public surface water sewer in Park Road and this should be used in preference to soakaways for the disposal of surface water. Southern Water should be consulted to ensure that a satisfactory connection can be made.

04. 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.