

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 7th April 2005

Item No: 09
Address: Land Adjacent To HighdownCliff Way Compton Down Winchester Hampshire

Parish/Ward Compton And Shawford

Proposal Description: Erection of 1 no. dwelling (OUTLINE)

Applicants Name Mr A Butler

Case No: 05/00233/OUT

W No: W09526/04

Case Officer: Elaine Patterson

Date Valid: 25 January 2005

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer recommendation

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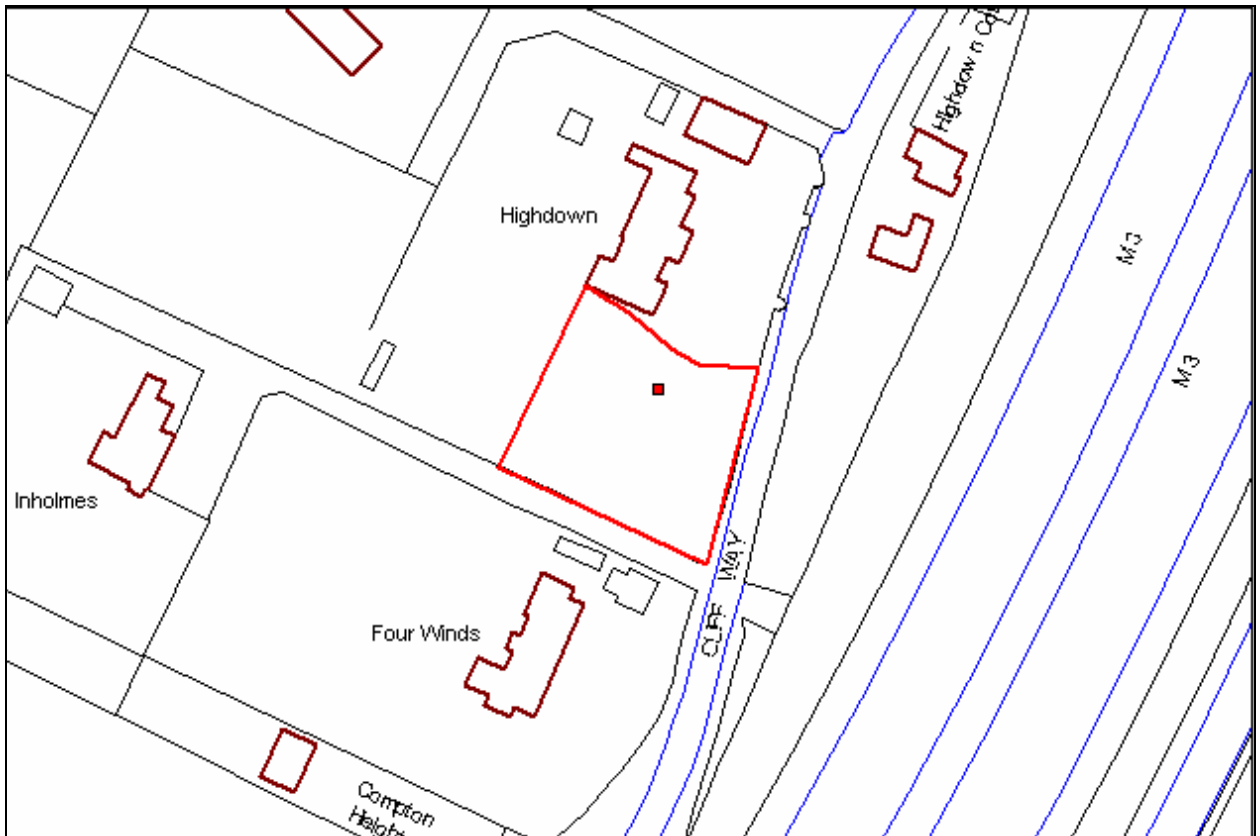
SITE LOCATION PLAN

Case No: 05/00233/OUT

W No: W09526/04

Address: Land Adjacent To Highdown Cliff Way Compton Down Winchester
Hampshire

Proposal Description: Erection of 1 no. dwelling (OUTLINE)



Site Description

- Large area to the south of the existing dwelling at Highdown on Cliff Way in Compton.
- Existing dwelling is a substantial detached dwelling with a large garden.
- Site is part of the garden, currently well screened from the road, with large mature trees to the side boundary.
- Permission was granted for 2 link detached dwellings, using an access to the north of Highdown past The Orchard house in 2002.

Relevant Planning History

- W09526 – garage block and new walls to access – grant – 8/12/86
- W09526/1 – erection of a summerhouse – grant – 7/3/89
- W09526/2 – erection of 1no. five bed roomed dwelling with integral double garage – refused – 8/3/02
- W01495 – erection of detached dwelling with integral garage – Highdown – grant – 15/8/75
- W01495/1 – erection of a dwelling – Highdown - refused – 7/12/78
- W01495/2 – erection of a dwelling – Land adj. Highdown - refused – 24/6/80
- W01495/3 – bungalow and a garage – Land adj. Highdown – refused – 11/2/99
- W01495/4 – detached five bed dwelling and double garage – Land adj. Highdown – refused – 11/2/99
- W01495/5 – erection of a pair of link detached dwellings – outline – Land adj. Highdown – grant – 4/10/02
- W01495/6 – erection of 4no. dwellings and creation of a new access – outline – Land adj. Highdown – withdrawn – 5/11/03
- W01495/7 – erection of a single dwelling and garage – outline – Land adj. Highdown – refused – 21/11/03
- W01495/8 – erection of 4no. dwellings with creation of new access - outline – Land adj. Highdown – refused – 10/6/04
- W01495/9 – erection of 3no. dwellings – outline – land adj. Highdown – refused – 3/6/04
- W09526/03 - Erection of 1 No. Dwelling (OUTLINE) - Refused at committee - 28/09/04

Proposal

- As per Proposal Description
- This is an outline application with siting and means of access for consideration, applicants have included an indicative sketch of the front elevation and a streetscene drawing to accompany the application.
- Access to the site would be gained from Cliff Way.
- It is noted that a suitable design could overcome any issues of loss of amenity.
- The supporting statement with the application notes that whilst the proposal represents a low density development it is considered that it is an appropriate form of development which will complement the existing character of the locality.
- The supporting information also highlights that the relationship between the proposed dwelling and the neighbouring houses was instrumental in determining the site layout and design of the footprint.
- A highway report has also been included in the supporting documents which the Highway Engineer has reviewed.
- Applicants have also undertaken a survey of house sizes in this part of Compton Down and consider that the proposed development is representative of the character of the locality and suitable in this context.

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Consultations

Engineers:Highways:

- Recommend refusal.
- This application appears to be a similar one to the previous application (W09526/03) for which a Highway Reason for Refusal was recommended.
- Since making these responses the following noteworthy events have occurred - the results of the "Briarleas" and "Dunrovin" appeals have been received and the Planning Committee have permitted a similar application for one dwelling at Shepherds Grove at the committee dated 10 February 2005.
- Briarleas Appeal.
- Whilst my response outlined the highway concerns, no highway reason for refusal was offered to the Briarleas application, and consequently the Inspector did not have any evidence to consider from the Highway Authority regarding their concerns about incremental development leading to increased traffic movements to and from the Compton Area
- The highway response (dated 02/10/03) to the Briarleas application, was made prior to this Council receiving the Appeal Decision Notice dated 12 March 2004 for 17 new dwellings at Longacre, Hurdle Way.
- Subsequently since making the initial highway response on 21st July 2004 (engineering record no. 5568) for the erection of one new dwelling at Highdown, Cliff Way a further Decision Notice dated 28th September 2004 has been received for 6 new dwellings at Longacre, Hurdle Way. In addition, following concerns raised by local residents and at the request of the Planning Committee, Winchester City Council has commissioned a survey by Hampshire County Council that identifies typical volumes and speeds of traffic on Otterbourne Road as it approaches the Shepherds Lane and Hurdle Ways junctions.
- Donrovin Appeal
- It should also be noted that Winchester City Council has recently been successful in defending an appeal, where the precedent that would be set by the granting of planning permission for the proposed development would raise the potential for a considerable increase in traffic if other sites were to be subdivided. It is interesting that the Inspector hearing the appeal at "Dunrovin", Upper Crabbick Lane, Denmead was again Mr. Christopher Gethin. Much of the content contained in Paragraphs 6 to 9 and 15 contained in his Decision Notice, dated 13 July 2004 (copy attached), and is considered to be equally applicable to this application for one additional dwelling at Highdown.
- Planning Committee Decision on Shepherds Grove (10th February 2005).
- This application was approved contrary to Officers advice.
- Although the applicants agent now this is a material consideration and therefore "there cannot now be any question of a sustainable highways objection to the current application at Highdown". However, when considering the Highway reason recommendation for refusal nothing physically has occurred at either the Shepherds Lane or the Hurdle Way junction to remove my concerns and warrant withdrawing my original reason for refusal.

Representations:

Compton And Shawford Parish Council

- Support.
- The Parish support reasonable infill.
- At Briarleas appeal the Inspector ruled 'no demonstrable harm' to traffic would arise from a single dwelling. There would be concern if a higher density was proposed. The same arguments apply to Highdown.

Letters of representations have been received from 3 Neighbouring properties:

- Single dwelling preferred to earlier proposals for higher density.
- Avoid harsh pruning of trees which would impinge neighbours privacy.
- Impact on overlooking to four winds should be minimised.
- When full details are submitted the house should be in keeping with the area.
- Concern at such intense development.
- Concern at traffic - additional cars will increase the risk at already unsafe junctions.
- Lack of necessary infrastructure

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, R2, T6

Winchester District Local Plan

- H1, EN5, T9, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, DP3, T2, RT3

Supplementary Planning Guidance:

- Winchester District Urban Capacity Study
- Housing Monitoring Report
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- 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
- Highways
- Public open space provision
- Comments on representations

Principle of development

- Site falls within the settlement boundary and therefore the principle of development is acceptable subject to certain criteria.
- PPG3 indicates that developments which make inefficient use of land should be avoided (less than 30dph net) and that considerations of design and layout must be informed by the wider context.
- This is an outline application with siting and access to be considered.

Impact on character of area

- This is a single dwelling which has been designed to reflect the character of the layout of the surrounding area.
- A previous application was refused on this site for 3 dwellings in the form of a stepped terrace which was considered to be harmful to the spacious character of the area.
- The site is well screened on the southern and eastern boundaries and the intention is to retain this in order to reduce any impact on the streetscene, the design of any dwelling would be considered as a reserved matters application.
- This application is below the densities set out in PPG3, whilst PPG3 does indicate that densities can be reduced in the context of the character of an area. Notwithstanding this, officers are not convinced that this is an acceptable solution.

Highways

- The applicants have submitted a highway supporting statement with this application which has been considered by the City Engineer and his comments are detailed in the consultation section above.
- A speed survey carried out by HCC is also identified which looked at traffic approaching the

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Shepherds Lane junction with the Otterbourne Road.

- It is noted that the correct visibility splays should be: 4.5m by 120m looking north of the junction and 4.5m by 160m to the south.
- The visibility splay to the south appears to be achievable if the vegetation is cut back.
- Whilst the application will not result in a material increase in traffic, it will result in approximately 10 further movements a day.
- The Engineer also highlights that it will only require a further 4 or 5 dwellings to be constructed in Compton before a material increase on the Shepherds Lane jct. occurs.
- Therefore he remains concerned about the cumulative impact of incremental development proposals such as this on highway safety grounds and suggests a reason for refusal.
- Therefore, as one dwelling is unacceptable in highway safety terms, notwithstanding that the density is below that required in PPG3, to increase the density further would be unacceptable for highway reasons.

Public open space provision

- The application would be subject to the appropriate provision, should permission be granted.

Comments on representations

- An application for 4 dwellings on this site will be the subject of an appeal hearing in 2005, if permission were granted for this application, the appeal would be withdrawn. However, it would not be possible to build the two schemes together.
- Compton Down falls in the settlement boundary in both the WDLP and WDLP(R) where the principle of residential development is acceptable, however there is a challenge to this policy in the revised deposit which will be considered at the Inquiry.
- It would be possible to design a scheme that did not have an adverse impact on neighbouring properties or the character of the area.
- Previous applications for infilling have been allowed and PPG3 is a material consideration.
- Drainage is an issue which can be addressed by building regulations.
- A condition could ensure that the trees are adequately protected, if permission was recommended.

Recommendation

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The road leading to and from the site (ie Shepherds Lane and Hurdle Way) have substandard junctions with Otterbourne Road, having inadequate visibility splays to accommodate safely the additional traffic which the proposed development would generate.

02 The proposal is contrary to Policy R2 of the Hampshire County Structure Plan (Review) and Policy RT3 of the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard and would therefore be detrimental to the amenities of the area. The proposal would also be likely to prejudice Policy RT3 of the emerging Winchester District Local Plan (Review) in that it would undermine the plans policies for recreational open space within the District.

Informatives

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

Hampshire County Structure Plan Review: UB3, R2, T6

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

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, DP3, T2, RT3