

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

## Delegated Decision

<b>Case No:</b>	06/01817/FUL	<b>Valid Date</b>	12 May 2006
<b>W No:</b>	12796/01	<b>Recommendation Date</b>	2 October 2006
<b>Case Officer:</b>	Mrs Jane Rarok	<b>8 Week Date</b>	<b>7 July 2006</b>
		<b>Committee date</b>	<b>26 October 2006</b>
<b>Recommendation:</b>	<b>Application Refused</b>	<b>Decision:</b>	<b>Delegated Decision</b>

**Proposal:** Erection of new dwelling

**Site:** Windy Ridge Cliff Way Compton Down Winchester Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y – reason for refusal	<b>no</b>	<b>no</b>	<b>yes</b>	<b>no</b>	<b>Y/N</b>	<b>yes</b>

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

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**Item No:** 02  
**Case No:** 06/01817/FUL / W12796/01  
**Proposal Description:** Erection of new dwelling  
**Address:** Windy Ridge, Cliff Way, Compton Down, Winchester, Hampshire  
**Parish/Ward:** Compton And Shawford  
**Applicants Name:** Dr Nigel Sylvester  
**Case Officer:** Mrs Jane Rarok  
**Date Valid:** 12 May 2006  
**Site Factors:** Village Green - HCC  
**Recommendation:** Application Refused

### General Comments

This application is reported to Committee because of the number of representations received contrary to your officers recommendation.

### Site Description

Windy Ridge is a large detached house fronting Cliff Way, Compton Down, with an extensive rear garden, which is characteristic of the properties in Compton Down. It is a two storey property, white render with plain tile roof and small gables punctuate the roof at eaves height. To the rear is a second floor balcony overlooks the rear garden. To the rear Windy Ridge and is well screened by mature trees on the east, south and west boundary.

### Proposal

Erection of a chalet style three storey 'HUF house' in the rear garden of existing dwelling.

### Relevant Planning History

None.

### Consultations

Engineers – recommend refusal based on the inadequate width of the internal road network and the substandard junctions with Otterbourne Road.

Landscape – no objection subject to conditions

### Representations:

Compton And Shawford Parish Council – object:

- Design does not reflect character of the area;
- Not a UCS identified site;
- Concern about the ability of the highway network to accommodate additional dwellings.

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

- Infilling of this nature is out of character with the area;
- Highway safety concerns about the internal road network and the Otterbourne Road junctions;
- Setting precedent for development in back gardens;
- Impact of new access on amenity of the neighbouring property;
- Potential for light pollution given the amount of glass used in construction;

6 letters of support received.

- Good design
- Will integrate well and respect the character of the area;

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- Eco friendly building which should be encourage in Winchester;
- Will not be visible in street scene;

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3, H5, T5, T6, R2

Winchester District Local Plan

- DP3, DP6,H3, RT4, T2

National Planning Policy Guidance/Statements:

- PPG1: Delivering Sustainable Development
- PPG3: Housing
- PPG13Transport

**Planning Considerations**

Principle of development

Windy Ridge is located within the settlement boundary of Compton Down for which local plan policy H3 allows for residential development subject to normal development control criteria.

The application broadly accords with DP3; the scale of the development respects the character of the existing houses in Compton Down which vary in style but which are generally large detached houses in spacious plots.

Design/layout

This application is for the erection of a chalet style three storey 'HUF house' in the rear garden of existing dwelling. The proposed house consists of basement, ground and first floor. It is a post and beam construction with infills of glass or timber layered panels.

The proposed house is contemporary in design and is recognised as being one of the more environmentally friendly forms of modern housing designed to take advantage of solar heat gain; the large roof overhang protects it from the elements and materials include low emissive insulated glass and timber from sustainable sources. The chalet-style design keeps the ridge of the roof limited to 7m high to apex and the asymmetrical eaves to between 2-2.5m high. The proposed house would integrate well into the landscape and not be unduly intrusive from the neighbouring properties. There is sufficient space around the proposed dwelling and other examples of development in rear gardens in close proximity which would make it difficult to argue material harm in this case.

The impact of the new access on the amenity of the neighbouring property is unlikely to be harmful given the boundary treatment and the distance from the neighbouring house. The impact of light pollution from a domestic residence is unlikely to be detrimental to the amenities of the adjoining dwellings. Although the design includes glass in its construction this is stated as being low emissive glass.

The Council seeks to support good, creative design and encourages sustainable forms of developments which avoid wasteful use of energy and natural resources through policies DP3 and DP6.

Impact on character of area and neighbouring property

The proposed HUF house will have very little impact on the character of the area in visual terms. It will be visible in private views, particular in the autumn and winter months when some of the trees which make up the site boundaries are devoid of leaves, but it will not be visible in the wider public realm.

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The position of the proposed house is set behind Windy Ridge (effectively back land development). As there is no specific local plan policy which deals with development of this kind the Council makes an assessment based on the character of the area on a case by case basis. The Orchard House lies to the south of the proposed site and various developments to the rear of Highdown beyond that. None of these developments have a road frontage although the plot sizes are marginally larger. Given these other 'back land' developments are on adjacent sites it would be difficult to sustain an objection relating to the character of the area at any potential appeal.

It is considered that the spatial characteristics of the area are respected with sufficient space around the building to the east, south and west. The shallow pitched roof with generous overhangs reduces the impact of this development when viewed from the existing house, and inter-development overlooking has been addressed by the orientation of the proposed dwelling. There are not vertical windows at first floor facing Windy Ridge.

The site is well screened by mature trees, although many of these are deciduous particularly along the south east boundary. Although there is some 45m between the proposed house and the dwelling to the east, the first floor balcony facing this property could result in the perception of some degree of overlooking when these trees are devoid of leaves. On balance, however, it is considered that the distances involved and the mature nature of the vegetation buffer which makes up this boundary will mitigate any materially harmful overlooking of the private amenity of the adjacent property to the east. The situation is of less concern with respect to the north western neighbour because of the presence of a high privet hedge and the design and orientation of that property and garden.

#### Highways/Parking

The highways issues at Compton Down were the subject of 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 Shepherds Lane junctions with Otterbourne Road as being "unacceptable without some improvement in the existing visibility". IHT Guidelines for Traffic Impact Assessment calculates that this material increase will have occurred with a 5% increase in traffic movements at these junctions. When this 5% figure has been breached it would be possible to demonstrate sufficient harm to successfully sustain a highway reason for refusal at appeal.

A recent traffic survey in the vicinity of the Southdowns School suggests an average trip rate of 11.7 trips per dwelling in Compton Down as a more representative and realistic figure than the 8 trips per dwelling the Council had previously used to ascertain the total number of dwellings that could be permitted prior to the "5% material increase" figure being reached. This limit was reached once planning permission was granted for an adjacent site and as a consequence the highways authority are now recommending refusal of this application on the grounds of increased traffic generation which is therefore likely to cause demonstrable harm to users of the highway network by reason of additional movements at the Hurdle Way/Shepherds Lane junctions.

#### Other Matters

Objection to this proposal has 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 prejudge a decision on a planning application.

On balance the proposal is not considered to be harmful to the amenities of the neighbouring properties nor detrimental to the character of the area. There is sufficient space around the proposed dwelling and other examples of back land development in close proximity which would make it difficult to argue material harm in this case. However, the application is unacceptable for

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highways reasons as outlined above.

**Recommendation**

**Refuse**

**Reasons/Conditions**

01 Development as proposed is contrary to Policy T2 of the Hampshire County Structure Plan Review and Policy T6 of the Winchester District Local Plan Review in that the roads leading to and from the site are of inadequate width and alignment, and have substandard junctions with Otterbourne Road, to safely accommodate the additional traffic that would be generated by this, and similar, development.

02 The proposal is contrary to Policy R2 of the Hampshire County Structure Plan and Policy RT4 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.

**Informatives:**

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

Hampshire County Structure Plan Review: UB3, H5, T5, T6, R2  
Winchester District Local Plan Proposals: DP3, DP6, H3, RT4, T2