

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 26 May 2005

Item No: 01
Address: Kingsmead Kingsgate Road Winchester Hampshire SO23 9PG

Parish/Ward Winchester Town

Proposal Description: Conversion of house into 5 no. one bed and 1 no. two bed flats; erection of attached block of 2 no. two bed maisonettes and 1 no. two bed flat; erection of 3 no. three bed terrace houses

Applicants Name Mr & Mrs Gaskell

Case No: 05/00811/FUL

W No: W11229/12

Case Officer: Mr Simon Avery

Date Valid: 24 March 2005

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor

Site Factors: Conservation Area

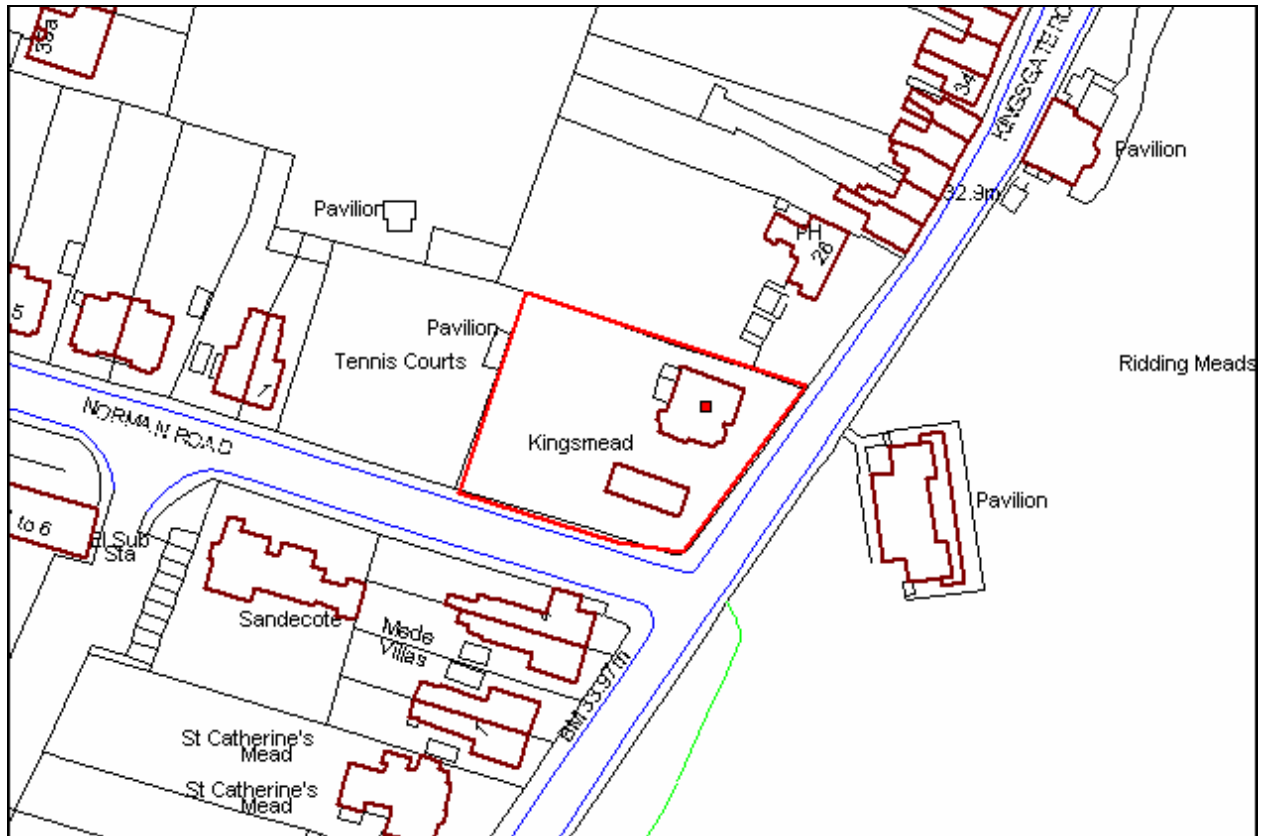
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SITE LOCATION PLAN

Case No: 05/00811/FUL **W No:** W11229/12

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Site Description

- This site is on the corner of Kingsgate Road and Norman Road
- It contains a four storey house called Kingsmead built in the late 19th Century and a single storey building added in 1992
- The site is within the Conservation Area and is particularly prominent in views from the south coming up Kingsgate Road and from more distant views from St Catherine's Hill
- To the east are grounds owned by Winchester College
- There is a pavilion and storage building in these grounds just opposite the site
- To the north is the Queen Inn Public House
- To the west are tennis courts
- To the south and beyond the tennis courts to the west are large dwellings in spacious plots
- The buildings to the north beyond the Public House are smaller terraced houses
- The site is enclosed by walls on the north and south boundaries and by trees to the west adjacent to the tennis courts
- To the east the main house fronts onto Kingsgate Road and the boundary is enclosed by timber fencing
- There is a vehicular access on the southern side on to Norman Road and three mature trees just inside this wall
- The house has a mixed use as a nursery and residential use and the single storey building has a nursery use

Relevant Planning History

- W11229: Change of use of lower ground floor from residential to day nursery - Permitted - 25/04/1989
- W11229/01: Nursery School classroom unit - Permitted - 11/06/1991
- W11229/01: Nursery school classroom unit - Permitted - 17/02/1992
- W11229/04: First floor rear extension - Permitted - 14/09/1993
- W11229/05: Change of use of basement and ground floor from residential to Nursery School - Permitted - 07/12/1993
- W11229/06: Change of use of first floor from residential to day nursery use - Refused - 17/08/1999
- W11229/07: Change of use of first floor from residential use to use as a day nursery - Application Permitted - 04/11/1999
- W11229/09: Erection of 2 no. three bedroom and 1 no. two bedroom terraced townhouses with integral garages and conversion of existing single storey building to form 2 no. one bed dwellings with alterations to existing access - Withdrawn - 01/07/2003
- W11229/10: Change of use of first floor and 9.2 square metres of the ground floor from day nursery to residential - Permitted - 22/11/2004

Proposal

- As per Proposal Description
- The proposal has three elements:
 - Block A - To convert the existing house into 5 one bedroom flats and 1 two bedroom flat
 - Block B - The single storey building will be demolished and a three storey extension will be added to the house
 - This will contain 2 maisonettes and 1 two bedroom flat
 - Block C – To the rear of the house on the western side of the site 3 three bedroom terraced houses will be built
- The existing parking area on the southern third of the site will be retained and will provide 1 parking space per unit
- The existing vehicular access will be retained

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- The terrace houses will have private gardens to the west while the flats will share the remaining amenity area on the site

Consultations

Conservation:

- Comments on the Conservation Area Demolition:
- The building to be demolished is of little architectural interest and the demolition can be seen to be acceptable subject to the new build being acceptable
- Therefore any permission for this demolition should be tied to this new build in accord with PPG15 4.29 and HG9 i.e. C010.
- Comments on the New Build:
- The proposals have been carefully thought out and this is substantiated by the accompanying design statement
- Would have preferred that the north west corner of the building to have been given greater emphasis, however this is not a large enough reservation to recommend refusal for this scheme
- It is considered that this scheme preserves if not enhances the character of the Conservation Area. It is therefore in accord with PPG15, HG6 and Hg7 and can be approved subject to conditions

Engineers:Drainage:

- No objection on drainage grounds
- Both foul and surface water sewers are available in Kingsgate Road and the applicant should liaise with Southern Water to ascertain a suitable connection point
- Details need to be submitted regarding the existing pump chamber

Engineers:Highways:

- Parking provision is acceptable but needs to be allocated as 1 space per dwelling
- Each of the one bed flats requires 1 secure and undercover cycle store, each two bed unit requires 2 secure and undercover cycle spaces
- The principle of having shared cycle and bin store is unacceptable as it would not be an attractive area to store cycles
- The cycle store should not be tucked away at the side of the building as shown
- Cycle stores should be individual not communal
- Revised drawing showing these changes required

Environment Agency:

- No objections

Forward Plans:

- If the nursery is relocated there would be no loss of facilities or services
- Any permission should be subject to a condition restricting development until the nursery is relocated

Hampshire County Council Ecology

- The trees on the site are significant in the local area and are likely to support a host of animals
- Trees should be surveyed for bats

Landscape Architect

- concerns regarding the following:
- conflict of trees shown for retention on the western boundary, the positioning of rear path access so close to boundary and trees and the small scale rear gardens, which will be in shade for much of the day due to aspect
- Proximity of parking bays to base of trees on Norman Road boundary
- Parking bays as shown beneath sycamore leave impractical and visually incongruous areas for soft landscape
- Trees shown for retention on Kingsgate Road are of low visual amenity and either need to be replaced with more suitable species or shown as a clear frontage
- Would need to see all trees to be retained/removed shown on the layout, including those that are offsite but overhanging the boundary

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- Proposed boundary fencing important beneath trees and adjacent open space on W boundary – advise permeable fence such as railings with shrub understorey to provide reinforcement of existing landscape framework
- Clarification required as to what is proposed for this area to the west (which includes trees) regarding ownership and aftercare, as it appears to be outside gardens yet merging with Day Nursery grounds

Arboricultural Officer

- Generally happy with the scheme, subject to tree protection measures and additional planting
- Southern Water
- No adverse comments

Representations:

City of Winchester Trust:

- Objection, on grounds of:
- Conversion of Kingsmead House will do little to retain the internal integrity of the house
- Occupants of one and two bedroom flats tend to be transitory and are unlikely to have much interest in contributing to the local community
- Therefore it is considered that small units would be out of character for the neighbourhood and building
- The boarding used for the extension at the north end of the rear elevation is also considered to be inappropriate for the character of the house and conservation area
- The design of the attached block fails to relate in a convincing way to the existing house being neither sympathetic to the existing nor a stimulating contemporary addition
- The details and materials are not in keeping with the area
- Proposed corner elevation is unsatisfactory
- The proposed terraced houses will not enhance the conservation area
- High density will result in a little garden space
- Trees felled should be replaced and retained trees protected

Letters of representation have been received from two Neighbours

- Objecting, on grounds of:
- Additional buildings would represent a considerable overdevelopment of the site
- They would be out of keeping with the conservation area
- Loss of mature trees
- Proposal will result in an increase in cars and other traffic

The Winchester Group for Disabled People

- Request that the proposed buildings be made as accessible as possible
- Steps to front and rear entrances should be avoided as far as possible and corridors and passageways should be made wide enough to enable wheelchair access and use where possible
- Considerations should be given to providing accessible light switches and electrical sockets

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E16

Winchester District Local Plan

- HG6, HG7, HG9, HG11, EN5, EN7, EN9, H1, H7FS2, T9, W1

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP5, HE4, HE5, HE7, H2, H7, RD08.09, SF6, T1, T4, W1

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments

National Planning Policy Guidance/Statements:

- PPG 3 Housing
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Loss of a facility
- Impact on the character of the area
- Residential amenities
- PPG3 and Housing Mix
- Highways
- Trees and landscaping
- Public open space provision
- Ecology
- Drainage
- Archaeology
- Comments on representations

Principle of development

- This site is within the development boundary and so the principle of residential development is acceptable subject to further criteria
- The removal of the nursery use and building raises two issues – the loss of a facility and demolition in a Conservation Area

Loss of a facility

- Your officers consider that the existing day nursery is considered to be a facility or service
- Policy FS2 of the Local Plan seeks to prevent the loss of such facilities
- However, the applicant has confirmed that the Nursery will be moved to Gordon House, Gordon Road, Winchester, which has been purchased by the applicant from Hampshire County Council
- Therefore, the facility will not be lost but relocated and therefore a condition is attached requiring the nursery to be relocated before development commences
- It is considered that this overcomes the conflict with policy FS2

Impact on character of area

- This is a prominent corner site in the Conservation Area
- It is significantly larger than any of the adjoining sites
- The existing house has some character and the more recent single storey building does not enhance it
- Therefore the demolition of the Nursery building is considered acceptable if the new buildings are appropriate
- The conversion of the main house (Block A) will involve mostly internal alterations and a small extension to the rear
- These changes are minor and will have no impact on the character of the area
- The proposed extension (Block B) has been designed to respond to the form and proportions of the existing house, while being subservient in terms of height and scale
- The details and materials are contemporary
- The proposed terrace to the rear (Block C) will also be subservient in height and scale to the existing house and designed in a contemporary style along the lines of Block B
- This terrace will be visible from the garden of the Public House but will be set back from Norman Road and will be partly screened from this view by the existing trees
- It will also be screened from the adjacent tennis courts by planting
- Therefore the terrace block will have little visual impact on the street scene
- Overall your officers consider that the proposals will preserve and enhance the Conservation Area

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Residential amenities

- The site is not immediately adjacent to any residential properties
- The nearest dwelling is 4 Mede Villas which is across Norman Road to the south
- The proposed extension (Block B) will sit on the corner facing this property but will be approximately 18 metres from 4 Mede Villas and so there will be no impact on residential amenity
- Within the site itself, the relationship between the terrace block and the existing building is important
- Although windows will be facing each other from the rear of Blocks A and B to the front of Block C, there will be a distance of 10 metres between these windows and your officers consider that this will be acceptable

PPG3 and Housing mix

- The development will provide a housing density of 80 dwellings per hectare
- This conforms with the guidance in PPG3 which encourages such high densities within sustainable locations which are near city centres
- Although the surrounding area has a lower density, it is considered that the development has been appropriately designed to reflect both the larger houses to the south and the tighter terraces to the north
- The development proposes one, two and three bedroom units and therefore meets the requirement to provide a mixture of housing types and sizes

Highways and parking

- There are no highway objections and the applicant has submitted amended plans addressing the concerns of the highway officer regarding the cycle storage
- Parking will be provided on the existing parking area

Trees and landscaping

- The scheme has been developed in consultation with the Council's tree officer and your officers are satisfied that the important trees on the site will be retained and protected
- Amended plans have been received indicating replacement trees along the Kingsgate Road boundary
- The parking areas under the trees are already existing and provide parking for the Nursery school

Public open space provision

- The applicant has paid the appropriate contribution of £14,724.00

Ecology

- It is not considered reasonable to require a bat survey

Drainage

- Sewer connections are available for the site

Archaeology

- There are no archaeological issues on this site

Comments and representations

- Kingsmead is not a listed property and internal alterations would not require planning permission
- Local Plan policies encourage the provision of one and two bedroom flats
- The materials of the additional blocks are not intended to replicate those in the existing house while the design of the extension is considered to be acceptable in relation to the existing house and the Conservation Area

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- The proposed terraced houses will have little impact on the Conservation Area
- Retained trees will be protected and amended plans have been submitted showing additional trees to be planted
- The site is capable of accommodating this amount of development
- The majority of trees will be retained
- There have been no highway objections on the grounds of an increase in traffic
- Issues regarding accessibility for disabled people are covered by Part M of the Building Regulations

Recommendation

APPROVE – subject to the following conditions:

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 development 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. These shall include the following details of and samples of materials for:

- the main roof;
- the roofs to link;
- the curtain walling;
- the roof to the bay window;
- the timber cladding;
- the front elevation;
- the fenestration and doors
- the front boundary;
- the surfacing to front boundaries;
- the path steps and paving.

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

03 Prior to the commencement of work large scale (1:20) sections through the new building shall be submitted to and approved in writing by the Local Planning Authority. These sections shall show:

- the eaves detail;
- sections through windows and doors;
- chimneys;
- the bay window;
- the glazed link.

03 Reason: In the interests of the preservation and character of the conservation area.

04 Details and plans showing the allocation of parking spaces shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is first brought into use.

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04 Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

05 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway 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 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.

05 Reason: In the interests of highway safety.

06 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.

06 Reason: In the interests of highway safety.

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

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

08 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 in accordance with the submitted Tree Protection Schedule in the Tree Survey and Protective Fencing Report by CBA Trees, Reference CBA5477 and the Protective Tree Fencing Plan Reference 0334_GAD_400003_A.

08 Reason: To retain and protect the trees which form an important part of the amenity of the area.

09 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.

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

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

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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, E16

Winchester District Local Plan Proposals: HG6, HG7, HG9, HG11, EN5, EN7, EN9, H1, H7, FS2, T9, W1

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, HE4, HE5, HE7, H2, H7, RD08.09, SF6, T1, T4, W1

03. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs 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.

04. 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.

05. The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.