

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 July 2006

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	06/01846/OUT	Valid Date	17 May 2006
W No:	05585/01	Recommendation Date	22 June 2006
Case Officer:	Mrs Mary Goodwin	8 Week Date	12 July 2006
		Committee date	6 July 2006
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Outline for new detached dwelling

Site: Pitcot House Pitcot Lane Owslebury Winchester Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	Y	N	Y	N	N	N

APPROVED TO GO TO COMMITTEE
TEAM MANAGER
Signed & Date

AMENDED PLANS DATE:- 21 June 2006

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Item No: ITEM 09
Case No: 06/01846/OUT / W05585/01
Proposal Description: Outline for new detached dwelling
Address: Pitcot House Pitcot Lane Owslebury Winchester Hampshire
Parish/Ward: Owslebury
Applicants Name: Mr J Pride
Case Officer: Mrs Mary Goodwin
Date Valid: 17 May 2006
Site Factors: Countryside

Recommendation: Application Permitted

General Comments

This application is reported to Committee because the applicant is an employee of Winchester City Council and at the request of Owslebury Parish Council, as appended in full at the end of the report.

The application has been processed normally.

Site Description

Pitcot House is a modern two storey red and buff brick house which dark tiled roof, sited to the north of its curtilage and set back from the frontage. The application site lies to the south of the house, and comprises the southern half of the property including a detached double garage.

Land levels drop down gradually to the south and west of the site and rise to the west.

The site has a frontage of 16 metres and a depth of 41 metres and contains mature shrubs and trees to the boundary with Pitcot Lane to the west, an unmetalled public highway, and the farm access to the south. To the south east is a single storey dwelling and complex of agricultural buildings, known as Underdown Farm. To the north of the site are further detached dwellings and beyond these is Main Road and the centre of the village. The church and church yard lie to the west at a higher level than the lane. The lane has a green and rural edge of village character, with detached houses in generous plots sited principally to the east of the lane.

Proposal

The application is in outline form and the matters for consideration are the principle of a dwelling on the site and the means of access. All other matters are reserved for a later reserved matters application. The proposed dwelling replaces an existing detached double garage on the site and has an access onto Pitcot Lane formed by widening the existing access serving Pitcot House. No details are provided in respect of siting, design, landscaping or parking provision. A plan has been submitted to show the positions of tree areas to be retained.

Relevant Planning History

W05585 – Extension, garage and workshop – permitted 25/06/1980

W05585/01 – First floor side extension and garage extension – permitted 23/03/1987

Consultations

Engineers: Drainage:

No objection subject to conditions requiring the submission and prior approval of drainage proposals. The application proposes non-mains drainage and the EA should be consulted. The applicant must demonstrate that both dwellings can be drained in compliance with building regulations. If the septic tank for the existing dwelling is within the minimum distance required by building regulations then a new facility is required for both properties.

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Engineers: Highways:

No objection subject to conditions. The new dwelling will be served by the existing access and this results in the loss of the garages. The access appears to be substandard with regard to visibility and splays of 2m by 33m to north and 2m by 23m to south are required. The submitted drawing does not show the effect this may have on the frontage and an accurate topographical survey will be required.

Landscape:

No objection subject to conditions. The site lies within the defined policy boundary for the village and the principle of a dwelling is acceptable provided the structure planting to the perimeter is retained, as the site is on the edge of the frontage, close to large and fairly noisy farm buildings. The detailed application must include a detailed tree survey and the siting of the dwelling should respond to this.

Environment Agency:

Comments to be reported to committee

Southern Water:

No objection

Representations:

Owslebury Parish Council

Over intensification of the area; contrary to draft infilling policy; lack of information regarding size of proposed dwelling; the property would be an additional residence with an entrance onto a footpath; out of keeping with character of area

0 letters of representation received

Relevant Planning Policy:

Hampshire County Structure Plan Review:

R2, C1, E8, E16, UB3

Winchester District Local Plan

EN5, EN7, RT3, C1, C2, C7, H2, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

DP1, DP3, DP5, DP13, C1, C6, RT3, H3, T2, T4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

PPS 7 Sustainable Development in Rural Areas

PPS 23 Planning and Pollution Control

Supplementary Planning Guidance

None

Other Planning guidance

Movement, Access, Streets and Spaces

Parking Standards 2002

Technical Paper: Open Space Provision and Funding

Winchester District Landscape Assessment

Planning Considerations

The planning considerations comprise the principle of development with reference to adopted and emerging local plan policy, the impact on the character, amenity and landscape of the area and highway safety.

Principle of development

The site falls within the H2 policy frontage as defined by the adopted Winchester District Local Plan, where there is a presumption in favour of infill development, subject to their being no

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adverse amenity, highway safety, landscape and other material considerations. Under the emerging modified policies, the principle of a dwelling on this site is not acceptable without the submission of an associated detailed statement to demonstrate to the satisfaction of the Local Planning Authority that the proposal meets the 7 criteria listed in the modified H3 policy. Until the emerging policy is adopted for development control purposes on 7 July 2006, the established H2 frontage policy prevails for development control purposes.

Impact on character of area and neighbouring property

A modestly proportioned house, with sympathetic detailing and materials, good landscaping and the retention of significant trees and hedging could be accommodated on the site without harm to the rural character of the area, street scene and amenities. Condition 9 sets parameters for development on the site, to ensure that the spatial qualities of the street scene are retained and to ensure that the proposed dwelling is subservient in scale and massing to the existing house. It is proposed to restrict permitted development rights in respect of extensions and outbuildings, in order to minimise the visual impact of the house.

Landscape/Trees

The existing mature vegetation on the site follows the boundaries and it is possible to retain all the existing structure planting that is worthy of retention given the proportions of the site and provided the proposed dwelling is carefully sited and modestly proportioned. Conditions 3 and 8 require the submission of tree reports and the retention of important trees.

Highways/Parking

Pitcot Lane is an unmetalled public highway and the existing access is substandard. Conditions 3 and 6 require full details of access, turning and parking and the provision of the required visibility splays.

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 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.

Recommendation

Application Permitted subject to the following condition(s):

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

Conditions

01 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

01 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

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02 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

a) Landscape considerations including:

- (i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;
- (ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- (iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

b) The siting of all buildings, the means of access thereto from the highway, parking and turning areas, including layout, construction and sight lines.

c) The design of the building, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

d) The details of materials treatment to be used for hard surfacing.

e) The finished levels above ordnance datum, of the ground floor, eaves and maximum ridge heights of the proposed building and their relationship to the levels of the existing building.

02 Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

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, or E of Parts 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.

04 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the dwelling is first occupied.

04 Reason: To ensure satisfactory provision of foul and surface water drainage.

05 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 33.0 metres to the north and 2.0 metres by 23.0 metres to the south shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 1 metre in height above the level of the adjacent highway shall be permitted within the splays.

05 Reason: In the interests of highway safety.

06 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the

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completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

07 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 7 metres from the tree trunks in accordance with BS 5837.

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

08 The maximum ridge height of the approved dwelling shall be no less than 2m below the maximum ridge height of the existing dwelling known as Pitcot House. The siting of the approved dwelling shall be no nearer to the site boundaries, as shown in red on the approved site plan, than 4 metres to the northern boundary, 10 metres to the western boundary, 15 metres to the eastern boundary and 6 metres to the southern boundary.

08 Reason: to define the extent of the outline consent in the interests of the visual amenity, spatial character and landscape of the area.

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: R2, C1, E8, E16, UB3

Winchester District Local Plan Proposals: EN5, EN7, RT3, C1, C2, C7, H2, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, DP13, C1, C6, RT3, H3, T2, T4

Under the Terms of the Water Resources Act 1991, written approval of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of sewage or trade effluent from building or fixed plant into or onto the ground or into waters which are not controlled waters. Such approval may be withheld. (controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters. The applicant is advised to contact the Hampshire Area Office Water Quality Consenting Team Environment Agency, Colvedene Court, Wessex Way, Colden Common, Hampshire, SO21 1WP, to discuss the matter further.