

PLANNING DEVELOPMENT CONTROL COMMITTEE

26 May 2005

PHASE 4A – ERECTION OF 3 NO. THREE BEDROOM DWELLINGS WITH ASSOCIATED PARKING (DETAILS IN COMPLIANCE WITH OUTLINE PLANNING PERMISSION W14097/33) – W14097/43 – 05/01000-REM

REPORT OF DIRECTOR OF DEVELOPMENT

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RECENT REFERENCES:

PDC544 – Minutes of the meeting of the Knowle Hospital Sub Committee – 9 May 2005
PDC330 – Minutes of the meeting of the Knowle Hospital Sub Committee – 13 June 2003

EXECUTIVE SUMMARY:

This report updates the Members following the last Knowle Hospital Sub Committee and provides officer recommendation on the Planning Applications.

RECOMMENDATIONS:

- 1 That planning permission W14097/43 be refused for the following reason:

The proposed development would result in loss of light, outlook and present an overbearing feature which would be detrimental to the amenities of the occupiers of the adjacent dwellings to the north and west. This is contrary to the provisions of policy UB3 of the Hampshire County Structure Plan; proposals EN.5 of the Winchester District Local Plan and proposals DP1 and DP3 of the Winchester District Local Plan Review Deposit and Revised Deposit

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DETAIL:

1 Introduction

- 1.1 The Planning Development Control (Knowle Hospital) Sub-Committee met at the Chapel in Knowle Village on the 9th May 2005 to discuss the current applications submitted by Berkeley Homes (Southern) Limited for Phase 4 for 40 units at the site and for Phase 4A for a terrace of 3 no. three bedroom dwellings (application W14097/43 refers).
- 1.2 At that meeting Members asked Officers to prepare a detailed report and recommendation for Phase 4A and bring the application to the next Development Control Committee.

2 Detail

- 2.1 Phase 4A is situated to the northerly part of the site, set behind a terrace of dwellings which front onto the main road. The site area is 0.03 of a hectare (322 sq.m.) therefore the density equates to 100 dwellings per hectare. The site is flat, with hard surfacing and currently enclosed by fencing.
- 2.2 The proposal is to erect a terrace of three houses, which propose three storey accommodation to a height of 9.3m, with dormer windows to the front elevation and small high level rooflights to the rear elevation.

3 Consultations

Officers have consulted with the Conservation Officer and the Highway Engineer.

- 3.1 Conservation Officer – no comment received at time of writing this report
- 3.2 Highway Engineer – no comment received at time of writing this report.
- 3.3 Consultation responses will be updated orally to the Committee.

4 Representations

- 4.1 Approx 40 local residents were consulted as a result of the application, and a site notice was displayed at the site.
- 4.2 Additionally local residents were notified in writing of the Knowle Hospital Sub-Committee held on 9th May 2005 and site notices were displayed in Knowle Village and Old Knowle.
- 4.3 To date there have been 3 letters of representation from local residents on the following grounds:

- Overlooking/Loss of privacy
- Loss of light
- Additional cars/parking
- Increase in density of development
- Change in character of area
- Noise and disturbance
- Assured that area would be provided for additional car parking

At the time of writing this report, the publicity had not expired. A oral update will be provided to the Committee

5 Planning History

- 5.1 Outline planning consent for the village was granted in August 1997. The consent was renewed most recently on 21 October 2003 (W14097/33).
- 5.2 When the application for Phase 4 was first submitted it proposed 43 dwellings, and sought 3 no. two bedrooms on the current application site (now known as Phase 4A). The minutes of the Knowle Hospital Sub-Committee held on 13th June 2003 (attached for reference) refers to Officer advice that the space would be better integrated into the adjacent proposed car park. The recommendation refers to the requirement for further information and consideration of the positioning of these dwellings.
- 5.3 Subsequently amended plans were received which removed these dwellings from Phase 4, and the land is annotated on that plan as overspill car parking.

6 Relevant Planning Policies

- 6.1 Development Plan:
 Hampshire County Structure Plan Review: UB3, T2, H1, H2, H5, H7, H8, R2, E16
 Winchester District Local Plan: NC22, H5, H7, EN5, EN8, EN9, RT3, T9
 Winchester District Local Plan Review Deposit and Revised Deposit: NC1, H5, H7, DP3, DP6, DP7, DP12, RT3, RT9, T2, T3, T4
- 6.2 Supplementary Planning Guidance:
 Achieving a Better Mix in New Housing Developments
 Knowle Village Development Brief
 Knowle Village: A Master Plan for Development
 Knowle Village: An Urban Design Framework
 Movement, Access, Streets and Spaces
 Parking Standards 2002
- 6.3 National Planning Policy Guidance/Statements:
 PPS 1 Delivering Sustainable Development
 PPG 3 Housing
 PPG 13 Transport
 PPG 15 Planning and the Historic Environment

PPG 17 Sport and Recreation

7 Assessment

- 7.1 6 parking spaces are proposed, in two areas. Three are situated to the west of the site, and three are situated forward of plot 29 to the east of the site. Whilst two parking spaces per unit is acceptable, Officers have concern over the duplication of the provision of parking spaces to the west, which are included in Phase 4 and allocated to specific plots in that phase.
- 7.2 The siting of these three dwellings backs onto the rear boundary of dwellings which front onto Knowle Avenue, there is a back to back distance between elevations of 20 metres. Officers do not consider that the proposal results in material overlooking. Although three storey accommodation is proposed, the only window at third storey to the rear elevation is a small high level rooflight to light the stair case.
- 7.3 The proposed dwellings do however sit to the south of the existing terrace of dwellings which front onto Knowle Avenue, and Officers consider that the proposal will result in a loss of afternoon sun, detrimental to the amenities of the occupiers of the existing dwellings.
- 7.4 It is also considered that the proposal will result in a loss of outlook to Block D to the west, and the terrace of dwellings to the north.

8 Recommendation

- 8.1 That Planning Permission be refused for the following reason:
- 8.2 The proposed development would result in loss of light, outlook and present an overbearing feature which would be detrimental to the amenities of the occupiers of the adjacent dwellings to the north and west. This is contrary to the provisions of policy UB3 of the Hampshire County Structure Plan; proposals EN.5 of the Winchester District Local Plan and proposals DP1 and DP3 of the Winchester District Local Plan Review Deposit and Revised Deposit.

OTHER CONSIDERATIONS:

9 CORPORATE PRIORITIES (RELEVANCE TO):

- 9.1 Homes and Environment: to provide affordable homes in safe and pleasant environments for all sectors of our community.
- 9.2 Green Agenda: to minimise pollution and waste and to make efficient use of resources
- 9.3 Social Inclusion: to ensure that everyone can play a full part in the life of their community.
- 9.4 Customer Service: to provide a high standard of customer service in all that we do.
- 9.5 Cultural and Leisure Opportunities: to increase access to cultural and sporting activities.

10 RESOURCE IMPLICATIONS:

10.1 To be met from existing budget allocations and staff resources

BACKGROUND DOCUMENTS:

Files: W14097/30

Knowle Village Development Brief
Knowle Village: A Master Plan for Development
Knowle Village: An Urban Design Framework

APPENDIX

PDC330 – Minutes of the meeting of the Knowle Hospital Sub Committee – 13 June 2003