

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	06/02852/FUL	Valid Date	13 September 2006
W No:	20318	Recommendation Date	21 November 2006
Case Officer:	Mr Ian Cousins	8 Week Date	8 November 2006
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Replacement single storey dwelling with attached double garage

Site: Hilbre Field Way Compton Down Winchester Hampshire

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

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

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Item No: 01
Case No: 06/02852/FUL / W20318
Proposal Description: Replacement single storey dwelling with attached double garage
Address: Hilbre, Field Way, Compton Down, Winchester, Hampshire
Parish/Ward: Compton And Shawford
Applicants Name: Mr R & Mr M Sherren, and Mr P Mullins
Case Officer: Mr Ian Cousins
Date Valid: 13 September 2006
Recommendation: Application Permitted

General Comments

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

Site Description

The size of the site is approximately 0.14ha. The existing property is a single storey detached dwelling of brick and tile construction with a floor space of approximately 123m² and is located to the north east of the plot as is the access point to the Field Way. The site has a slight gradient and slopes away to the west and takes on a typically residential appearance with a mature tree belt to the west of the site and mature hedging of varying height and species to all other boundaries. The property's principle elevation faces the Memorial Playing Fields. The character of this area is predominately large, detached dwellings of individual design located in large plots with well established landscaping.

Proposal

The proposal is to replace the existing single storey dwelling with a floor area of approximately 123m² with a single storey dwelling with a floor area of approximately 233m² and locate the proposed dwelling further towards the southern boundary. As a result the distance between the boundary to the north and the main dwelling will increase from approximately 5 to 10 metres at its closest point.

Relevant Planning History

None

Consultations

Engineers: Highways:

No objection to the proposal.

Landscape:

No objection to the proposal subject to a detailed landscaping scheme and an arboricultural method statement being submitted (conditions 3,4 & 5)

Representations:

Compton and Shawford Parish Council

The Parish Council supports this application as they consider the new house will not appear overbearing in the street scene or dominate that corner of Field Way.

13 letters received from 6 households objecting to the application for the following reasons:

- Inappropriate design
- Inappropriate location within the existing plot
- Unsafe access
- A bungalow is out of keeping with the rest of Compton Down

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- Incorrect site plan regarding the boundaries to the north
- Reasons not material to planning and therefore not addressed in this report
- The land has restrictive covenants
 - Building Regulation issues
- 0 letters of support received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:
UB3

Winchester District Local Plan Review:
DP3; DP4

National Planning Policy Guidance/Statements:
PPS 1 Delivering Sustainable Development
PPG 3 Housing

Planning Considerations

Principle of development

The principle of replacing the current dwelling is acceptable given its location within the settlement boundary of Compton Down. The proposal presents a density of 7 dwellings per hectare and therefore does not meet the density recommendations set out in PPG3. However, given the highway safety issues at the junction of Hurdle Way and Otterbourne Hill and the consequent restriction of further dwellings within Compton Down, a higher density development would be inappropriate.

Design/layout

The design of the property takes on a pavilion style appearance to its principal elevation. Given that the principal elevation faces the playing field, it is considered that this design, with the use of high quality materials, will be appropriate in this location. It is proposed to move the principal elevation of the proposed dwelling further forward in the plot than the existing dwelling. Given that the proposed dwelling will remain as a single storey property, it is considered this will not result in an unduly prominent or intrusive form of development. An appropriate landscaping scheme, secured by condition, will ensure that the planting will be suitable for the property and the surrounding area (condition 3).

Impact on character of area and neighbouring property

Compton Down is characterised by individually designed properties in large plots and therefore this replacement dwelling, whilst being of different design to the existing, will not detract from this characteristic and will be suitable in this location. This proposal will see the main dwelling move further away from its closest neighbour to the north and therefore it is considered that there will be no detrimental effect to their amenity. Given that the proposed dwelling is single storey, the proposal presents no overlooking or overshadowing issues.

Landscape/Trees

An arboricultural method statement has been submitted by the applicant following the comments received from the arboriculture officer. This method statement is largely to the satisfaction of the officer but further information is required. This information has been requested through the use of an appropriate condition (condition 5)

Highways/Parking

As the proposal is for the replacement of an existing dwelling, it is not envisaged that this will result in a material increase in traffic which would cause a demonstrable harm to users of the adjoining highway.

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Other matters

There is an inaccuracy on the submitted location plan that shows Hilbre sharing a boundary with Glen View and Pylewell House to the north. This is incorrect as the boundary is only shared with Pylewell House. Given that this is out of the redline site, it is considered that this plan is suitable for the purposes of identifying the site and this discrepancy does not materially affect the assessment of the merits of the application.

Recommendation

Application Permitted subject to the following condition(s):

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 new 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 both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- hard surfacing materials:
- soft landscape details shall include the following as relevant:
- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

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

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4 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 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.

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

5 All tree works on site and tree protection measures shall be carried out in strict accordance with the arboricultural method statement, written by T.P. Marsh dated October 2006, submitted in support of the planning application and no arboricultural work shall be carried out to trees other than those specified in the arboricultural method statement during the construction period unless otherwise agreed in writing by the Local Planning Authority.

NB. The arboricultural officer should be informed once the protective fencing has been erected to ensure that it is in accordance with the details as set out in the submitted arboricultural method statement. Telephone 01962 848317.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

6 Before development commences, details of the foundations to the garage hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the Pine Tree to the north of the garage is not adversely affected by the development.

7 Before development commences, details of the drainage and service runs to serve the new dwelling and its garage shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the services do not have any adverse effect on the roots to the existing trees on site.

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: UB3
Winchester District Local Plan Review: DP3; DP4