

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

Item No:	05
Address:	38 Drayton Street Winchester Hampshire SO22 4BJ
Parish/Ward	Winchester Town
Proposal Description:	Attached two storey two bedroom house
Applicants Name	Mr M Welch
Case No:	05/00389/FUL
W No:	W19126/01
Case Officer:	Abby Fettes
Date Valid:	15 February 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	4 or more representations contrary to the Officer's recommendations have been received

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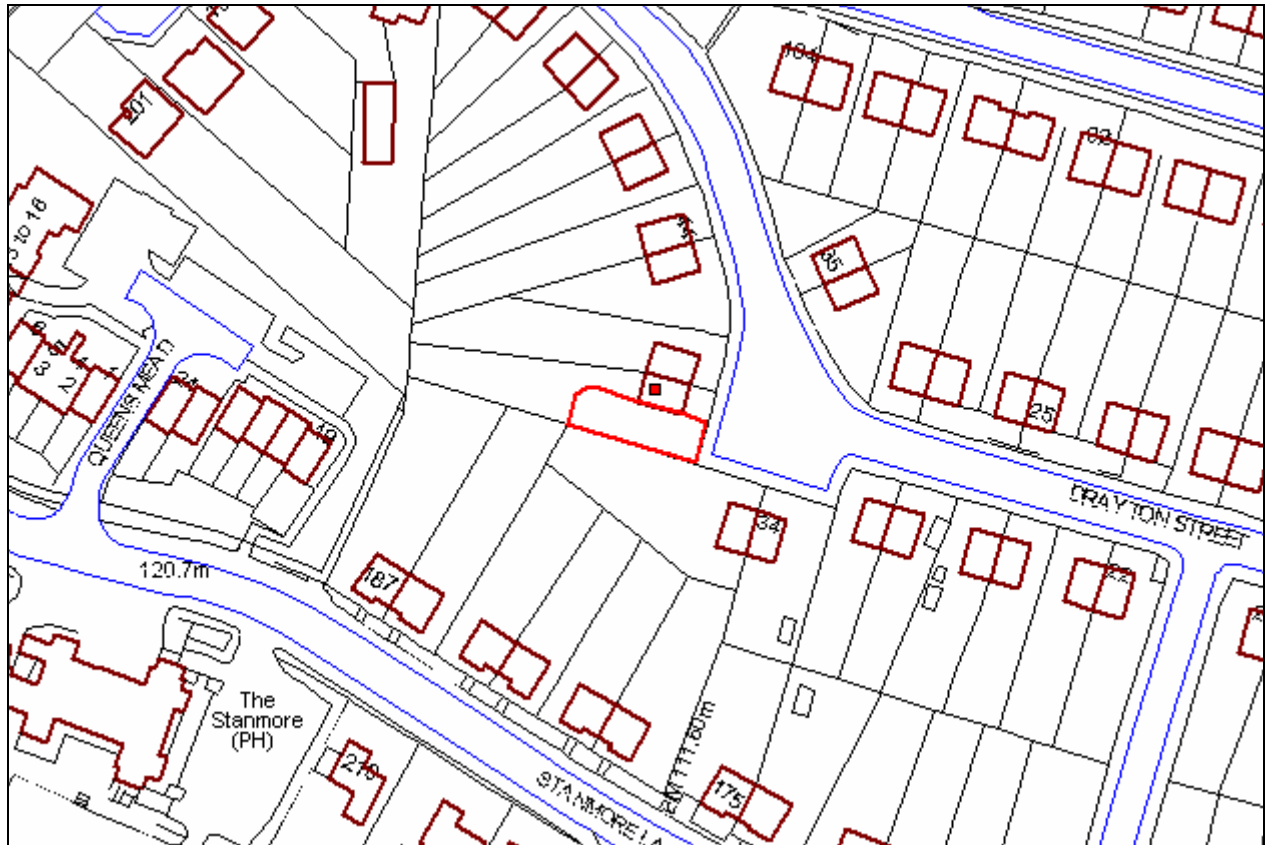
SITE LOCATION PLAN

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Site Description

- The site is the land to the side of 38 Drayton Street which is a semi detached property with a large garden at the top of a turning head on Drayton Street
- The rear gardens of houses fronting Romsey Road are to the west
- The garden rises steeply to the west and the street slopes down to the east

Relevant Planning History

- W19126 Erection of detached three bedroom dwelling Refused 03.09.04

Proposal

- The proposal is for an attached two storey, two bedroom property adjacent to 38 Drayton Street

Consultations

Engineers: Drainage:

- No objection

Engineers: Highways:

- no objection subject to condition

Environment Agency:

- no objection

Southern Water

- comment that no surface water should be discharged to the foul sewers

Representations:

City of Winchester Trust:

- no comments

Letters of representations have been received from 9 Neighbours

- Development in Stanmore has reached saturation
- There will be further strain on parking
- It will change the appearance of Drayton Street
- It creates an uncharacteristic precedent by turning semi detached properties into a terrace
- It will create an adverse impact on amenities in Stanmore
- It is a narrow street and children play there, this proposal will affect highway safety
- There will be a loss of green space
- There is no place for the bins of 38 Drayton Street so they will be left on the street

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, T4, T5, R2

Winchester District Local Plan

- EN5, RT3, T9, H2, W1

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, RT3, T4, H2, W1

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments

National Planning Policy Guidance/Statements:

- PPS 1
- PPG 3

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 principle of developing in this area is acceptable under the criteria set out in the policies listed above

Impact on character of area

- The extension is set back from the building line and the ridge is dropped so it will have less of an impact on the street
- The proposal is infilling a gap in the street scene. There is space at the side of no. 38 and it will not appear as a cramped form of development

Detailed design

- The previous application was for a detached three bedroom property which was refused on the grounds that it would be visually cramped and harmful to the spatial characteristics of the street
- This proposal has been designed to look like an extension to 38 Drayton Street so it is less intrusive in the streetscape
- The proposed ridge line is 650mm lower than the existing ridge, and the front elevation is 1 metre back from the existing building line and the front door does not address the street, all measures to reduce the impact
- It extends 5.9m out from 38 Drayton Street and is 8.4 metres deep and the front door is on the south elevation to reduce the impact in the street scene
- There are dormer windows on the front and rear elevations to light the bedrooms, and there is one obscure glazed bathroom window at first floor level
- It is providing a smaller dwelling in line with local plan policies

Residential amenities

- The proposal is not considered to detrimentally affect the neighbouring amenities
- There are no first floor windows other than the obscured bathroom window on the south facing elevation towards the garden of the neighbouring property

Highways

- The highway engineer has no objection to the proposal subject to conditions, there are no parking controls in this area so parking in on street
- Cycle storage is to be provided in the rear garden

Public open space provision

- The applicant has paid the open space contribution

Comments on representations

- The highways engineer is satisfied with the proposal in terms of parking and highway safety
- The proposal is infilling a gap but officers feel that it is not compromising the character of the area
- It will not adversely impact on the amenities of local residents

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- The proposed dwelling has been designed to look like an extension so it will not appear like a terrace
- There is sufficient space to store bins in the garden area.

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 (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – 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 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 before the development is occupied

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

03 Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

03 Reason: In the interests of highway safety.

04 Details of provisions to be made for the parking and turning 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.

04 Reason: In the interests of highway safety.

05 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 1 of Parts A and B of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

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06 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 other than those expressly authorised by this permission shall, at any time, be constructed in the south elevation(s) of dwelling hereby permitted.

06 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 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, T4, T5, R2

Winchester District Local Plan Proposals: EN5, RT3, T9, H2, W1

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, RT3, T4, H2, W1