

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

Item No:	06
Address:	150 Greenhill Road Winchester Hampshire SO22 5DR
Parish/Ward	Winchester Town
Proposal Description:	(AMENDED DESCRIPTION) Erection of 1 no. one bedroom dwelling with alterations to existing access
Applicants Name	Mr Benjamin Chainey
Case No:	05/00146/FUL
W No:	W19385
Case Officer:	Abby Fettes
Date Valid:	14 January 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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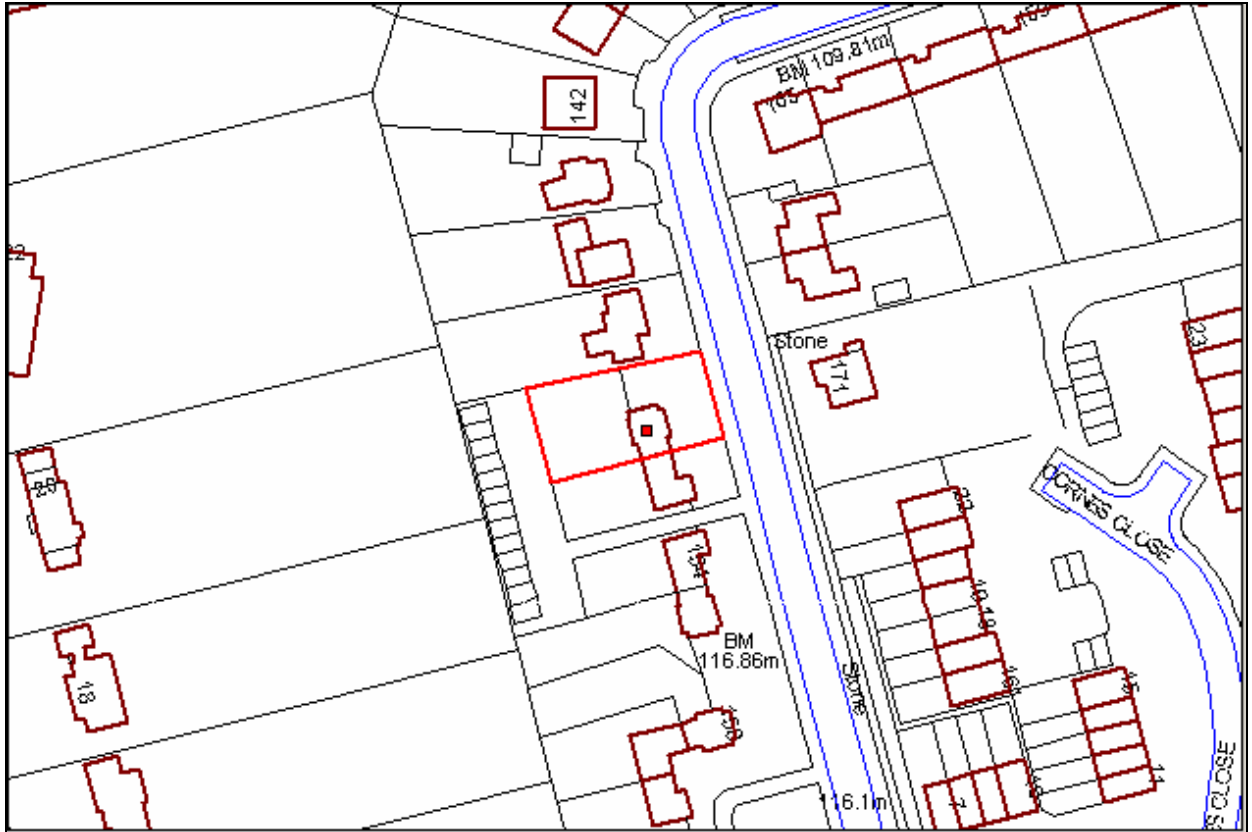
SITE LOCATION PLAN

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Site Description

- The site is adjacent 150 Greenhill Road which is a semi detached property
- There are detached properties to the north and semi detached properties opposite the site
- The site backs on to the recently approved scheme at 8 – 22 Chilbolton Avenue

Relevant Planning History

- N/A

Proposal

- The proposal is for an attached one bedroom gabled property fronting the road, with one parking space and parking for the existing dwelling

Consultations

Engineers: Drainage:

- no objections subject to building control approval

Engineers: Highways:

- following the receipt of amended plans showing on site parking for both properties, the engineer has no objection subject to conditions

Environment Agency:

- No objections subject to the proposed development as submitted

Landscape:

- No objection as there is nothing of interest on the site and there will be no significant visual impact. There is however the opportunity to improve the site, by the use of well designed hard and soft landscape. There is a commitment to plant hedges along the frontage in the design statement and I would like to see a suitable tree planted on the frontage with a condition to cover submission of details and implementation.

Southern Water:

- No objection

Representations:

City of Winchester Trust:

- No comments

Letters of representations have been received from 6 Neighbours

- The density of Greenhill Road is already at its limit
- The road will look cramped
- It will spoil the character and amenities of the road
- It will exacerbate parking problems
- It is another case of overdevelopment
- The design is out of keeping with the road, the double gable will appear intrusive in the street
- It will be intrusive on neighbouring properties
- There will be a loss of space around the buildings

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

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Supplementary Planning Guidance:

- Achieving a Better Mix in Housing

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- 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
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Principle of development

- The principle of development is acceptable under the criteria set out in the policies listed above

Impact on character of area

- The proposed dwelling is not forward of the building line and there is sufficient space retained between the proposed and 148 Greenhill Road
- There is sufficient off road parking for 150 Greenhill Road and the proposed new dwelling

Detailed design

- The proposed design is an attached gable to mimic the gable on 150 Greenhill Road, with a wrap around single storey element to the side and rear
- It provides an open plan kitchen/diner living room on the ground floor and a bedroom and bathroom at first floor
- The materials proposed match the existing dwelling
- A two metre gap has been retained between the dwelling and the boundary (with a three metre gap at two storey level) so there is a distance of over 3 metres to the adjacent property
- There are two parking spaces at the front, one for the existing and one for the proposed property
- There will be close board fencing to separate the rear gardens of the proposed dwelling and no. 150
- The density taking into account no. 150 is 42 dwellings per hectare
- The proposal is providing a smaller dwelling in line with policy

Residential amenities

- The proposal will not impinge on neighbouring amenities
- There is one high level velux window to the bathroom on the northern elevation so there will be no overlooking of 148 Greenhill Road
- There is on site parking so it will not increase the on street parking

Highways

- The proposal has been amended to allow an off road parking space for the new dwelling as well as the existing house so highways have no objection subject to conditions

Public open space provision

- The applicant has paid the relevant amount of open space contribution

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Comments on representations

- The proposal retains a reasonable space between the neighbouring property to the north so it is not considered to detrimentally affect the character of the area
- The proposed density is within the guidelines set out in PPG3 that within settlements densities should be between 30 and 50 dwellings per hectare so it is not considered to constitute overdevelopment
- The gable end is mimicking the design found on several of the houses to the south of the site on Greenhill Road and is therefore considered to be in character
- There will be no overlooking from the new property, the houses on the other side of Greenhill Road are 26 metres away
- Sufficient parking and turning has been provided on site

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for 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 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 and B of Parts 1 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 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 4.5 metres from the highway boundary.

04 Reason: In the interests of highway safety.

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

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

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 north elevation(s) of dwelling hereby permitted.

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

07 A detailed scheme for soft and hard 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.

07 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