

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 23 June 2005

**Item No:** 07  
**Address:** The Pightle Kingsgate Road Winchester Hampshire SO23 9QQ

**Parish/Ward** Winchester Town

**Proposal Description:** Demolition of existing building; residential development comprising 3 no. one bedroom flats, 1 no. three bedroom house and 1 no. two bedroom house; bin, bicycle and garden sheds

**Applicants Name** David Matthew

**Case No:** 05/00778/FUL

**W No:** W06614/04

**Case Officer:** Mr Neil Mackintosh

**Date Valid:** 22 March 2005

**Delegated or Committee:** Committee Decision

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

**Site Factors:** Winchester Conservation Area

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**Site Description**

- The application site is situated towards the southern end of Kingsgate Street, where the character is of large houses on relatively large plots.
- There are residential properties to either side and the playing fields of Winchester College are opposite.
- To the rear, fronting St.Cross Road, is the commercial premises of the Winchester Motor Co.
- The Pightle is a two storey, red brick house built in the 1960's.
- It is typical of that era, having a low-pitched, concrete-tiled roof and single storey, flat-roofed elements with deep, wooden fascia boards.
- There is an unattractive, single garage forward of the house.
- The house was built in the grounds of a former rectory, now St.Swithuns Gate
- It has a site area of 0.13ha and is set back on the site, in order to avoid conflict with the southerly aspect of the former rectory.
- There are three major trees on the site, two ash to the front and a sycamore on the southern boundary, adjacent to a footpath.
- The footpath connects Kingsgate Street with St.Cross Road.

**Relevant Planning History**

- None

**Proposal**

- As per Proposal Description

**Consultations**

Conservation:

The same 10 criteria for demolition need to be applied as were relevant to the appeal on the next door site, Chestnut Mead.

- The design seems very good but the tower needs to be taller, as per Chestnut Mead.
- St Swithun's Gate used to be the rectory

Engineers:Highways:

Access to the site is via the existing access, which is acceptable but the first 10m should be surfaced in non-migratory material.

- Nine car parking spaces are to be provided, which is acceptable.
- Details of the cycle storage facilities need to be amended.

Landscape:

Refuse, more information is required to properly assess the impact of the proposals on local character and the Conservation Area.

- An accurate site survey is required to show features, including tree protection zones
- The sycamore should not be felled, unless its condition warrants it.
- New trees would be better placed at rear of site rather than alongside footpath.
- To make the most of this the building should be moved forward.
- No objections to the appearance of the building.

Environment Agency:

No objections.

Southern Water:

No adverse comment.

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**Representations:**

City of Winchester Trust:

- No objection to the proposed demolition.
- The mass and shape of the proposed building are very appropriate in the street scene.
- It is particularly appreciated that the layout leaves sufficient garden to reflect the character of the neighbourhood.
- Yellow brick should be used for the quoining

Winchester Group for Disabled People

- Request that the proposed dwellings be made as accessible as possible , to take into account the needs of disabled people.

Objections have been received from eight properties;

- St.Swithuns Gate – development is out of proportion to the plot and adjacent properties
- Size and height of property would severely affect the enjoyment of my property, including loss of light and increased noise
- Balconies would impact on privacy as they view directly into house and garden
- Increase from 1 to 5 dwellings will have an impact on traffic and parking.
- Winchester Motor Co. – object, over-development for a rather small site
- Will necessarily involve building very close to our joint boundary wall.
- Workshop and bodyshop are operational during the day and may give rise to complaint from future occupiers.
- Three properties in Kingsgate Street
- Development on this scale is out of keeping with this part of the conservation area.
- It is significantly larger than the existing property
- Over-development of the site, yet more cars and traffic
- Most of the garden would be lost
- Three properties elsewhere in St Cross
- Object to demolition of existing house, which is perfectly good and in keeping with the area
- This is a monstrous re-development of a small site, where will the cars go?
- The drains will not cope
- A development of small houses is not in keeping with the road
- Too dense and inappropriate for this conservation area.
- Why are planners out to destroy Winchester by overcrowding buildings in nice residential areas?

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- H1, H5, H7, UB3, E19, T2, T4, R2

Winchester District Local Plan

- H1, H7, EN5, EN13, HG7, HG9, T9, W1, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, H7, DP3, DP10, HE5, HE7, T4, W1, RT3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Winchester Conservation Area Study
- Guide to the Open Space Funding System
- Assessment of Playing Field Provision in the Winchester Built-Up Area
- Movement, Access, Streets and Spaces
- Parking Standards 2002

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National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport
- PPG 15 Planning and the Historic Environment

**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
- Comments on representations

Principle of development

- The site lies within the Winchester Policy Boundary (H1) and the principle of residential re-development is acceptable in principle, subject to criteria.
- This site is 0.13ha in area and contains only one house ie. approximately 8 dph
- The erection of five dwellings will increase this density to approximately 40 dph.
- There is a mixture of dwelling sizes and types, three catering for small households.
- The site is in a sustainable location, within walking distance of many facilities.

Impact on character of area/Conservation Area

- The existing house is not considered to make a positive contribution to the character, appearance or historic interest of the Winchester Conservation Area.
- The existing garage is unsightly and has a negative impact on the appearance of the area.
- The proposed building, incorporating five units, has been designed to appear as one large house, in keeping with its neighbours.
- It replicates some of their features whilst retaining its own identity.
- It is unfortunate that a large sycamore tree has to be felled, but this has been caused by the requirement to position the building a long way back on the site.
- Two ash trees will be retained on the frontage, as will the southerly aspect of St.Swithuns Gate

Detailed design

- The incorporation of a feature tower, stone balconies and yellow brick quoins on red brick walls under a natural slate roof will enhance the character of the building and its contribution to the street.
- Amended plans have been submitted that address the problem of overlooking.

Residential amenities

- The only residential property likely to be affected by this development is St Swithuns Gate
- The architect has positioned the building a long way back on the site, in order not to impede light and view relating to the southerly aspect of St Swithuns Gate.
- The proposed building, although three storeys in height, reduces to two storeys next to the adjoining garden.
- There may be a slight reduction in light reaching that garden but the house should not be adversely affected.
- The amended plans show the first floor windows removed from the elevation that could have overlooked this house and amended the nearest 'balcony' to be a visual feature only.

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Highways

- Sufficient car parking is proposed, so as not to contribute to any parking problems on Kingsgate Street
- In addition, there will be sufficient provision for secure bicycle storage.
- The plans have been amended to incorporate the requirements of the Highway Engineer.

Public Open Space provision

- The architect has indicated that his client will be willing to enter into a Section 106 Agreement to secure POS Funding for off-site provision.
- This amounts to £6,776 for the current financial year.

Comments on representations

- Comments from the City of Winchester Trust are positive and the material to be used for the quoin has been changed in the amended plans.
- The architect is aware that the scheme will have to comply with DDA and will take this into account when drawing up detailed proposals.
- The amenities of those living at St Swithun's Gate were taken into account when choosing to site the building a long way back on the site.
- Overlooking problems have been taken into account in the amended plans.
- Windows and an overlooking balcony have been removed.
- The scheme is not considered to adversely affect the Winchester Motor Co. and any new residents will be aware of the close commercial use when they buy.
- The scale, design, materials, layout and siting of the proposal are considered to be in sympathy with the local environment.
- It is not considered to be over-development of the site and is in accordance with PPG3.
- The existing buildings do nothing for the Conservation Area and the proposed building will enhance its character and appearance.

**Planning Obligations/Agreements**

In seeking the planning obligation(s) and/or financial contributions for Public Open Space Funding 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):**

**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 external surfaces 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.

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

03 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.

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

04 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 5 metres from the tree trunks in accordance with BS 5837.

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

05 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.

05 Reason: In the interests of highway safety.

06 The proposed access and drive, including the footway and verge 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 Hampshire Highways, SERCO offices, Bar End Road, Winchester prior to commencement of access works.

06 Reason: To ensure satisfactory means of access.

07 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 10 metres from the highway boundary.

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.

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09 Reason: In the interests of highway safety.

10 Before the development hereby approved is first brought into use, a minimum of 8 car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

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

11 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.

11 Reason: In the interests of highway safety.

12 The bin/bicycle store shown on the approved plans shall be constructed and made available for use before the residential units are first occupied and maintained for these uses only.

12 Reason. In the interests of the amenities of the area and the use of sustainable transport.

**Informatives**

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

Hampshire County Structure Plan Review: H1, H5, H7, UB3, E19, T2, T4, R2

Winchester District Local Plan Proposals: H1, H7, EN5, EN13, HG7, HG9, T9, W1, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, H7, DP3, DP10, HE5, HE7, T4, W1, RT3