

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 November 2005

**Item No:** 16  
**Address:** Parkersell Lighting & Electrical Ltd Parkersell House Cranworth Road  
Winchester Hampshire SO22 6SQ

**Parish/Ward** Winchester Town

**Proposal Description:** Replace office block with three storey building containing 4 no. one bed and 5 no. two bed flats and 2 no. two bed houses with associated parking (RESUBMISSION)

**Applicants Name** BMP Estates Ltd

**Case No:** 05/01678/FUL

**W No:** W06707/03

**Case Officer:** Mr Simon Avery

**Date Valid:** 5 July 2005

**Delegated or Committee:** Committee Decision

**Reason for Committee:** At the request of a councillor

### Site Description

- This site is on the east side of Cranworth Road in Winchester
- It is approximately 20 metres north of the junction with Stockbridge Road
- It is in the settlement boundary
- Winchester Railway Station is to the south
- Cranworth Road comprises predominantly Victorian terraced housing
- Adjacent to the south of the site is a detached single storey pitch roofed hall
- Opposite the site is a new development of two storey terraced housing
- The site is 0.09 of a hectare and contains a two storey office building
- This is set back from the road with a hardsurfaced parking area to the front
- This is enclosed by a low wall and railings
- Vehicular access is from Cranworth Road
- There are two large silver birches to the front of the site near the vehicular access
- There is another silver birch to the rear of the building
- All three trees have a Tree Preservation Order on them
- There is a steep landscaped embankment which leads up to the Railway Station car park to the rear

### Relevant Planning History

- W06707: Erection of 2 storey office extension - Permitted - 28/04/1982
- W06707/01: Erection of enclosed entrance porch - Permitted - 02/08/1983
- W06707/02: Demolition of existing office building and construction of one no. three storey block consisting 5 no. one bedroom and 7 no. two bedroom dwellings with associated parking, altered existing and new vehicle access - Withdrawn - 18/02/2004

### Proposal

- As per Proposal Description
- The proposal is to demolish the office building, remove the silver birch to the rear of the site and construct a new residential building
- This will be three storey in height (i.e. two storey with accommodation in a steeped pitched roof) to the front facing the road with a two storey section to the rear
- The front part of the building will contain five 2 bedroom flats and four 1 bedroom flats
- The rear part will contain two 2 bedroom houses
- One of these houses will have a private amenity space
- The house and the nine flats will share the remaining amenity area to the rear, which will contain a replacement silver birch
- There will be provision for six car parking spaces to the front of the site which will serve six of the 2 bedroom units
- The two silver birches to the front will be retained
- There will be a new wall and railings to the front of the site

### Consultations

#### Engineers: Highways:

- No highway objections
- The existing access is to be utilised, unchanged from the previous use
- As this serves an office with a significant amount of parking, the situation will be improved by this proposal

#### Environment Agency:

- No objection in principle

#### Landscape:

- The layout is acceptable in landscape terms

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- Suitable boundary treatment is essential
  - The path at the rear to the replacement tree could be omitted to simplify the appearance
- Southern Water:
- No adverse comments

**Representations:**

City of Winchester Trust:

- Because of the restrained simplicity of the adjoining terrace, it is felt that these changes should be considered:
- The dormers should have flat tops
- The front gabled break in the eaves line should be removed
- Chimneys or some other feature should be introduced to punctuate the roof line
- The tops of the windows should be straight

The Winchester Group for Disabled People

- Proposed dwellings should be made as accessible as possible to take into account the needs of disabled people

Letters of representations have been received from five Neighbours

- The main concerns are:
- Density/number of units too great
- Parking provision is inadequate
- The size of the units will result in low quality housing
- The height of the proposal is excessive and it would be crowded/cramped in appearance
- Loss of the tree to the rear
- Impact on residential amenity/loss of light/overbearing

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB1, UB2, UB3, H1, H2, H5, H6, H7, R2

Winchester District Local Plan

- EN5, EN7, EN8, EN9, H1, H5, H7, E2, T9, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP3, DP5, DP6, H2, H5, H7, E2, E4, T2, T4, RT3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments

National Planning Policy Guidance/Statements:

- PPS 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Density
- Amenity Space
- Residential amenities
- Detailed design
- Highways
- Trees
- Housing mix
- Public open space provision

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Principle of development

- The loss of the existing office use to residential has been accepted in principle with the previous application
- The site is within Winchester City, but outside the town centre boundary and in such a location office use is discouraged while a residential use encouraged

Density

- The proposal for 11 units on this site would result in a density of 122 dwellings per hectare
- Such a high density in itself is not unacceptable in the city centre, as long as the site is not overdeveloped
- In this case, it is considered that the proposal is an overdevelopment of the site
- Two problems arise because of this overdevelopment:
- Firstly there would not be adequate amenity space for the number of dwellings proposed
- Secondly, the new building would have a detrimental impact on the amenities of the adjoining residential property to the north

Amenity space

- 1 of the 2 houses proposed to the rear would have its own private garden area
- The other house and the 9 flats would all share the small triangular space to the rear which is enclosed by a steep bank
- It is considered that this would not provide an adequate amenity area for the number or mixture of dwellings proposed and would result in a loss of privacy for those on the ground floors of the proposed units which face the amenity space

Residential amenities

- The proposed building would have a detrimental impact upon the amenities of No.1 Cranworth Road
- No.1 Cranworth Road has 7 side windows facing the site
- The new building would be 2.7 metres from these windows and would run parallel with 5 of them
- This would have an overbearing impact on the views from these windows and also result in a loss of light to the rooms they serve
- There would also be some loss of sunlight to the rear garden of No.1 which currently receives light through the gap between the buildings which exists because the offices are set back in the site

Detailed design

- The proposed building would be 1.1 metres higher than the adjoining terrace
- On balance it is considered that the height of the building may be acceptable
- However, certain features such as the gabled dormers and the small gable to the front have the effect of drawing attention to the height and scale of the roof and are out of keeping with the simpler roof structure of the adjoining terrace
- It is considered that these features therefore have a detrimental impact on the character and appearance of the area

Highways

- There are no highway objections to the scheme

Trees

- The two trees to the front of the site have an important amenity value and will not be affected by the proposal as they will remain in situ with the surrounding hardstanding
- The existing tree to the rear will be replaced by another birch and this is considered to be acceptable

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Housing mix

- The proposal complies with the Council's housing mix policies by providing 1 and 2 bed units

Public open space provision

- The open space payment had not been paid at the time of this report

Conclusion

- Your officers consider that, due to the lack of adequate amenity space, the impact on No.1 Cranworth Road and the detailed design of the roof features, the application should be refused

**Recommendation**

**REFUSE – subject to the following refusal reason(s):**

**Conditions/Reasons**

01 The proposed development is contrary to Policies UB3 and H6 of the Hampshire County Structure Plan, Policies EN5, EN8 and EN9 of the Winchester District Local Plan and Policies DP3 and DP6 of the Winchester District Local Plan Review in that:-

(i) due to the mass of the buildings and the amount of site coverage there would be an overdevelopment of the site which would result in inadequate amenity space for the size and number of dwellings proposed and would result in a lack of privacy for the users of the ground floor rooms of the building which face the amenity space;

(ii) due to the mass, height and siting of the building there would be an unacceptably adverse impact on the residential amenities of No. 1 Cranworth Road through loss of light to the side windows and loss of sunlight to the rear garden of this property and through being overbearing on the outlook from these windows;

(iii) the proposed gabled dormer windows and the small gable to the front elevation are not in keeping with the features of the surrounding development and draw attention to the height and scale of the proposed roof and are therefore detrimental to the character and appearance of the area.

02 The proposal is contrary to Policy R2 of the Hampshire County Structure Plan Review and Policy RT3 of the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area. The proposal would also be likely to prejudice the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District

**Informatives**

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

Hampshire County Structure Plan Review: UB1, UB2, UB3, H1, H2, H5, H6, H7, R2  
Winchester District Local Plan Proposals: EN5, EN7, EN8, EN9, H1, H5, H7, E2, E4, T9, RT3  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, DP6, H2, H5, H7, E2, T2, T4, RT3