

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	06/01212/FUL	Valid Date	24 March 2006
W No:	18796/04	Recommendation Date	18 May 2006
Case Officer:	Mr Tom Patchell	8 Week Date	19 May 2006
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Erection of three bedroom semi-detached dwelling with associated parking and access (RESUBMISSION)
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Site:	1 St Stephens Road Winchester Hampshire SO22 6DE
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Open Space	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	N	N	Y=22	N	Y	Y

APPROVED TO GO TO COMMITTEE
TEAM MANAGER
Signed & Date

AMENDED PLANS DATE:-

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: ITEM 02
Case No: 06/01212/FUL / W18796/04
Proposal Description: Erection of three bedroom semi-detached dwelling with associated parking and access (RESUBMISSION)
Address: 1 St Stephens Road Winchester Hampshire SO22 6DE
Parish/Ward: Winchester Town
Applicants Name: Mr J Batho
Case Officer: Mr Tom Patchell
Date Valid: 24 March 2006
Site Factors:

Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received.

This application is a resubmission, following the refusal of permission for the erection of a three bedroom dwelling with associated parking and access, under planning application reference number 05/01889/FUL (W18796/03) on 23 September 2005. The application was refused under delegated powers. The proposed house has been reduced in size, with the proposed rear elevation now aligned with that of the existing dwelling and an alteration to the detailing within the front elevation.

Site Description

The existing dwelling is one of a pair of semi-detached properties located at the junction of St Stephens Road and Wessex Drive. The existing dwelling has an area for parking to the front with a wide side garden and relatively long rear garden bounded by a brick wall.

The character of St Stephens Road is of two-storey semi-detached dwellings uniformly set back from the highway with driveways and gardens to the front elevations. There is a mix of two styles of semi-detached dwellings, one where both dwellings are plain in appearance; the other style where one of the pair has a gable feature to the front elevation.

The two dwellings adjacent to Wessex Drive, No.s 1 and 2 St Stephens Road, both have a strip of garden to the side of the dwelling, approximately 8 metres in width.

The dwellings within Wessex Drive are bungalows, which are set back from the highway with driveways and gardens to the front elevation. Some of the bungalows within Wessex Drive have created rooms in the roof space.

Proposal

The proposal is for an attached 3 bedroom dwelling, which would comprise a lower ground floor and two storeys above. The existing residential curtilage would be divided between the existing and proposed dwelling, with the provision of 2 parking spaces to the rear of the proposed plot.

Relevant Planning History

W18796 Two storey side extension - 1 St Stephens Road Winchester Hampshire SO22 6DE - Application Permitted under delegated powers - 09/06/2004

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

W18796/03 Erection of three bedroom dwelling with associated parking and access - 1 St Stephens Road Winchester Hampshire SO22 6DE - Application Refused under delegated powers - 23/09/2005

Consultations

Engineers: Drainage:

No objections

Engineers: Highways:

No objections subject to conditions

Landscape:

No objections subject to landscape condition

Environment Agency:

No objections

Representations:

City of Winchester Trust: Object

- Detrimental to the street scene
- Set forward of building line of St. Stephens Road
- Undesirable precedent
- Sub-divided garden too small

22 letters received objecting to the application for the following reasons:

- Problems with access and parking in Wessex Drive already.
- Create a dwelling out of balance with the surrounding area and in an exposed corner.
- 2 car parking bays inadequate.
- Revised plan is slightly less unsightly but remains a blot on existing residents' horizon.
- Loss of light.
- A terrace is not in keeping with the style and character of the surrounding area.
- Detailing not in keeping; size and position of windows, use of tile hanging.
- Additional traffic.
- Adverse affect on the enjoyment of surrounding properties.
- Design, layout and appearance and conservation of the environment.
- Has not overcome reasons for refusal of previous scheme.
- Front of property is unsympathetic.
- Extends beyond the building line.
- Side elevation is unattractive brick wall with randomly spaced windows.
- Three-storey front elevation would be more intrusive.
- Plot width inaccurate.
- Overpowers the bungalows in Wessex Drive.
- Inadequate and aging drains.

Objections made not material to planning and therefore not addressed in this report

- Value of existing semi-detached dwelling, at No 3 would be affected as it would be classed as an end of terrace.
- The applicant would not be affected as he is going to rent out both dwellings.
- The proposed split level dwelling is to be used for multi-occupancy adult accommodation.
- Rented accommodation would change the dynamic of owner occupying families.
- Parking by Peter Symonds students makes access to and from dwellings in Wessex Drive difficult.
- If the dwelling is approved all sorts of extensions and additions to dwellings in Wessex Drive would be approved.
- Restrictive covenant within the deeds to the property preventing the erection of a dwelling.
- Description is incorrect it would not be a semi-detached dwelling, but an end of terrace.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- The existing house is empty; there is not a personal need for an additional dwelling.
- Applicant has created the front parking bays.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3

Winchester District Local Plan

EN.5, H.1, RT.3 and T.9

Winchester District Local Plan Review Deposit and Revised Deposit:

DP.3, H.2, RT.3, T.2 and T.4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

Other Planning guidance

Guide to the Open Space Funding System

Planning Considerations

Principle of development

The policies of the adopted Winchester District Local Plan together with the policies of the Winchester District Local Plan Review support residential development or redevelopment within the defined policy boundary of Winchester providing that the proposed development:

- in terms of design scale and layout responds positively to the character, appearance and layout and variety of the local environment;
- makes efficient and affective use of the land and buildings; and
- does not have an unacceptable adverse impact on adjoining land, uses or property.

The policies of the Local Plan and the Local Plan Review follow the advice given within PPG3: Housing with regards to making efficient and effective use of the land and the proposed development would have a density of approximately 34 dwellings per hectare.

Design/layout

Under planning application reference number 04/00477/FUL (W18796), a two storey side extension was approved to this property. The approved extension, which could still be constructed, had the same footprint and a similar form to that of the attached dwelling that was refused under planning application reference number 05/01889/FUL (W18796/03). The principle of building to the side of 1 St Stephens Road has therefore been established with the approval of the two-storey side extension.

The amendments that have been made to this proposal would bring the rear elevation of the proposed dwelling in line with that of the existing dwelling.

With the front/principal elevation that would be viewed from Wessex Drive and St Stephens Road being very similar to the approved two-storey extension the main consideration of this application is whether an additional dwelling would have any greater impact on the amenities of the surrounding area, above that of the approved two-storey extension.

One of the main amendments from the previously refused scheme is the reduction in the top window within the gabled element, whereas previously the windows were of a similar size and emphasised a three-storey appearance to the building. The top window is now proposed to be considerably smaller than that of the lower floor reducing the impact of the height of the proposal.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Impact on character of area and neighbouring property

The proposed dwelling would give rise to additional traffic and activity but not to the extent that it would adversely affect the character of the surrounding area. With the reduction in depth of the rear of the proposed dwelling it would no longer appear obtrusive or overbearing to the occupants of 1 St Stephens Road.

Due to the distance to the properties within Wessex Drive (25 metres) and the properties on the opposite side of St Stephens Road (30 metres), there would be no loss of privacy or light above that which would occur from the erection of the approved two-storey extension and the development, which is 9 metres in height, would not appear overbearing.

The approved two-storey extension in terms of the position and size of windows, use of materials and general detailing complimented but did not reflect precisely that of the existing dwelling. This is also the case with this application.

Highways/Parking

The proposed dwelling is to be provided with two parking spaces within the rear of the curtilage. A condition is recommended to retain these for the parking of motor vehicles only.

The congestion caused by the parking of vehicles, within St Stephens Road and Wessex Drive, by non-residents is not material to the determination of this application. The Council can only ensure that adequate parking is provided and retained for this dwelling.

Other Matters

A payment of £2,034 has been received by the Council in-lieu of the provision of public open space.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

01 The development hereby permitted shall be begun before the expiration of three 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 (as amended).

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 dwelling 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 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, D and E of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

04 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway 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 duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

04 Reason: In the interests of highway safety.

05 Details of provisions to be made for the parking 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 parking spaces hereby approved shall not be used for any other purpose than the parking of motor vehicle.

06 Reason: To ensure the provision and retention of the parking spaces in the interests of local amenity and highway safety.

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.

Informatives:

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.

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: EN.5, H.1, RT.3 and T.9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, H.2, RT.3, T.2 and T.4

The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).