

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 July 2006

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

## Committee Decision

<b>Case No:</b>	06/01590/FUL	<b>Valid Date</b>	18 April 2006
<b>W No:</b>	06744/04	<b>Recommendation Date</b>	12 June 2006
<b>Case Officer:</b>	Mr Neil Mackintosh	<b>8 Week Date</b>	<b>13 June 2006</b>
		<b>Committee date</b>	<b>6 July 2006</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

<b>Proposal:</b>	Erect 1 no. six bed detached house and detached garage, 1 no. four bed detached house, 2 no. semi-detached two bed dwellings, repositioning access, new access and associated parking; (retain existing dwelling), removal of double garage and utility area
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<b>Site:</b>	Littlestowe Southdown Road Shawford Winchester Hampshire
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	Y	N	Y	N	Y	N

<b>APPROVED TO GO TO COMMITTEE</b>
TEAM MANAGER
<b>Signed &amp; Date</b>

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**AMENDED PLANS DATE:- 16/06/0, 23/06/06**

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**Item No:** ITEM 05  
**Case No:** 06/01590/FUL / W06744/04  
**Proposal Description:** Erect 1 no. six bed detached house and detached garage, 1 no. four bed detached house, 2 no. semi-detached two bed dwellings, repositioning access, new access and associated parking; (retain existing dwelling), removal of double garage and utility area  
**Address:** Littlestowe Southdown Road Shawford Winchester Hampshire  
**Parish/Ward:** Compton And Shawford  
**Applicants Name:** Mrs A C Welch  
**Case Officer:** Mr Neil Mackintosh  
**Date Valid:** 18 April 2006  
**Site Factors:** Within Southdown Policy Boundary  
Civil Aviation  
**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee at the request of Compton and Shawford Parish Council and Cllr Beckett and their requests are appended in full to this report  
This application is reported to Committee at the request of Councillor Beckett whose request is appended in full to this report

During the course of considering the application amended plans have been submitted that reduce the height and overall dimensions of the two semi-detached houses on Plots 3 and 4.

### Site Description

Littlestowe is situated adjacent to the junction of Southdown Road with Otterbourne Road. It is a detached, large house within a large garden. The garden contains part of the remains of The Dell, a sunken medieval roadway, and trees that are the subject of a Tree Preservation Order. These new factors effectively limit the developable area of the garden to about half of the overall site. Littlestowe was built at a time when ribbon development along major arterial roads was a common practice. At that time Otterbourne Road was the main road between Southampton and Winchester but this was superseded by a by-pass, which was later upgraded to become the M3. This motorway is approximately 50m to the West of the site and to the East are houses on spacious plots facing Fairfield Road.

To the south, sloping down the hill towards Otterbourne, are rows of houses on either side of the old main road. These rows of detached and semi-detached houses have been the subject of infilling in recent years and present a more densely developed appearance than the rest of Southdown.

### Proposal

The applicant lives at Littlestowe and intends to build four houses in the garden, one fronting on to Southdown Road and three on to Otterbourne Road. Two of the latter would be in the form of a pair of semi-detached houses.

The site has vehicular access from both roads but the Otterbourne Road access, now unused, would be abandoned. Two new accesses would be created, one to serve one of the larger houses (plot 2) and a shared access for Littlestowe and the pair of semis (plots 3 & 4), and the existing access onto Southdown Road would be retained to serve plot 1.

### Relevant Planning History

W06744/01 – dwelling, refused 1986 – contrary to Policy S26 of Winchester Area Local Plan  
W06744/02 – dwelling, refused 1988 - as above, precedent re: subdivision of large gardens  
W06744/03 – dwelling, refused 1992 - as above plus lack of parking, dismissed at appeal.

### Consultations

#### Engineers: Highways:

No highway objections, subject to conditions being applied and a contribution of £8,000 being made towards the Central Hampshire Rural Transport Strategy.

#### Landscape:

Recommend refusal, as there is little space about the dwellings to allow for additional planting and the gardens for Plots 3 and 4 are small. However, fairly happy that the existing trees may be protected adequately, as demonstrated in the submitted tree report.

#### Southern Water:

There is currently inadequate capacity in the local network to provide foul sewage disposal to service the proposed development. However, if it can be shown that existing surface water drainage to the foul sewer can be stopped, i.e. no net increase in flows, additional foul flows could be accommodated. (The applicant confirms that surface water from Littlestowe does drain to the foul sewer and he has commissioned a civil engineers report to address this problem)

#### Archaeology:

No objection, subject to a condition for archaeological recording, as the site contains a holloway and is adjacent to the Roman Road from Winchester to Bitterne.

### Representations:

Compton and Shawford Parish Council

The Parish Council accepts the principle of development but suggest that this application should be rejected because of its density and the creation of new accesses (See comments attached)

Four letters have been received objecting to the application, one from the Southdown Residents Association and three from local residents. They object for the following reasons:

- Density out of character with surrounding plots, particularly Plots 3 and 4.
- Government guidelines of 30 to 50 units per hectare should not be applied to this area
- 'This tranquil area will be destroyed and soon turned into some form of housing estate'
- Highway and pedestrian danger as a result of additional accesses and their usage.

No letters of support received.

### Relevant Planning Policy:

#### Hampshire County Structure Plan Review:

H5, H7, E6, E14, UB3, T4, T6, R2

#### Winchester District Local Plan

H1, H7, EN1, EN5, HG2, T9, T12, RT3

#### Winchester District Local Plan Review Deposit and Revised Deposit:

H1, H2, DP3, HE2, T2, T5, RT3

#### National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

PPG 13 Transport

PPG 16 Archaeology and planning

PPG 17 Planning for Open Space, Sport and Recreation

#### Supplementary Planning Guidance

Winchester District Landscape Character Assessment

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Other Planning guidance

Guide to the Open Space Funding System  
Movement, Access, Streets and Spaces  
Parking Standards 2002  
Winchester Housing Needs Survey

**Planning Considerations**

Principle of development

The application site is entirely within the Southdown policy boundary, as defined in the Winchester District Local Plan (WDLP) and its Review (WDLPR), and residential development is therefore acceptable, in principle. WDLP defines Southdown as an EN1 area, ie. one which sought to protect the distinctive qualities of a special area. However, this policy was adopted in 1998 and, in light of Planning Policy Guidance 3, recent appeal decisions and changes in Council policy this policy now has little weight, and in the WDLPR there is no equivalent policy.

As a result of PPG3 and changes in Local Plan policy, residential development within built-up areas should make the best use of available land, preferably with a density of between 30 to 50 dwellings per hectare, and should incorporate an appropriate housing mix with 50% 'small' dwellings. These are defined, in New Proposal RD06.23 of WDLPR, as having a gross floor area of 75 square metres or less. The submitted drawings have been amended to take this into account.

Design/layout

The house proposed for Plot 1 is large, faces Southdown Road and reflects the character of housing in Southdown. The Plot 2 house is slightly smaller, faces Otterbourne Road and reflects the character of houses in this road. Generally speaking they are smaller houses on smaller plots than the main area of Southdown. The houses on Plots 3 and 4 are a pair of 2-bedroom, semi-detached houses. They have been designed to have the massing of a single house.

Impact on character of area and neighbouring property

As already implied, the character of Otterbourne Road is different from the main Southdown area. Large houses on large plots enjoy spacious, tranquil surroundings away from the hustle and bustle of the Otterbourne road and the M3. However, the houses alongside the Otterbourne Road are more closely packed together and situated in less peaceful surroundings. In recent years 'infilling' has made this difference in character even more apparent.

The houses have been designed so as to have little impact on their neighbours to the West and South. The north and east boundaries front on to the highway and overlooking is not an issue.

Landscape/Trees

The Landscape Architect suggests that this application should be refused (see above) but your officers consider that sufficient space is available for additional trees and these are proposed by the applicant. Additional planting will be the subject of a landscaping condition. The Arboriculturalist is content that the existing trees on the site can be adequately protected.

Highways/Parking

The Highway Engineer raises no objection to this application, although an additional access to Otterbourne Road is proposed. An existing access to this road is to be abandoned and a new one constructed further away from the junction. The second access will serve three dwellings. The road is straight and adequate lines of sight are to be provided. Use of the existing access to Southdown Road will not be increased.

Archaeology

The site has potential for archaeological interest, being alongside two ancient roadways. However, the Council's Archaeologist is content that any issues can be dealt with by condition.

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Drainage

The applicant is able to overcome Southern Water's concerns about foul drainage by diverting existing surface water drainage away from the foul sewer. This will add capacity to the existing system.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for C.H.A.R.T.S. and Public Open Space Funding and the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 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.

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

**Recommendation**

That provided the applicant enters into a legal agreement, to the satisfaction of the City Secretary and Solicitor, to ensure that adequate contributions are made to the Council's Public Open Space Funding System and Hampshire County Council's C.H.A.R.T.S.

then planning permission be granted, subject to the following conditions:

**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 or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

02 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

03 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings and garage 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.

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

04 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.

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

05 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 5 metres from the tree trunks in accordance with BS 5837.

05 Reason: To retain and protect the trees which form an important part of the amenity of the area.

06 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

06 Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

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

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

08 The proposed access and drive, including the footway, 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 Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

08 Reason: To ensure satisfactory means of access.

09 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 5 metres from the highway boundary.

09 Reason: In the interests of highway safety.

10 Before the development hereby approved is first brought into use, visibility splays of 2 metres by 120 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

10 Reason: In the interests of highway safety.

11 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.

11 Reason: In the interests of highway safety.

12 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

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the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

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

**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: H5, H7, E6, E14, UB3, T4, T6, R2

Winchester District Local Plan Proposals: H1, H7, EN1, EN5, HG2, T9, T12, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H1, H2, DP3, HE2, T2, T5, RT3