

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

Item No: 07
Address: Enniskerry, Sleepers Hill, Winchester Hampshire SO22 4NE

Parish/Ward Winchester Town

Proposal Description: Residential redevelopment to provide a four storey terrace of 3 no. three bedroom dwellings attached to three storey block containing 6 no. two bedroom flats attached to three storey pair of three bedroom dwellings and 1 no. detached three bedroom house all with associated garages/carports; parking area and landscaping

Applicants Name Beechcroft Developments Ltd

Case No: 05/00269/FUL

W No: W16187/08

Case Officer: Mrs Jill Lee

Date Valid: 3 February 2005

Delegated or Committee: Committee Decision

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

Site Factors: None identified

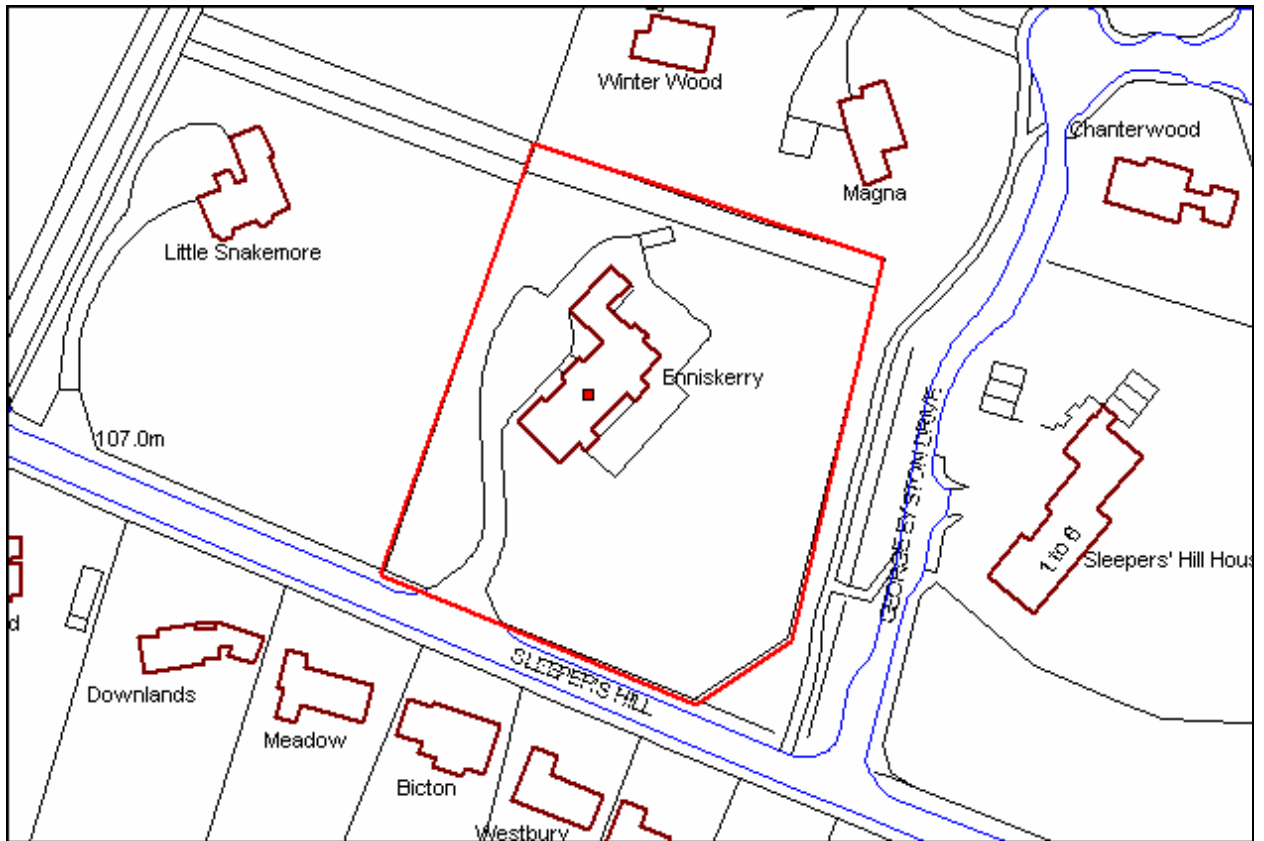
WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

SITE LOCATION PLAN

Case No: 05/00269/FUL **W No:** W16187/08

Address: Enniskerry, Sleepers Hill Winchester Hampshire SO22 4NE

Proposal Description: Residential redevelopment to provide a four storey terrace of 3 no. three bedroom dwellings attached to three storey block containing 6 no. two bedroom flats attached to three storey pair of three bedroom dwellings and 1 no. detached three bedroom house all with associated garages/carports; parking area and landscaping



Site Description

- The application site is located on the northern side of Sleepers Hill, Winchester.
- The property known as Enniskerry has now been demolished and the site is cleared.
- The site has many mature trees mainly to its boundaries. The trees are subject of a Tree Preservation Order.
- The site is within the EN1 area designation which requires new development not to have an adverse impact on the tree cover of the area and incorporate a building of a size, mass and height to harmonise with its surroundings.
- The site contains a marked change in levels with a raised platform where the previous house sat and a bank and lower level or garden area.
- The site is surrounded by residential development.

Relevant Planning History

- W16187/06 – redevelopment to provide three storey terrace of 3no four bedroom houses with basement garaging linked to semi – detached pair of three bedroom houses and 6no two bedroom flats and detached three bedroom house, associated garages and landscaping. Application permitted 18.06.2003.
- W16187/07 – Residential redevelopment to provide a four storey terrace of 3no three bedroom dwellings attached to 3 storey block containing 6no two bedroom flats attached to 3 storey pair of 3 bedroom dwellings and one detached three bedroom house all with associated garages, carports, parking area and landscaping. Application refused 23.08.2004.

Proposal

- As per Proposal Description
- The current proposal has taken into account the previous reasons for refusal and has reverted back largely to the scheme which was approved in 2003. The footprint is the same and the overall height of the building is similar. The number of units and their sizes is the same. The secretaries office has been deleted from the application.
- Garden rooms and balconies have been added all looking into the interior of the site.

Consultations

Engineers:Drainage:

- The development should be connected to a main foul sewer if possible. The environment agency must be consulted. Surface water to go to soakaways. No objection to the scheme on drainage grounds.

Engineers:Highways:

- No objection to the application subject to conditions.

Environment Agency:

- no objection to the application.

Landscape:

- no information submitted regarding landscaping. This has now been rectified and the protected trees can be adequately protected.

Southern Water:

- no response received. On the previous application they raised no objection.

Representations:

City of Winchester Trust:

- object to the application. They feel it will have an institutional feel. The height and bulk of the building is out of character. Only token and minor amendments to the refused scheme have been made.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

Letters of representations have been received from 15 neighbours who object to the application for the following reasons:

- overdominant
- drainage could be a problem
- four storeys out of character
- too high density
- local road inadequate
- substandard junctions.
- Design out of character
- Adverse impact on neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, H5, H7, H8, E16, T4, T5, T12, R2

Winchester District Local Plan

- H1, H5, H7, EN1, EN4, EN5, EN8, EN9, T9, T11, T12, W1, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, H4, H5, H7, DP1, DP3, DP4, DP5, DP6, RT3, T3, T4,

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Parking Standards 2002

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
- Drainage/flooding

Principle of development

- The application site is located within the developed area and so the principle of redevelopment for residential purposes is accepted subject to normal development control criteria. The site is also in an area allocated EN1 within the Winchester District Local Plan. EN1 is not in accordance with PPG3 however and is not carried forward in the local plan review. This is an area characterised by low density development with tree cover and well landscaped areas.
- The reasons for refusal on the previous scheme have now been addressed and the development is considered to be acceptable.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

Impact on character of area

- The building which previously occupied the site was a large three storey building which had a variety of institutional uses. This building has now been demolished and the site cleared in preparation for redevelopment.
- The proposed new building occupies a larger footprint than the previous one but is situated in the central area of the site in order to maintain the important trees to the boundary.
- The height of the proposed building is similar to that of the demolished building and does not exceed the previous ridge height.
- The proposed new building is a curved shape similar to that approved in 2003. The main bulk of the building has been kept away from the boundaries of the site.
- The existing mature screening to the boundaries is to be kept and this will help to lessen the impact of the building from the road.
- The building has been pulled away from the boundaries to allow the protected trees to be retained and this will help to provide a mature landscape setting for the new building.
- The site is to be developed at 29 dwellings to the hectare but this lower density reflects the need to retain a good buffer to existing development and retain the mature trees.
- The scheme makes allowance for a mix of dwellings and provides 50% smaller units by way of 2 bedroom flats.
- The amended siting and height of the building has now reverted to that previously approved and the impact on the character of the area is considered to be acceptable.

Detailed design

- The design of the building is very similar to that already approved. Garden rooms and balconies have been added but these look into the centre of the site and so will not really impact to the wider area. The materials will be important and there is a condition to require that samples be made available and approved prior to work commencing on site.

Residential amenities

- The footprint of the building has been moved back to that previously approved and so the impact on the neighbours particularly to the rear of the site has been reduced. In addition to this the second floor windows to the rear elevation of the detached three bedroom house have been removed to further reduce the opportunity of overlooking to the properties at the rear.

Highways

- No objections to the scheme have been received on highways grounds although many of the objections from local residents refer to the unsuitability of Sleepers Hill for increased use.

Public open space provision

- The applicant paid the open space on the previous application and so the only amount payable now is to allow for the increase in contributions since that date.

Drainage/flooding.

- The applicant is proposing a private sewage treatment system as there is no public sewer in the vicinity of the site. The siting of this will need to be carefully considered to ensure the retention of the trees.

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):

APPROVE – subject to a Section 106/Section 278 Agreement for:

- 1. A financial contribution of £1,197 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 the materials to be used for hard surfacing shall be submitted and agreed in writing by the Local Planning Authority prior to any work commencing on site. The works shall be implemented in accordance with the approved details before the development is occupied.

02 In the interest of the amenity of the area.

03 Detailed proposals for the disposal of foul and surface water 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 development commences.

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

04 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 development commences. Development shall be carried out in accordance with the approved details before the development is occupied.

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

05 Before any development takes place 1:50 scale drawings of all plans (including roof plans), elevations, sections and 1:20 scale drawings of typical detail for doors, windows, chimneys, eaves, rainwater goods, garage doors, balconies, ramps, street lighting and any other external furniture shall be submitted to and approved in writing by the Local Planning Authority. The development implemented shall be in accordance with the approved details before the development is occupied unless otherwise agreed in writing by the Local Planning Authority.

05 In the interest of visual amenity.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

06 Before the development hereby approved is commenced a schedule providing details of the type, colour, texture and finish of all facing and roofing materials shall be submitted and sample panels of all external finishes shall be provided and agreed in writing by the Local Planning Authority. The development hereby permitted shall be carried out in accordance with the approved details before the development is occupied.

06 To ensure the development presents a satisfactory appearance in the interests of the amenities of the area.

07 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.

07 Reason: In the interests of highway safety.

08 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

08 Reason: In the interests of highway safety.

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

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

10 No development shall commence until detailed plans of all service trenches showing their positions relative to the tree survey have been submitted to and approved in writing by the Local Planning Authority.

10 To ensure that satisfactory measures are taken to protect the existing trees on the site to be retained.

11 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 4 metres from the tree trunks in accordance with BS 5837.

11 To ensure that satisfactory measures are taken to protect the existing trees on the site to be retained.

12 The developer shall afford access at all reasonable times to an Arboricultural Consultant nominated by the Local Planning Authority and shall allow them to observe the works being undertaken in the tree protection zones and to give advice where problems arise as a result of the development hereby approved. Notification of the commencement date and information as to who the consultant should contact on site shall be given to the Local Planning Authority in writing not less than 14 days before the commencement of any development or site preparation works.

12 To ensure that satisfactory measures are taken to protect the existing trees on the site to be retained.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

13 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.

13 Reason: To improve the appearance of the site in the interests of visual amenity.

14 Details of the siting and design of any external meter boxes/metal ducting/flues to be provided shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

14 Reason: To protect the character and appearance of the listed building.

15 the two bedroom dwellings hereby permitted shall be retained as two bedroom dwellings and at no time shall works be carried out to form three or more bedroom dwellings.

15 To ensure that the provision of smaller dwellings and the councils policy on achieving a better housing mix in accordance with development plan housing policy, Supplementary Planning Guidance and PPG3 is not compromised by the formation of larger properties.

16 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 of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

17 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.

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

18 All surface water from roofs should be piped to an approved surface water system using sealed downpipes. Open gullies should not be used.

18 To prevent pollution to the water environment.

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.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review UB3, H5, H7, H8, E16, T4, T5, T12, R2
Winchester District Local Plan Proposals: H.1, H5, H7, EN1, EN4, EN.5, EN8, EN9, T9, T11, T12, W1, RT3
Emerging Development Plan:-
WDLP Review Deposit and Revised Deposit: H.2, H4, H5, H7, DP1, DP.3, DP4, DP5, DP6, RT3, T3, T4,

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.

5. The local planning authority no longer provide stamped approved drawings, the drawings and supporting information detailed below are the approved drawings for the development listed in the description above:

Tree protection plan 906 L 1 B
Landscape layout plan 906 L 2 D
Site Plan and location plan A4798 03 RevB
Proposed ground floor plan A4798/10B
Proposed first floor plan A4798/11B
Proposed second floor plan A4798/12B
Proposed third floor plan A4798/13B
Elevations west and east A4798/20/B
Elevations north and south A4798/21/B
Footprint comparison A4798/42/RevA
Contextual cross sections A4798/50/A
Elevations carport and garages A4798/30/A
Survey 4798/02/Rev A
Location plan - not titled
Plot 1 - elevations - WIN03/03
Plot 1 - floor plans - WIN03/04
Plot 2 & 3 - elevations and floor plans - WIN03/05
Garage details - WIN03/07
Tree Survey Sketch plan - dfc/0107