

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

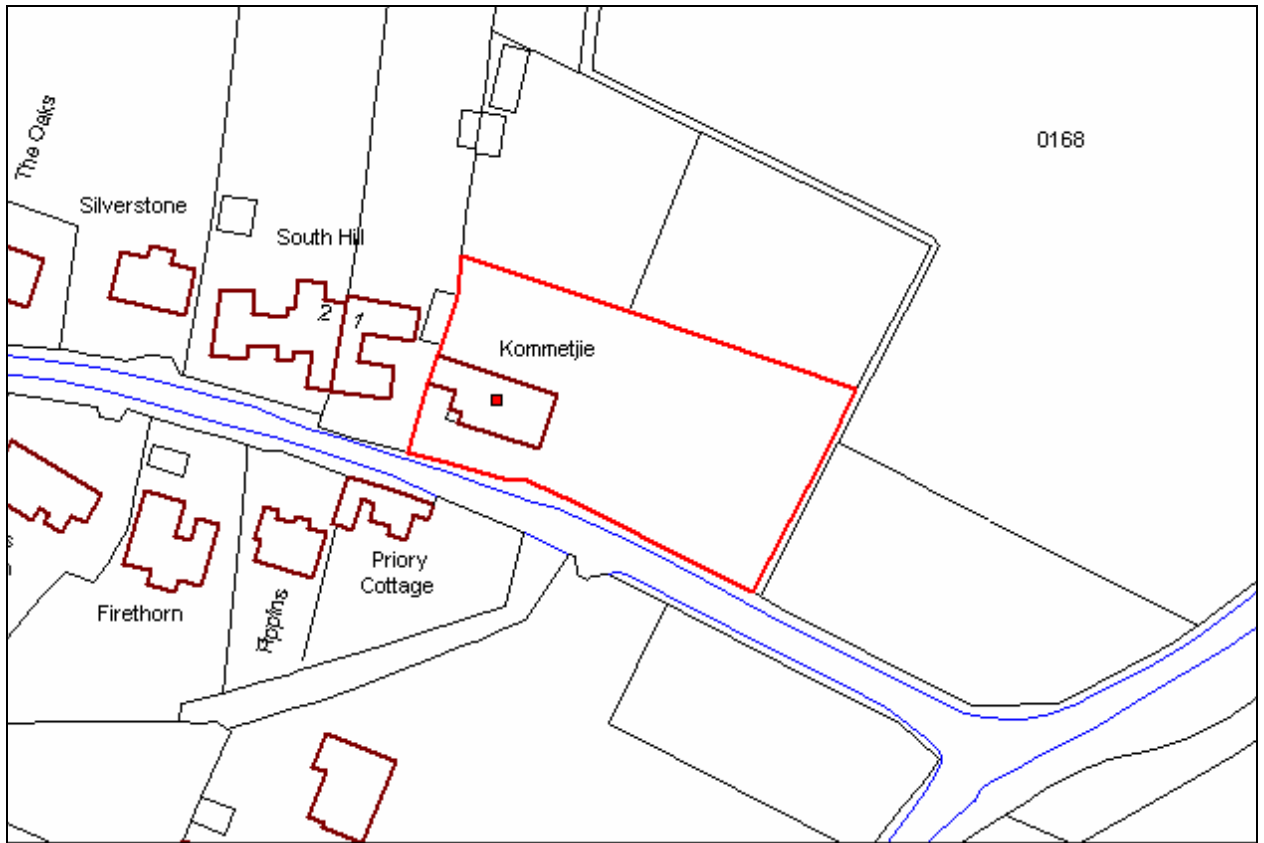
**Item No:** 02  
**Address:** Kommetjie Chapel Road Soberton Hampshire SO32 3PP  
**Parish/Ward** Soberton  
**Proposal Description:** Demolition of existing bungalow and erection of 1 no. four bedroom detached dwelling; one pair of two bedroom dwellings, with alterations to existing access, creation of new access and provision of associated garages and parking (Details in compliance with W10032/04)  
**Applicants Name** Mr S Evans And Miss S Butler  
**Case No:** 05/00291/REM  
**W No:** W10032/05  
**Case Officer:** Emma Norgate  
**Date Valid:** 31 January 2005  
**Delegated or Committee:** Committee Decision  
**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation  
**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations have been received



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**SITE LOCATION PLAN**

**Case No:** 05/00291/REM      **W No:** W10032/05  
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**Site Description**

- Detached bungalow accessed from Chapel Lane.
- Large garden area to the side with a small parking area in front of the dwelling with a paddock and stables to the rear of the bungalow.
- There is screening to the east of the site.

**Relevant Planning History**

**W10032** Calor gas tank - Kommetjie Chapel Road Soberton Hampshire SO32 3PP - Application Permitted - 12/08/1987

**W10032/01** - Garage - Kommetjie Chapel Road Soberton Hampshire SO32 3PP - Application Refused - 28/12/1988

**W10032/02** – stables - Kommetjie Chapel Road Soberton Hampshire SO32 3PP - Application Permitted - 17/11/1997

**W10032/03** - Replacement double garage with first floor workshop - Kommetjie Chapel Road Soberton Southampton Hants SO32 3PP - Application Permitted - 07/07/2000

**W10032/04** - Demolition of existing bungalow and erection of 1 no. four bedroom detached dwelling, one pair of two bedroom dwellings, with alterations to existing access, creation of new access and provision of associated garages and parking (OUTLINE) - Kommetjie Chapel Road Soberton Hampshire SO32 3PP - Application Permitted - 26/04/2004

**Proposal**

- As per Proposal Description
- Outline permission was granted for 2no. two bed dwellings and 1no. four bed dwelling by Members at Planning development Control Committee in April 2004.
- At that stage siting and access were considered with landscaping, design and external appearance being the reserved matters.
- The proposal is for a pair of 2no. two bed dwellings and 1no. 4 bed dwelling, both two storey in height.
- The proposed materials are brick and tile, which is in character with Chapel Road.
- Each dwelling would also have a garage, which would be set back behind the dwelling.

**Consultations**

Engineers:Highways:

- No highway objections to the proposed scheme.

Landscape:

- Recommend that there should be a new replacement hedge along the eastern boundary and along the northern garden boundary which should be of indigenous species. Along the northern side several native trees should be incorporated into the hedge. Recommends species, details should be submitted. Ideally would also like planting around the paddock, but appreciate that this is not part of the application.

**Representations:**

Soberton Parish Council

- Object – overdevelopment of the site, overall mass, height and scale are out of character, access is of concern, fails to take into account guidance in the VDS, which seeks lower roof heights and fails to comply with H2.

Letters of representations have been received from 6 Neighbours – 4 letters of objection, 2 letters of support

- Proposals are too large, too high, overdevelopment of the site.
- Design is out of character and overwhelms frontage

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- Height is out of keeping, more suited to an urban area, bungalows would be more suitable
- Burden on amenities including drainage
- Proposal extends into countryside
- Tree has been felled
- Proposals are in keeping and scale, neighbouring properties are two storey, including immediate neighbours.
- Proposals will be set back some 12.2m from the road and screened.
- Access is unlikely to be problematical
- Utilises area similar to that occupied by the existing building, use of brownfield site.
- Better than replacing with one building, house prices are high which will in turn affect demographics.
- Winchester Group for Disabled – comment – proposed dwellings should be as accessible as possible to take into account the needs of disabled people.
- An oral update will be given on amended plans

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, C1, R2, T4, T6

Winchester District Local Plan

- EN5, EN9, EN14, H2, H7, T9, RT3, C1, C2, C19

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP10, DP11, DP13, H3, H7, T2, T4, RT3, C1, C22

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Soberton Village Design Statement
- Winchester District Urban Capacity Study
- 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:

- PPS 1 Delivering Sustainable Development
- PPG 3 Housing
- PPS 7 Sustainable Development in Rural Areas

**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
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Principle of development

- Members may recall that outline planning permission for 2no. 2 bed dwellings and 1no. 4 bed dwelling was granted planning permission at Planning Development Control Committee in April 2004 (W10032/04).
- That application considered siting and access, with other matters reserved.
- Therefore the principle of developing in site in the way defined in the outline permission has already been granted and Members may recall that this was the subject of much debate.

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Impact on the character of the area

- Chapel Road is characterised by a mix of dwelling types and sizes, the immediate neighbouring property is a two storey dwelling.
- The proposed dwellings are two storey. The VDS indicates that more than two storey should not be planned.
- The proposals would be well set back from the road, by 12m and some of the existing screening is to be retained with a new landscaping scheme.
- There is also a very slight slope on the land towards the junction with May Bush Lane to the east.
- The amended plans indicate a reduction in height of the pair of semi-detached dwellings from 7.7m to 7m.
- Officers are now satisfied that this amendment is acceptable and that the height of the pair of semi-detached dwellings is acceptable in this location.

Residential amenities

- There are no windows in the side elevations of the 2 bed dwellings at either first or ground floor level.
- There are windows at first floor level in both the front and rear elevations, however, given the relationship to the nearest dwellings, officers do not consider that these would result in an adverse impact on neighbouring properties.
- The dwelling to the west is set at an angle and at its closest point is 8m to the edge of the dwelling.
- Whilst the application site is to the east of that dwelling, there is sufficient gap between the properties to prevent loss of early morning light and officers do not consider this is sufficient reason for refusal.

Highways

- The position of the access is the same as the outline permission, which has a number of highway conditions. These will need to be discharged and an informative to remind the applicants that this is the case.

Public Open Space provision

- The applicants have already contributed to the Open Space Funding System.

Comments on representations

- The siting and access are in line with those already established by the outline planning permission. Therefore the principle of developing the site in this way has already been established.
- There is great variety in the dwellings along Chapel Lane and Officers are of the view that there is no distinct character.
- Officers consider that the amended height of the proposal is now acceptable.
- The trees on the site are not covered by a TPO and the site does not fall within a Conservation Area. There was also no condition on the outline consent requiring the trees to be retained and therefore the applicant did not require consent to remove a tree.
- Issues of disabled access are considered under building regulations.
- Other issues addressed throughout the report.

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**Recommendation**

**APPROVE – subject to the following condition(s):**

**Conditions/Reasons**

01 Approve the "matters reserved by condition":

- design
- external appearance
- siting
- access

of outline planning permission W10032/04

The following conditions attached to that consent are still outstanding:

02 Landscape considerations including:

- (i) a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;
- (ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- (iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

02 The details of materials/treatment to be used for hard surfacing.

02 The layout of foul sewers and surface water drains.

02 The alignment, height and materials of all walls and fences and other means of enclosure.

02 Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

03 The proposed access and drive, including footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE A licence is required from the Hampshire Highways, Winchester Area Sub-Unit, Abbey Mill, Winchester prior to commencement of access works.

03 Reason: To ensure satisfactory means of access.

04 The gradient of the drive shall not exceed 8% within 6m metres of the edge of the adjoining carriageway.

04 Reason: In the interests of highway safety

05 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 5m metres from the highway boundary.

05 Reason: In the interests of highway safety.

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06 The existing eastern access to the site shall be stopped up and abandoned and the verge crossing shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

06 Reason: In the interests of highway safety and the amenities of the area.

07 Before the development hereby approved is first brought into use, visibility splays of 2.0metres by 90metres shall be provided at the new eastern access junction with the public highway. The splays shall be kept free of obstacles at all times.

07 Reason: In the interests of highway safety.

08 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

08 Reason: In the interests of highway safety.

09 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.

09 Reason: In the interests of highway safety.

10 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, E of Part 1 and Class A of Part 2 of Schedule 2 of that Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

### **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, C1, R2, T4, T6  
Winchester District Local Plan Proposals: EN5, EN9, EN14, H2, H7, T9, RT3, C1, C2, C19  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP10. DP11, DP13, H3, H7, T2, T4, RT3, C1, C22