

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

## Committee Decision

<b>Case No:</b>	06/02709/FUL	<b>Valid Date</b>	8 September 2006
<b>W No:</b>	12121/03	<b>Recommendation Date</b>	30 October 2006
<b>Case Officer:</b>	Mr Tom Patchell	<b>8 Week Date</b>	<b>3 November 2006</b>
		<b>Committee date</b>	
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** Demolition of existing ancillary building and erection of a detached two bedroom dwelling

**Site:** 14 Clifton Road Winchester Hampshire SO22 5BP

Open Space	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	N	N	Y=22	N	Y	Y

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

**AMENDED PLANS DATE:-**

**Amended Plans Received by the Council on 16<sup>th</sup> October 2006.**

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 05  
**Case No:** 06/02709/FUL / W12121/03  
**Proposal Description:** Demolition of existing ancillary building and erection of a detached two bedroom dwelling  
**Address:** 14 Clifton Road, Winchester, Hampshire, SO22 5BP  
**Parish/Ward:** Winchester Town  
**Applicants Name:** Mr R Bevin  
**Case Officer:** Mr Tom Patchell  
**Date Valid:** 8 September 2006  
**Site Factors:** Conservation Area: Winchester Conservation Area  
Conservation Area  
**Recommendation:** Application Permitted

**General Comments**

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

This planning application has been submitted following the dismissal of an appeal for a similar proposal in 2004.

The appeal Inspector's accepted that a dwelling could be accommodated on the site without detriment to the amenities of the adjoining occupants. However, the Inspector concluded that the proposed design and appearance of the dwelling would fail to preserve or enhance the character and appearance of the surrounding Conservation Area.

The Inspector found that the addition of a chimney, which is not reflected in the existing building; the combination of the traditional and contemporary design, such as extensive areas of glazing; the treatment of fenestration which responded to the internal arrangement of the proposed dwelling rather than the prevailing rhythm and proportions of the windows; and the inclusion of a large flat roofed dormer, within the south elevation, would be incongruous and intrusive.

The current proposal has taken into consideration the comments of the Appeal Inspector through a simplified and uniform design appearance and the omission of dormer windows.

**Site Description**

The character of the surrounding area is of large detached properties, some of which have been sub-divided into flats/apartments. Each dwelling is surrounded by a 1.8-two metre high brick wall, with a vehicular access on to Clifton Road.

The front elevations of each dwelling front onto the open area of Orams Arbour. The rear boundary walls are adjacent to Middle Road, with many of the adjoining properties having outbuildings/garages opening onto this highway.

The existing building is set within the north-west corner of the site and is a simple gable ended wooden, shed with a single storey mono-pitched extension to the front elevation.

The proposed dwelling is set immediately adjacent to Middle Road and the northern boundary with the adjoining dwelling.

To the south of the building is the communal amenity area for the flats.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

## Proposal

The proposal involves the demolition of the existing building and its replacement with a brick 2-bedroom dwelling.

The height of the proposed dwelling would be approximately 7 metres, 2.6 metres higher than the existing building. The height of the proposed dwelling is approximately 0.5 metres higher than that which was previously proposed. The proposed floor area is similar to that of the existing shed.

## Relevant Planning History

W12121/01 – Demolish existing garage/store and erection of 1 No. two bedroom dwelling with alterations to existing access – 14 Clifton Road Winchester Hampshire SO22 5BP – Application Refused – 15/01/2004

## Consultations

Conservation: No objection

Proposal preserves the character and appearance of the Conservation Area

Engineers: Drainage: No objection

Engineers: Highways: Object

Revised drawings need to be submitted to show cycle parking and bin storage (amendments now received).

Environment Agency: No objection

Southern Water: No adverse comment

## Representations:

City of Winchester Trust: Object

- Treatment of windows illogical
- Rainwater pipe destroys the intended symmetry
- Scale and mass out of keeping with Middle Road
- Detrimental to character of surrounding area

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

- Does not fit in with Village Design Statement
- Would create an imposing building
- No car parking shown
- No wheelie bin storage
- No cycle storage
- Out of character
- Additional vehicular congestion
- Is not an improvement on the previous application
- Should convert and adapt the existing building
- Loss of light
- No vehicular or pedestrian access should be allowed from Middle Road
- Does not preserve or enhance the Conservation Area
- The existing dwelling and outbuilding have little impact on Middle Road; the proposed dwelling will be highly visible.
- No parking is available within the site, this is for the owners of the flats
- Loss of privacy

## Reasons not material to planning and therefore not addressed in this report

- It cannot be assumed that the owners of the flats will grant a right to use the communal amenity area
- It is not within the applicants right to state that the boundary planting will be retained

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

- The French windows will open out onto land outside of the application site
- It cannot be assumed that the owners of the flats will grant a right for the parking of additional vehicles on the land

3 letters of support received:

- Would enhance the appearance of the surrounding area
- Replicate many other dwellings with a Middle Road frontage
- Will allow someone to own a home in a nice part of the city
- Far too little good quality small housing in the city

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

UB3, H1, H2, H4, E16, E 17 and E18

Winchester District Local Plan Review:

DP.3, HE.4, HE.5, H.1, H.3, RT.3, T.1 and T.4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG15 Planning and the Historic Environment

PPG 3 Housing

**Planning Considerations**

Principle of development

PPG3: 'Housing' advises local planning authoritys that they should secure an appropriate mix of dwelling size, type and affordability in housing developments and avoid those that make an inefficient use of land. More intensive housing development in and around existing centres and close to public transport nodes should be provided for whilst promoting improved quality of developments in their design, layout and allocation of space. Local planning authoritys should avoid developments that make inefficient use of land (those of less than 30 dwellings per hectare net) and should aim to provide densities between 30 and 50 dwellings per hectare net.

The proposed development represents a brownfield development in a location close to the town centre and public transport links.

The proposed development of a dwelling within the settlement boundary of Winchester is supported by the above stated policies providing it responds positively to the character, scale and appearance of the surrounding area.

In addition, the proposals should preserve or enhance the character and appearance of the surrounding Conservation Area and should not detrimentally affect the amenities of the adjoining properties.

As the proposed development is located within the outer controlled parking zone, it acceptable to have no parking provided. However, it would need to be demonstrated that cycle parking could be provided.

Although not forming part of the application site, the applicant has confirmed that the agreement to purchase the land allows for the erection of a small outbuilding to accommodate cycle storage, as indicated within the amended plans.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Design/layout

The design of the proposed dwelling has taken into consideration the comments of the Appeal Inspector's decision letter dated 30<sup>th</sup> November 2004.

It has proposed a uniform design and simplified fenestration, without any additional features that are not reflected within the existing building.

Impact on character of area and neighbouring property

The appeal Inspector accepted that a dwelling could be provided on this site without detriment to the amenities of the adjoining occupants.

Whilst it is proposed to have two velux windows within the roof of the dwelling one will be facing onto Middle Road and whilst the other will be facing the adjoining property, it is set above 1.8 metres above the floor level and will therefore not overlook the neighbour. Neither of the first floor windows proposed would therefore result in a detrimental loss of privacy to the adjoining occupants.

The simplified design and appearance of the proposed dwelling would preserve the character and appearance of the surrounding Conservation Area.

Although the proposal involves an increase in height of approximately 2.6 metres, there are higher buildings fronting Middle Road, than that proposed. This would not therefore be out of keeping with the character of the area or overly dominant.

The increased height would not result in a detrimental loss of light to the occupants of the adjoining dwellings as the distances to the nearest dwellings are 10 and 20 metres respectively and any loss of light would not be significantly above that from the existing building.

Other Matters

Amended plans have been submitted to indicate the existing locations of the bin store and proposed cycle store. A condition is suggested to ensure that the latter is provided, prior to the occupation of the dwelling.

The use of the amenity land and parking etc, are private matters for the applicant to establish with the owner(s) of the adjoining land. The LPA has had site of a letter from the applicant stating that the right to use the land has been granted as part of the sale.

The area around Orams Arbour is not included within any Local or Neighbourhood Design Statement.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for public open space, £1,732, for 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 conditions and a financial contribution of £1,732 towards public open space:**

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

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Conditions**

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 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.

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

3 No development shall take place until details of the proposed cycle store have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: To promote alternative means of transport.

4 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 dwelling hereby permitted.

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

5 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 and B of Parts 2 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

6 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the conservation area.

7 Full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the conservation 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.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

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

Hampshire County Structure Plan Review: B3, H1, H2, H4, E16, E 17 and E18

Winchester District Local Plan Review Proposals: DP.3, HE.4, HE.5, H.1, H.3, RT.3, T.1 and T.4