

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:	10
Address:	FarthingsChapel Lane Curdridge Southampton Hampshire SO32 2BB
Parish/Ward	Curdridge
Proposal Description:	1 no. four bedroom dwelling and garage (details in compliance with outline consent W01664/08) (REVISED APPLICATION)
Applicants Name	Leaves Building And Decorating Contractors Ltd
Case No:	05/00683/REM
W No:	W01664/10
Case Officer:	Emma Norgate
Date Valid:	11 March 2005
Delegated or Committee:	Committee
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation

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Site Description

- Site is located on Chapel Lane in Curdridge and was previously part of a very large garden to the dwelling "Farthings".
- The site is bounded by Chapel Lane to the north-east and the B3035, Botley Road to the north-west.
- The site is laid to grass and there is a 2m close boarded fence along the boundary with the Botley Road to the north-west.

Relevant Planning History

- W01664/08 – erection of 1no. three bedroom dwelling with integral garage (outline) – grant – 29/8/03
- W01664/09 – four bedroom single storey dwelling with rooms in roof and five rooflights to rear elevation and integral single garage (details in compliance with W01664/08) - grant 29/6/04

Proposal

- As per Proposal Description
- Outline planning permission and a subsequent reserved matters application were approved in 2003 and 2004.
- The changes from the 2004 reserved matters application are as follows; the siting of the proposal is 2.5m to the north-west towards the Botley Road, this is to allow a larger turning area on site and will increase the distance between the existing dwelling and the proposed dwelling; proposed materials are brick and tile, rather than brick, tile and render; 1no. additional velux window on the south-west elevation, alterations to the style of windows.
- The 2m fence along the north-west boundary to the Botley Road has been erected without the benefit of planning permission. This will be reduced to a height of 1m and therefore does not require planning permission.

Consultations

Engineers:Highways:

- previously commented on a similar application when raised no highway objection, previous comments are still relevant. New fenceline set back behind a 2.4m visibility splay to the west of the junction with Chapel Lane and Botley Road, which is an improvement. Any planting within the visibility splay should be limited to 0.6m in height.

Landscape – Trees:

- The three trees to the right of the site entrance in Chapel Lane are of value and are worthy of retention.
- Note that planning permission already exists on the site, there is already tarmac here, but the application takes it slightly closer to the trees. Protective fencing needs to be addressed. Use of leylandii cypress along the front is wholly inappropriate, area is rural in nature and landscaping needs to mirror this.

Representations:

Curdridge Parish Council

- Object – outstanding requirement that the fence that has been erected to be taken back into the plot by 1.5m and the plan does not take this into account and is therefore misleading; no figures given for the height of the dwelling on completion; all vehicles should be able to be accommodated in the site, Chapel Lane is also a bus route; number of accidents at the junction; application was originally for a 2 bed dwelling and has steadily increased in size, planting of leylandii hedge should be discouraged; application is end on and not frontage development, does not fall within the building line of those fronting onto the B3035 and will

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create a precedent. Consider this is overdevelopment.

Letters of representations have been received from 1 Neighbour

- Site is on a blind corner, have attended 2 fatal accidents and 3 further accidents. Dwelling on the site is not appropriate because of the proximity to the road. Fencing makes the junction even more hazardous as it compromises visibility.
- Plans are for a two storey house, all the other properties on this side of the lane are bungalows, current local streetscape and environment would be better served by a single storey dwelling.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3,

Winchester District Local Plan

- EN5, H2, T9, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, H3, T2, T4, RT3

Supplementary Planning Guidance:

- Curdridge 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
- PPG 13 Transport

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

- The site falls within H2 frontage in the WDLP, and this is rolled forward as policy H3 in the revised deposit plan, therefore the principle of developing the site for a new dwelling is acceptable in policy terms.
- Notwithstanding this, there is an extant planning permission for a new four bedroom dwelling on this site and officers consider that the changes proposed are not materially harmful but did not consider that the alterations could be dealt with as a minor amendment and required a new application to be submitted.

Impact on character of area

- Chapel Road is varied in dwelling type and styles, there are a number of extended bungalows, houses and a mixture of materials including render and plain brick.
- This dwelling is proposed to be of brick and tile, which officers consider to be acceptable.
- The proposal is set in line with the neighbouring dwelling, "Farthings" and behind the garage of that property, which is closer to the road.

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- The proposal will also result in an acceptable boundary treatment to the Botley Road boundary, an amended plan has been received which shows native planting and removes the leylandii cypress which was considered unacceptable. The fence is reduced in height to 1m and its position meets the requirements of the City Engineer in terms of providing the appropriate visibility splay.
- Officers consider that the proposal will not result in an adverse impact on the character of the area.

Highways

- To ensure that the fence to the Botley Road was erected in the correct position, the applicants entered into pre-application discussions with the City Engineer. The siting of the fence is a result of those discussions. It is set back 2.4m from the junction with the Botley Road and this is acceptable to the City Engineer, who has raised no objection to the proposal.
- No planting is proposed within the visibility splay.
- Parking and turning was considered acceptable with the previous application and this application provides a slightly larger area.
- The Arboricultural officer indicated that there was already tarmac in this area, and that it was slightly closer to the trees, but did not raise an objection.

Public Open Space provision

- This has already been dealt with by means of a S106 legal agreement.

Comments on representations

- The proposed height of the dwelling is 5.8m and it is intended to cut the north-east section of the bungalow into the site by 450mm.
- There is an extant permission for a four bedroom dwelling on this site, which was granted last year.
- The intention of the frontage development policies is that development should not be in depth and should be of one house depth, which this proposal is. The policy does not necessarily mean that the main elevation of a dwelling should face the road. There are other examples, including the next door dwelling where the dwelling does not front onto the road.
- Other points are addressed throughout the report.

**Planning Obligations/Agreements
Recommendation**

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 Approve the matters reserved by condition: -

- design
- siting
- landscaping
- external appearance;

of outline planning permission W01664/08

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

Winchester District Local Plan Proposals: H2, EN5, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H3, DP3