

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:	06
Address:	Land At 37 Ramsay Road, Ramsay Road Kings Worthy Hampshire
Parish/Ward	Kings Worthy
Proposal Description:	Erection of 1 No three bedroom dwelling
Applicants Name	Mr N Miller
Case No:	05/01131/FUL
W No:	W17226/03
Case Officer:	Lorna Hutchings
Date Valid:	3 May 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation
Site Factors:	None

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

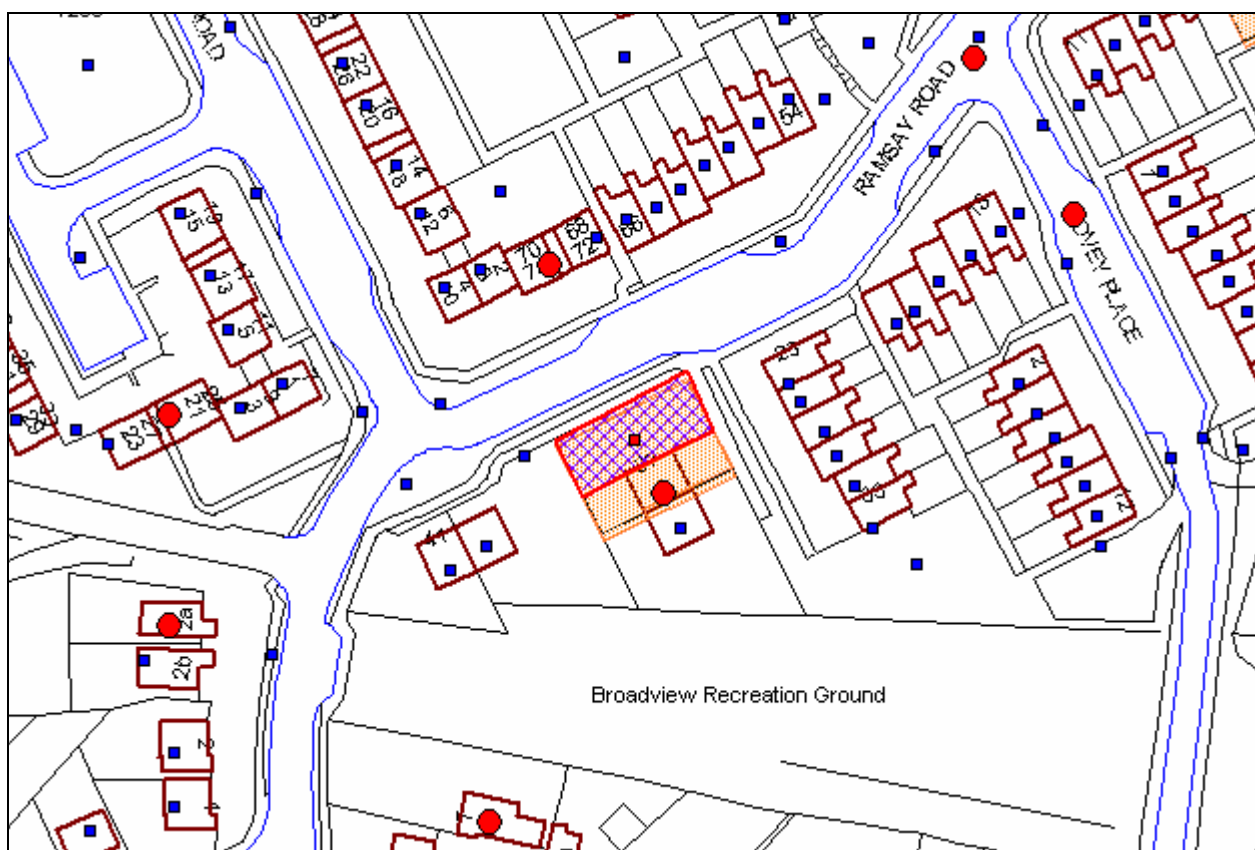
SITE LOCATION PLAN

Case No: 05/01131/FUL

W No: W17226/03

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WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- No. 37 Ramsey Road is a semi detached post war single storey dwelling with a bedroom added in the roofspace.
- The dwelling faces northeast towards an existing footpath and grass verge off the main road to the northwest side.
- There is a significant slope down from the dwellings towards the southwest and down Ramsey Road in general.
- The property is set back at least 10m from the road but is fairly prominent in the street scene when viewed from the higher levels to the northeast.
- The boundary with the road is a solid leylandii hedge between 3 and 4 metres tall although there is a gap towards the west end.

Relevant Planning History

W17226 Side extension with room in roof with velux window - Application Refused - 30/07/2001 Appeal dismissed.

W17226/01 Erection of two bedroom dwelling and erection of single storey front extension Application Permitted - 04/04/2003.

W17226/02 Erection of 1 No three bedroom dwelling, associated parking and alterations to existing access - Application Permitted - 15/07/2004

Proposal

- Amendment to W17226/03 including: Basement level with external stairs;
- Utilisation of roofspace for playroom including 3 velux windows and 2nd storey casement windows to either end;
- Omission of 3 casement windows to elevation facing Ramsey Road, replacement with 1 no. bullseye window.
- Increase in linked porch size.

Consultations

Engineers:Highways:

- Proposal does not alter materially and therefore no objection subject to conditions as recommended.

Representations:

Kings Worthy Parish Council

- Object – undesirable over-intensive use of the site with inadequate parking and additional vehicles on the road.

Letters of representations have been received from 0 Neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, H5, R2, T2.

Winchester District Local Plan

H1, EN5, EN7, EN9, EN13, RT3, T9.

Winchester District Local Plan Review Deposit and Revised Deposit:

H2, DP3, DP5, DP9, RT3, T1.

Supplementary Planning Guidance:

None.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

National Planning Policy Guidance/Statements:

- PPS 1 Sustainable Communities
- PPG 3 Housing

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
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Principle of development

- The principle of this development has been established by the previous consent for a 3 bed dwelling of the same height and footprint.
- There is no policy objection to the use of the roofspace or to the creation of a basement; the main consideration in respect of these changes are how they may affect the external appearance and form of the proposed dwelling and this is considered below.

Impact on character of area/spatial characteristics/street scene.

- The proposal remains unchanged in its footprint and plans indicate that the creation of the basement and use of the roofspace will have no impact on the resultant height or bulk of the dwelling compared to the previously approved dwelling (see drawing no. A3/086/10).
- This is important to ensure as the massing of the dwelling has previously been carefully considered as the site is prominent in viewpoints from elevated positions and will be seen in the context of the single storey dwellings to the southeast. Ramsey Road does however comprise predominantly 2 storey dwellings.
- The 2 higher windows proposed at the top of the gable ends to the north and south will be noticeable in views from Ramsey Road but the proposed rooflights are only on the eastern elevation away from the road.
- It is considered that the proposed dwelling will have no more impact on the street scene than what has previously been approved. A condition is however recommended to ensure that the existing and proposed levels are demonstrated to ensure the height does not increase.

Residential amenities

- It is considered that the proposed dwelling is an acceptable distance from the neighbouring dwellings (26m to northwest, 20m to northeast and 21m to southwest) so its form or any windows will have no detrimental impacts.
- It is considered that the proposed dwelling will have no more impacts on the nearest neighbour at no. 37 directly to the southeast, than the proposed approved scheme had.

Highways

- There is no highway objection as engineers do not consider that the proposal materially differs from W17226/02 which was also for a 3 bed house. Parking and cycling are still adequately provided for with a dropped kerb to the northwest corner allowing access to a new parking area.

Public Open space.

- A payment was previously made for a 3 bed house during the 2004/2005 financial year, therefore a financial contribution will need to be made covering the increased amounts due for the 2005/2006 financial year.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Comments on representations

- The Parish Councils objection grounds are dealt with above regarding the overintensive use of the site and inadequate parking.
- Whilst it is noted that additional persons could live at the property in the basement or playroom now to be utilised, fundamentally a property with the same number of bedrooms is still proposed with a building of the same form which will look in keeping with the area.
- A condition is attached should the applicants formerly wish to convert the space in to a bedroom as more Public Open Space payment would be required.

Planning Obligations/Agreements

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

- 1. A financial contribution of £68.00 towards the provision of public open space through the open space funding system**

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

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 The materials to be used in the construction of the external surfaces of the house hereby permitted shall match those used in the existing building.

02 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

03 All of the existing and proposed hedgerows identified on the approved site plan (ref: A3/086/10 rev. A) shall be permanently retained and maintained in good condition at a minimum height of 2m and, where necessary, reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

03 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

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

05 The building(s) shall not be occupied until a means of access for pedestrians has been constructed in accordance with the approved plans.

05 Reason: To ensure satisfactory pedestrian access is provided.

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 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

07 Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

08 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.

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

09 The basement and playroom areas hereby approved shall not be converted into bedrooms, unless otherwise agreed in writing by the Local Planning Authority.

09 Reason: In the interests of the residential amenities of the area and because more Public Open Space payment would need to be made.

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.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

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

Hampshire County Structure Plan Review: UB3, H5, R2, T2.

Winchester District Local Plan Proposals: H1, EN5, EN7, EN9, EN13, RT3, T9.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, DP3, DP5, DP9, RT3, T1.

03. The applicant is advised that a licence will be required to carry out highway works. Please contact: The Engineering Services Manager, Engineering Department, Winchester City Council, Winchester, (Telephone: 01962 848326).

04. Some of the drainage works proposed will require a separate express consent from Southern Water. The applicant is advised to contact Southern Water to discuss this matter at the earliest opportunity.