

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 23 June 2005

**Item No:** 13  
**Address:** Fortunes Vicarage Lane Swanmore Southampton Hampshire SO32 2PW

**Parish/Ward** Swanmore

**Proposal Description:** Erection of 2 no. two bedroom, 1 no. four bedroom and 1 no. five bedroom dwellings; associated garages and parking on land to the rear of Fortunes (AMENDED PLANS RECEIVED 06/05/2005)

**Applicants Name** Pride Homes Ltd

**Case No:** 05/00498/FUL

**W No:** W04903/05

**Case Officer:** Mrs Julie Pinnock

**Date Valid:** 22 February 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 Description**

- Fortunes is an existing dwelling which fronts onto Vicarage Lane
- It has accommodation in the roof served by a flat roof dormer to the front and rear of the dwelling
- It has a single vehicular access with a large turning area in front of the dwelling, the drive continues along the side of the dwelling and accesses a detached garage/carport with a parking area

**Relevant Planning History**

- W04903 - Erection of a conservatory - Fortunes Vicarage Lane Swanmore Southampton Hampshire SO32 2PW - Application Permitted - 14/08/1979
- W04903/01 - Erection of single storey rear extension - Fortunes Vicarage Lane Swanmore Southampton Hampshire SO32 2PW - Application Permitted - 17/11/1982
- W04903/02 - Conservatory - Fortunes Vicarage Lane Swanmore Southampton Hampshire SO32 2PW - Application Permitted - 05/10/1993
- W04903/03 - (AMENDED DESCRIPTION) 1 detached four bedroom dwelling. Alterations to roof, new double garage and new vehicular access at Fortunes - Fortunes Vicarage Lane Swanmore Southampton Hants SO32 2PW - Application Refused - 10/11/1997
- W04903/04 - 1 No. four bedroom detached house. Replacement of flat roof with pitched and new double garage to existing dwelling and alteration of existing vehicular access - Fortunes Vicarage Lane Swanmore Southampton Hants SO32 2PW - Application Refused - 14/04/1998

**Proposal**

- As per Proposal Description
- The application proposes 4 no. two storey dwellings within the curtilage of Fortunes served by the existing vehicular access
- Fortunes the existing dwelling on the site is to be retained
- Plot 1 is a detached five bedroom dwelling, Plot 2 is a detached four bedroom dwelling, and Plots 3 and 4 are a pair of semi-detached two bedroom dwellings

**Consultations**

Engineers:Highways:

- No objection subject to recommended conditions

Landscape:

- No objection subject to landscape condition

Southern Water:

- Comment proposed connection to the public sewer will require the formal approval of Southern Water
- No public surface water sewer in the vicinity of the site
- No surface water should be discharged to the foul sewer as this could cause flooding to downstream properties

**Representations:**

Swanmore Parish Council

- Object
- Proposed 2 storey dwelling would be out of keeping and scale with the neighbouring single storey properties and the street scene
- The proposed 5 bedroom dwelling is too large for the plot as shown
- The proposed dwellings will overlook the private rear gardens of neighbouring properties, therefore detrimental to their visual amenities
- The site is adjacent to open countryside designated as part of the South Downs National

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Park.

Winchester Group for Disabled People

- Comment that with a move towards making all domestic housing accessible to disabled people, whether as occupants or visitors request that the dwellings 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 wide enough to enable wheelchair access and use where possible
- Consideration should also be given to providing accessible light switches and electrical sockets

Letters of representations have been received from 5 Neighbours

- Object for following reasons:-
- Affect on the character of the area
- Backland development
- Buildings will be higher than the surrounding houses
- Loss of privacy – unrestricted views into neighbouring properties
- Loss of light
- Height restrictions on Tawny Cottage and dormers not permitted as they would look into other peoples gardens
- Previous refusal for one dwelling on site
- Noise, mess, pollution and traffic associated with construction works
- Increase traffic along narrow lane with no pavement – dangerous to walkers, riders and cyclist and young children walking to and from school
- Road in a poor state of repair
- Access adjacent to farm gate and two public footpaths

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, H1, H7, R2, T5

Winchester District Local Plan

- H.1, H.7, EN.5, EN.13, T.9, RT.3

Winchester District Local Plan Review Deposit and Revised Deposit:

- H.2, H.7, RD06.23, DP.3, DP.10, DP.11

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Swanmore Village Design Statement
- 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
- PPG 17 Sport and Recreation

**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

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- Public open space provision
- Comments on representations

Principle of development

- The site is situated within the settlement boundary for Swanmore where there is a presumption in favour of residential development unless material considerations indicate otherwise
- The site comprises the residential curtilage of an existing dwelling 'Fortunes'
- The site is on the edge of the settlement boundary
- The site area is 0.13 hectares which equates to a density of 30 dwellings per hectare which is at the lowest end of the PPG3 guidelines and policies of the adopted and revised deposit local plan which seek densities at a range of between 30 – 50 dwellings per hectare
- Yours Officers initially had concerns over the size and impact of the largest dwelling Plot 1, and following negotiations with the agent, an amended plan was submitted which significantly reduced the scale and mass of this dwelling

Impact on character of area

- The application site is adjacent to the edge of the village settlement, with views into the site from the countryside along a public right of way to the rear, and from Vicarage Lane to the front of the site
- It is not considered that the proposal impacts upon the character of the area, from the footpath to the rear, residential development is visible, and the proposal will be read in relation to existing residential development
- In views from Vicarage Lane the development proposal leads you into the site, with initial views of the pair of semi-detached dwellings

Detailed design

- The dwellings have been designed to reflect the character of other dwellings in Vicarage Lane and architectural features and materials detailed in the Village Design Statement
- Officers consider that the design, building heights, scale and mass are acceptable

Highways

- The highway engineer is satisfied with the proposal subject to some minor amendments and recommends approval subject to conditions

Public Open Space provision

- The applicant has been advised of the requirement for the provision of public open space and has indicated that his client wishes to make an up front payment

Comments on representations

- The Parish Council and local residents have objected to the proposal, they have a number of concerns relating to the proposal
- The first is the affect on the character of the area which your Officers have addressed above
- They have also raised concerns stating that the development is backland, however policy H.1 of the adopted local plan and H.2 of the emerging local plan clearly show the application site within the settlement boundary.
- Other concerns relate to the height of the proposal, overlooking and loss of light, Officers have assessed the proposal in relation to the neighbouring properties, and whilst the dwellings are slightly taller than the existing, they do not materially overlook or overshadow the neighbouring properties
- The occupiers of Meadow View to the south of the application site have a long rear garden, and whilst Plot 1 may overlook to a degree part of the rear garden, it does not over look the main private amenity area of Meadow View
- The occupier of 1 Fullegar Cottage to the north of the application site is one of a pair of semi-detached dwellings which sits at an angle to the site adjacent to a strong and tall mature

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boundary of cypress trees, this belt extends from the front along the side and to the majority of the rear boundary

- Part of the boundary currently comprises the existing garage/car port of the application site were the occupiers of this dwelling get some late afternoon soon to the bottom of their garden
- It is not considered that the proposal will alter or worsen the existing situation
- Local residents have queried the principle of development at this site, particularly when the planning history indicates that permission was refused in 1997 and 1998 for one dwelling on the site. Since then there has been a material change in policy with the introduction of PPG3 in 2000, which seeks to make more efficient use of land
- The proposal accords with current planning policy

**Planning Obligations/Agreements**

In seeking the planning obligation(s) and/or financial contributions for £8,808.00, 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.

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

03 The proposed access and drive 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 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.

04 Reason: In the interests of highway safety.

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05 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

05 Reason: To ensure the permanent availability of parking for the property.

06 The private drive shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specifications to an existing highway.

06 Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

07 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.

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

08 The first floor window(s) in the front elevation of dwelling - plot 3 hereby permitted shall be glazed in obscure glass and thereafter retained.

08 Reason: To protect the amenity and privacy of the adjoining residential properties.

### **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, H1, H7, R2, T5  
Winchester District Local Plan Proposals: H.1, H.7, EN.5, EN.13, T.9, RT.3  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H.2, H.7, RD06.23, DP.3, DP.10, DP.11