

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 21 December 2006

Winchester City
Council
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	06/03188/FUL	Valid Date	23 October 2006
W No:	04807/08	Recommendation Date	5 December 2006
Case Officer:	Mr Neil Mackintosh	8 Week Date	18 December 2006
		Committee date	21 December 2006
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Erection of 2 no. five bedroom and 2 no. two bedroom detached dwellings with associated garages/parking, landscaping and access (RE-SUBMISSION)

Site: Land At Wickham Holt Winchester Road Wickham Hampshire

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

COMMITTEE ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed		
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:- 24/11/06

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 21 December 2006

Item No: 03
Case No: 06/03188/FUL / W04807/08
Proposal Description: Erection of 2 no. five bedroom and 2 no. two bedroom detached dwellings with associated garages/parking, landscaping and access (RE-SUBMISSION)
Address: Land At Wickham Holt, Winchester Road, Wickham, Hampshire,
Parish/Ward: Wickham
Applicants Name: Bargate Homes
Case Officer: Mr Neil Mackintosh
Date Valid: 23 October 2006
Site Factors: Within Wickham Village Policy Area
Adjacent to Wickham Conservation Area
Within 50m of Listed Building
Tree Preservation Order
Recommendation: Application Permitted

General Comments

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

Outline permission (W04087/06) for four dwellings was granted, by Committee, on 12th January 2006. A subsequent full application was later withdrawn. The current application was amended by plans submitted on 24th November 2006. This amendment reduced the size of the garage proposed for Plot 3 and it was not considered necessary to re-advertise/re-notify neighbours concerning this issue, although a copy was sent to the Parish Council, on which they have commented.

Site Description

Wickham Holt was originally the stables for Wickham Lodge, an adjacent C19 listed mansion. It is a brick building, now painted white, under a slate roof and has been converted into a single storey dwelling using PVCu windows. It is no longer of any particular historic or architectural importance.

The current vehicular access is shared with Lower Wickham Lodge but the property may also be accessed from Holt Close, and this has recently been surfaced with tarmac and kerbed. This drive is approximately 27m long and measures 3.8m at its junction with Holt Close, narrowing to 3.1m before opening out on to the site.

The site comprises some 0.39ha and is mainly down to grass, although the southern end is wooded. The trees on the site, including a solitary ash on the Western boundary, are mainly deciduous and are the subject of Tree Preservation Orders.

Wickham Holt is at the same level as Lower Wickham Lodge and these houses are at least 2m lower than those in the adjacent Holt Close and Coldharbour Close.

Proposal

Part of Wickham Holt has been demolished and this full application is for the erection of 2 x two-bed houses and 2 x five-bed houses, served by the newly constructed access from Holt Close.

Relevant Planning History

W04807/03 – erection of five dwellings (outline), refused 2000
Appeal dismissed - for three reasons; 1. adverse impact on tree cover, 2. contrary to Policy EN1

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 21 December 2006

of Local Plan and 3. proposed access arrangements unacceptable

/04 – Erection of four dwellings (outline), refused 2000

/05 - Erection of three dwellings (outline), refused 2001

/06 - Erection of 4 no. dwellings, comprising 2 no. four/five bedroom and 2 no. two-bedroom houses (OUTLINE - considering siting and access), permitted January 2006

/07 – Erection of 2 no. five bedroom and 2 no. two bedroom detached dwellings with associated garages/parking, landscaping and access, withdrawn October 2006

Consultations

Archaeology: No objection, subject to condition 02.

The site is archaeologically sensitive, the main reason being Roman occupation of the area and industrial activity alongside the Roman road. Planning permission must be subject to a condition for a programme of archaeological work.

Conservation: No objection.

Comment that moving the garage on Plot 3 might mean that more trees could be retained and thus the setting of Lower Wickham Lodge and Wickham Lodge would not be affected.

Engineers: Highways: No objection, subject to conditions 9-11.

Outline permission was granted for dwellings in January 2006, following debate concerning the access. The layout drawing shows the typical swept path for a refuse vehicle, which demonstrates that access and on-site turning is possible.

Landscape: Concerns.

Concerned that there will be an impact upon the trees on site and regarding the relationship between the houses on Plots 1 and 2 and their car parking areas.

Arboriculture: No objection, subject to conditions 4 and 5

All the trees are protected, by virtue of TPO's 1063 and 1689. However, I am confident that the trees can be successfully retained in line with the submitted Tree Impact Assessment, provided that the Method Statement and planning conditions are complied with.

Representations:

Wickham Parish Council

Object: concern that close proximity of plots 3 and 4 to protected trees is likely to result in applications to remove trees in the future and that the three bay garage to plot 3 (amended design) represents overdevelopment of the site. There is also ongoing concern that the access to the site is inadequate and too narrow to accommodate large vehicles and that any proposed improvements to the access should protect existing trees

The Wickham Society

Concerns regarding the proximity of development to trees and the height of the three car garage on Plot 3.

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

- Drawings and supporting documents are inaccurate
- Inadequate width of access
- Access dangerous for neighbours and pedestrians
- Overdevelopment of the site
- Adverse affect upon trees
- Overlooking
- Loss of light
- Size of garage on Plot 3
- Adverse affect upon setting of listed buildings and conservation area

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

- During construction all materials will be off-loaded in Holt Close

Relevant Planning Policy:

Hampshire County Structure Plan Review:

H1, H5, H7, UB1, UB3, E8, E14, E16, T4, T6, R2

Winchester District Local Plan Review:

H3, H7, DP1, DP3, DP5, HE4, HE16, T2, T4, RT3

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPG 13 Transport

PPG 15 Planning and the Historic environment

PPG 16 Archaeology and Planning

PPG 17 Planning for Open Space, Sport and Recreation

Supplementary Planning Guidance

Wickham Village Design Statement

Other Planning guidance

Guide to the Open Space Funding System

Movement, Access, Streets and Spaces

Parking Standards 2002

Winchester District Landscape Assessment

Winchester District Urban Capacity Study

Winchester Housing Needs Survey

Planning Considerations

Outline planning permission for the erection of four dwellings on this site was granted earlier this year. The Committee considered that the main considerations in respect of the application were:

- Principle of development
- Highways
- Impact on the character of the area/spatial characteristics
- Residential amenities
- Historic heritage/conservation area/listed building
- Public open space provision
- Comments on representations

Those same considerations are relevant to this full application

Principle of development

The application site lies within the Village Policy Boundary for Wickham, as shown in the adopted Local Plan. The principle of development has already been accepted here, in that outline permission for four houses, taking into account access and siting, has already been granted.

The proposal will provide a net gain of 4 dwellings on the site, 2 of them at 75sq.m. gross floor area, but the actual density proposed is only 10 dph. (21 dph if the net developable area is taken into account) This is considered acceptable because of the restricted access to the site, the protection of trees, ground levels, the shape of the plot, the layout and character of surrounding houses and the proximity to the Wickham Conservation Area and listed buildings. The density was considered appropriate at the Outline stage, where one of the details for consideration was siting

Highways

The vehicular access, although narrow, has now been surfaced and kerbed and is considered adequate for the purpose, subject to the provision of a turning head for emergency, delivery and refuse vehicles.

There is an over-provision of car parking on-site but, in view of the restricted nature of the access and Holt Close, this is considered to be acceptable.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 21 December 2006

Impact on character of area and neighbouring property

The eastern boundary of Wickham Holt forms the western edge of the Wickham Conservation Area and the grounds of Lower Wickham Lodge, a Grade 2 listed building, abut the application site. However, the density and siting of the proposed houses are unlikely to have an adverse affect on the setting of the Conservation Area or the listed building. Of slight concern was the size and appearance of the garage proposed for Plot 3 but this has now been altered the amended plans

Also of concern is the possible adverse affect of development upon the TPO'd trees on the site. These are the subject of a Tree Impact Assessment and Method Statement which has been prepared by a professional and carefully studied by the Council's Arboriculturalist. He raises no objection to the proposal, subject to the imposition of conditions 4 and 5

The appearance of the proposal will reflect the criteria for new development as identified in the Wickham Village Design Statement

Residential amenities

At the density proposed, and bearing in mind the difference in levels between the site and residential properties to the North and West, the development is unlikely to have any adverse impact upon the neighbours in Holt Close or Coldharbour Close. However, to avoid the possibility of overlooking The Glen House, it is proposed to withdraw the right to construct windows in the North elevation of the house on Plot One.

Lower Wickham Lodge is on approximately the same level as the proposed house on Plot 3 but the submitted plan shows only two, obscured, bathroom windows in the elevation facing this house.

Historic heritage

Lower Wickham Lodge, and the adjoining Wickham Lodge, are Grade 2 listed buildings within the Wickham Conservation Area. The Conservation Officer has raised no objection to the proposal but has expressed concern regarding the position of the proposed garage on Plot 3 and the consequential removal of trees. The size and appearance of this part of the scheme have now been altered but the Arboricultural Officer has no concerns in respect of this part of the proposal.

Public Open Space provision

A contribution to the Council's Public Open Space Funding System has been made in respect of the Outline permission and this is adequate to cover the current application.

Comments on representations

The objectors have pointed out that the submitted plans have omissions and discrepancies. In particular, the plans fail to show existing conservatories and may underestimate the height of trees. Your officers are well aware of the existing conservatories at The Glen House and 6, Coldharbour Close and have taken their existence into account in making this recommendation. The trees have been the subject of an arboricultural survey, which has been studied by the Councils Arboricultural Officer.

The adequacy of the vehicular access was discussed, at length, by the Committee in January 2006. It was resolved that the width will be sufficient to accommodate large vehicles, including emergency vehicles, and that, provided a turning head is provided and a sprinkler system fitted to each house, this would not be a reason for refusal that could be substantiated. The Highway Engineer does not consider that highway users and pedestrians will be endangered by the access.

The other points raised by objectors have been covered in the above report.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 21 December 2006

Recommendation

Application Permitted subject to the following conditions:

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 or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

3 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

4 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

5 All works on site shall be carried out in accordance with the submitted Arboricultural Impact Appraisal and Method Statement, reference 6144-AIA2-BD, unless otherwise agreed, in writing with the Local Planning Authority and:

- a. Protective measures, to include, where specified, fencing, ground protection and special surfacing, shall be installed, prior to any vehicle movement, demolition, construction or groundwork commencing on the site,
- b. Installation of protective measures shall be supervised by a person suitably qualified in arboriculture, who shall liaise with the Local Planning Authority Arboricultural Officer, (Telephone 01962 848317) to ensure that the protective measures are in compliance with the approved method statement, prior to the commencement of any vehicle movement, demolition or groundwork,
- c. The Arboricultural Officer shall be informed once protective measures have been installed so that they can be inspected and deemed appropriate and in accordance with the Method Statement,
- d. The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre- commencement site visit can be carried out and to ensure that surfacing conforms to the illustrative specification submitted,
- e. No arboricultural works shall be carried out to trees other than those specified and in accordance with the Method Statement and
- f. Any deviation from works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing with the Local Planning Authority.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 21 December 2006

Reason: To ensure the protection and long term viability of retained trees and to minimise the impact of construction activity in the interests of the amenities of the area.

6 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

7 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the buildings 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.

8 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

9 The proposed access and drive, including shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

10 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

11 Before the development hereby approved is first brought into use the car parking spaces shown on approved drawing LTD (61)33B, shall be provided and thereafter maintained and kept available.

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 21 December 2006

12 A residential sprinkler system, in accordance with BS9251:2005 shall be installed in each of the dwellings hereby approved and shall be fully operational before each unit is occupied.

Reasons: In the interests of the safety of the occupiers.

13 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 first floor windows, dormer windows or rooflights shall be constructed in the North elevation of the house on Plot One.

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

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: H1, H5, H7, UB1, UB3, E8, E14, E16, T4, T6, R2

Winchester District Local Plan Review: H3, H7, DP1, DP3, DP5, HE4, HE16, T2, T4, RT3