

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 August 2006

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	06/02110/FUL	Valid Date	16 June 2006
W No:	20150	Recommendation Date	7 August 2006
Case Officer:	Mrs Jane Rarok	8 Week Date	11 August 2006
		Committee date	24 August 2006
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Erection of a detached two storey five bedroom dwelling

Site: Keld Hurdle Way Compton Down Winchester Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
y	n	n	y	n	06	y

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:- 19/7/06

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 August 2006

Item No: Item 07
Case No: 06/02110/FUL / W20150
Proposal Description: Erection of a detached two storey five bedroom dwelling
Address: Keld Hurdle Way Compton Down Winchester Hampshire
Parish/Ward: Compton And Shawford
Applicants Name: New Forest Developments Ltd
Case Officer: Mrs Jane Rarok
Date Valid: 16 June 2006
Site Factors:

Recommendation: Civil Aviation
Village Green - HCC
Application Permitted

General Comments

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

Amended and supplementary plans have been submitted including a cross section of the proposed house and its nearest neighbours to the west and east which illustrates the site levels and ridge heights for these three properties.

Site Description

Keld is a large detached two storey house with accommodation in the roof space, which is located at the corner of Hurdle Way and Cliff Way.

It has its vehicular access from Cliff Way and is set back from Hurdle Way, which is characteristic of the adjacent dwellings, in a generous plot with gardens to front, side and rear. The rear garden measures approximately 40m x 30m and is currently laid to lawn with mature trees forming the east and south boundary and a 2.5-3m high hedge running along the western boundary.

The site levels rise steadily to the south, with views of the surrounding countryside to the north available from the rear end of the garden.

Proposal

The proposal is for a two storey detached 5 bedroom house with integral double garage. It has accommodation over 4 levels including a bedroom and study in the roof space and a basement store room. The accommodation in the roof space is lighted by dormer windows on the east elevation. Access to the site is via an existing access currently serving Keld.

The proposed house will be constructed from red brick to first floor level with render to eaves. The roof is plain clay tiled. The primary roof ridge is orientated north-south with a ridge height of 9.4m. There are three gable end subordinate elements projecting from the west elevation with ridge heights of 7.9m, 7.3m and 7.2m. The proposed dwelling represents a density of 11.6dph.

Relevant Planning History

None.

Consultations

Engineers: Highways: – no objection.

Refers to a 2005 Appeal Decision for land adjacent to Highdown in which the Planning Inspectorate refers to a *material* increase in vehicle movements using the Hurdle Way and

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 August 2006

Shepherds Lane junctions with Otterbourne Road as being “unacceptable without some improvement in the existing visibility”. IHT Guidelines for Traffic Impact Assessment calculates this into a 5% increase in traffic movements for these junctions which in real terms equates to 3 additional housing units. Given this, it would be “difficult to prove sufficient demonstrable harm to successfully sustain a highway reason for refusal at appeal”.

At the time of writing two other applications are pending determination. This is Highdown (W09526/06) and Windy Ridge (W12796/01).

Landscape: – no objection subject to conditions to protect existing trees and shrubs
Southern Water: - no comments received

Representations:

Compton And Shawford Parish Council – no objection
Initially raised concerns about the height and mass of the proposed house in relations to its neighbours. Objection withdrawn following the submission of additional information.

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

- Large house on relatively small plot out of character with the area;
- Increase in traffic using substandard junctions;
- Site not identified in revised Urban Capacity Study;
- Public opposition to further development in Compton Down;
- Precedent;
- Loss of light to garden of property to the west;
- Impact on the amenities of the neighbour to the east including loss of privacy and overlooking.

1 letters of support received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, H5, T5,

Winchester District Local Plan Review 2006

DP3, H1, H3, RT4, T2, T5

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

Supplementary Planning Guidance

Compton Down Local Area Development Statement (Draft July 2006)

Other Planning guidance

Guide to the Open Space Funding System

Technical Paper: Open Space Provision and Funding

Winchester District Urban Capacity Study

Planning Considerations

Principle of development

The application site is within the settlement boundary of Compton Down and subsequently subject to housing policy H1 and H3 of the Winchester District Local Plan Review (2006) for which there is a presumption in favour of residential development within these defined built up areas, subject to standard development control criteria.

PPG3 encourages authorities to make the most efficient use of land achieving densities of 30-50

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 August 2006

dwelling per hectare (dph). However, this proposal result in a density of development which is significantly below that recommended at 11.6 dph. This can be justified in this case in light of a 2005 appeal decision for a neighbouring site at Highdown, Cliff Way, where the Inspector concluded that the unsatisfactory visibility at the junction of Hurdle Way and Otterbourne Road precluded densities in line with government guidance in the interests of highway safety. Therefore, the principle of erecting only one house on this site is satisfactory and has been accepted on other sites in the settlement.

A recent HCC traffic survey has suggested that 3 additional housing units can be accessed using Hurdle Way junction before a material increase in traffic flows will have occurred and a highways reason for refusal could be sustained. The number of new dwellings using the Hurdle Way and Shepherds Lane junctions with Otterbourne Road is being monitored by the council's Highways engineers and allowing this development to proceed would not breach the 5% threshold.

Objections to this proposal have been received on the basis that this site is not identified in the Urban Capacity Study. Whilst the Urban Capacity Study identifies sites within existing settlements that might provide good development opportunities, it does not inevitably follow that these sites will come forward for development. Conversely, sites not identified by the study may still be suitable for development. The identification – or lack of – does not prejudice a decision on a planning application.

Design/layout

The proposal is for a two storey house with accommodation in the roof space and basement. The proposed house respects the spatial characteristics of the area; its bulk is set centrally in the plot with gardens to the three sides and it shares an access with the existing dwelling Keld.

It respects the existing building line and is not further forward of the built form of its neighbours. The siting and design of the building are such that it respects the spatial characteristics of this part of Compton Down. The site is well screened by mature trees and shrubs and as the dwelling would be set centrally within the plot, coupled with the distance between the proposed house and the adjacent properties, there will still be a sense of space around the building when viewed from the public realm. It is not therefore considered that in terms of its built form the dwelling would represent an unduly large house on plot to the detriment of the character of the area.

The design of the proposed house takes its cue from the surrounding houses and is constructed using red brick to first floor level with render to eaves with a plain clay tiled roof. The design includes three gable end subordinate elements projecting from the west elevation.

The double garage is located to the north with its flank wall facing Keld. There is a bike and bin store along the north boundary which will be hedged.

Impact on character of area and neighbouring property

The character of Compton Down is typified by relatively large houses on large plots. The proposed development represent a density of 11.6dph which is recognised as being above the average for Compton Down but is significantly below that recommended in PPG3 (30-50dph), but it does not erode the spatial characteristics of the area.

The application site is surrounded by mature trees and hedgerows which is again very typical of Compton Down. Sufficient space is left around the proposed dwelling which, for the most part, is screened by existing vegetation. There will be partial views of the house from Hurdle Way/Cliff Way but it is generally well screened by an existing 2.5-3m high hedge. Furthermore, as explained above the design, scale and mass of the proposal are characteristic of the adjacent houses and it will not appear incongruous in the public realm.

The position and orientation of the proposed dwelling have been carefully considered to avoid

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 August 2006

detrimental impacts on neighbouring properties. The maximum ridge height does not materially exceed that of its neighbour to the east and is lower than the neighbour to the west. The proposed house sits almost centrally within the plot – save for the single storey garage and new planting is proposed to provide screening between the proposed dwelling and Keld to the north. The proposed house is in an elevated position relative to Keld but subordinate in scale and mass and no windows are proposed in the north flank wall facing Keld.

Compton Close to the west is in excess of 23m from the proposed house and will be separated by the existing hedges associated with these two houses and the highway. Whilst the new building will be visible from Compton Close the distance between these two houses will mitigate any detrimental impacts on amenities. At these distances overlooking from the first floor windows is not considered to be materially harmful.

The occupants of Compton Close are concerned that there will be a loss of sunlight to their front garden. It is not disputed that some loss of light might occur however, taking account of the significant distance between these two houses and the fact that both properties are surrounded by substantial hedges it is considered that the proposal will not result in a material loss of light detrimental of the amenities of this property.

The dwelling to the immediate east is Westfield and this is again screened from the proposed development by a mature tree belt of mixed deciduous and evergreen species. There are dormer windows on the east elevation facing this house but any potential for an unacceptable degree of overlooking of the private amenity area has been mitigated satisfactorily by the distances between the proposed house and its neighbour (17m between these properties) and the existing mature tree screen.

The occupant of Westfield is concerned about a general loss of amenity, including the impact of noise from the neighbouring garden. However, the levels of activity generated by the use of the proposed house would not be likely to materially harm the amenities of the neighbouring dwelling.

Landscape and Trees

This application does not propose to remove any of the existing trees, which will be protected during construction by condition, although it might be necessary to trim the hedge on the western boundary to achieve adequate visibility. A new hedge is proposed between the site and Keld to form the northern boundary.

Highways/parking

The proposal provides adequate on-site parking with driveway and double garage. There are ongoing concerns regarding the safety of the Hurdle Way junction with Otterbourne Road which have been addressed in both the highways engineer's consultation comments, the draft Local Area Design Statement and recent appeals at Highdown and Longacre. The result of this is that new housing units will be limited to 3 using this junction. This threshold figure represents a 5% increase in vehicle movements, above which a material increase in vehicle movement will have occurred and a highways reason for refusal on safety grounds would be defensible.

A contribution of £2000 is sought to be used for off-site highway improvements which would involve the relocation of the crash barrier at the Hurdle Way/Otterbourne Road junction.

Planning Obligations/Agreements

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for off-site highways improvements, 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;

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 August 2006

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 and to contribute to off-site highway improvements) and subject to the following condition(s):

APPROVE – subject to a Section 106 for:

- 1. A financial contribution of £2,000.00 towards off-site highway improvements**
- 2. A financial contribution of £2,492.00 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

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 development 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 The existing trees which form the site boundaries shall be retained and protected during building operations. This will require the erection of fencing, Heras or another type as specified in BS5837: 'Trees in relation to construction' and details of this fencing shall be submitted to and approved in writing by the Local Planning Authority. The approved fencing shall be positioned four metres from the south and east boundaries and three metres from the western boundary and remain in situ for the duration of the building operations. Nevertheless, any trees which are damaged or removed shall be replaced in the following planting season in accordance with details to be agreed in writing by the local planning authority.

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

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 windows other than those expressly authorised by this permission shall, at any time, be constructed in the north elevation(s) of development hereby permitted.

04 Reason: To protect the amenity and privacy of the adjoining residential properties.

- 05 The hedge indicated on the approved plans along the proposed northern boundary between the development hereby approved and the property known as Keld shall be**

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 August 2006

planted in a staggered row with 600mm between rows and planted at 600mm centres. Species shall be native mix unless otherwise agreed in writing by the local planning authority. The new planting shall be completed before the end of the planting season following completion of the development hereby permitted.

Reason: In the interests of the visual amenities of the area.

Informatives:

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

Hampshire County Structure Plan Review: UB3, H5, T5,
Winchester District Local Plan Review Policies: DP3, H1, H3, RT4, T2, T5