

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 February 2007

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	06/03169/FUL	Valid Date	19 October 2006
W No:	06696/03	Recommendation Date	15 December 2006
Case Officer:	Mr Neil Mackintosh	8 Week Date	14 December 2006
		Committee date	1 February 2007
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Erection of 4 no dwellings comprising 2 no four bedroom detached and 2 no two bedroom semi detached dwellings with associated parking and landscaping following demolition of existing bungalow
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Site:	Brook Tanfield Lane Wickham Fareham Hampshire
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	N	N	Y	N	Y	Y

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

AMENDED PLANS DATE:- 21/12/06

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Item No:	Item 9
Case No:	06/03169/FUL / W06696/03
Proposal Description:	Erection of 4 no dwellings comprising 2 no four bedroom detached and 2 no two bedroom semi detached dwellings with associated parking and landscaping following demolition of existing bungalow Brook, Tanfield Lane, Wickham, Fareham, Hampshire.
Address:	
Parish/Ward:	Wickham
Applicants Name:	Burton Property Ltd
Case Officer:	Mr Neil Mackintosh
Date Valid:	19 October 2006
Site Factors:	Within Wickham Village Policy (H3)
Recommendation:	Application Permitted

General Comments

This full application is reported to Committee because of the number of objections received and at the request of Wickham Parish Council, whose request is appended in full to this report.

This is a re-submission of an Outline application for four dwellings that was withdrawn at an early stage, as it did not contain sufficient information for the proposal to be properly judged.

This application was made valid on 19 October 2006 and amended plans were submitted on 21 December 2006. The Parish Council and the adjoining neighbours have been informed of the changes but no response has been received. The amendment involves the reversal of the proposed house on Plots 3 and 4. This has the following advantages;

- 1) The oak tree on Tanfield Lane can be retained,
- 2) The driveway to Plot 4 will have improved visibility and
- 3) A wider gap between the detached houses, improving the street scene

Site Description

“Brook” is a single storey dwelling to the South of the narrow, cul-de-sac, Tanfield Lane. The bungalow is on a lower level than the Lane and is hardly noticed in a streetscape of two-storey detached and terraced houses. The other side of Tanfield Lane, to the North, is undeveloped and contains a golf course.

The application site is 0.13ha and there is an oak tree in the front corner (West) of the site, which has been severely lopped. There are other, less significant trees, including silver birch, along the side and rear boundaries.

To the rear of the site is the extended garden of neighbouring ‘Springlea’, the River Meon and the former railway line, now a permissive bridleway.

The neighbouring property, to the West, is known as “The Fields” and is one of a relatively modern pair of detached houses.

Proposal

This proposal is for the erection of four dwellings on the site of one, resulting in a density of 31 dwellings per hectare. Two of the proposed dwellings are large, 4-bed, detached houses with attached garages and the other two are small, 2-bed, semi-detached houses, also with attached garages.

The development would fill the frontage of the site but retain a wide gap (10m), and all of the silver birch trees, between Springlea, at the east end of the site and Plot One. There would be significantly less space between Plot 4 and The Fields (3.4m), which has a blank side elevation and is to the west of the site.

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Each Plot would have its own vehicular access to Tanfield Lane and parking spaces. However, because of the limited depth of the site, turning space for vehicles cannot be provided and vehicles will have to reverse in, or out, from the Lane.

Relevant Planning History

W06696/02 – Outline application for 4 dwellings, withdrawn 2006.

Consultations

Archaeology:

If permission is granted a programme of archaeological work will be required (Condition 2). The application site may be archaeologically sensitive, as it lies in close proximity to the Roman Road from Regnum (Chichester) to Clausentum (Bitterne).

Landscape:

Concerns regarding loss of oak tree, 3-storey rear elevations and some of the proposed planting.

Arboriculture:

Little reason to comment, provided that the remaining trees are protected. This is covered in the submitted arboricultural impact assessment and method statement but I will require details of levels and excavation (Conditions 5 and 6)

Engineers: Highways:

No significant highways problems, but conditions are suggested relating to the drive and access construction (Condition 10), cycle and parking provision (Condition 11) and turning provision (Condition 12)

Original plan – concerns regarding limited visibility splays available to Plots 1 and 4

Amended plan – this improves visibility for Plot 4. Still some concern regarding visibility for Plot 1 but it would be difficult to sustain a highway reason for refusal.

Environment Agency:

No objections, in principle, subject to condition that foul drainage must be connected to public mains foul sewer (Condition 9)

Southern Water:

No adverse comments

Representations:

Wickham Parish Council

Object – overdevelopment, narrow lane and drainage (see comments at end of report)

The Wickham Society

Concerns regarding trees and bushes between the site and Springlea, which should be retained.

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

- Increased traffic on a narrow lane which is shared by walkers, riders and motorised traffic.
- Additional pressure on parking, already at a premium in Tanfield Lane
- Additional pressure on drainage and sewerage
- Exacerbation of flooding in Tanfield Lane
- Loss of enjoyment of quiet country lane
- Adverse effect on neighbouring properties and street scene
- Loss of mature trees
- Adverse effects on adjoining habitats for wildlife
- The site is archaeologically sensitive
- Does not conform with Wickham Village Design Statement

2 letters of support received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

H1, H5, H7, T1, T2, T6, UB1, UB3, R2, E2, E14, E16

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Winchester District Local Plan Review:

DP1, DP3, DP4, DP8, HE1, H1, H3, H7, RT3, T1, T2, T4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPG 13 Transport

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

Housing Monitoring Report

Movement, Access, Streets and Spaces

Parking Standards 2002

Winchester District Landscape Assessment

Winchester District Urban Capacity Study

Winchester Housing Needs Survey

Planning Considerations

The main considerations are whether;

- 1) this is a suitable location for additional residential development,
- 2) the density and design are appropriate and will fit in with the street scene and not adversely affect the amenities of neighbouring properties and wildlife interests
- 3) development will result in adverse traffic generation and parking conditions
- 4) development will adversely affect archaeological interests and
- 5) surface water and foul drainage problems will ensue.

Principle of development

Planning Policy Statement 3 (PPS3), Policy H5 of the Hampshire County Structure Plan Review (HCSPR) and Policy H3 of the Winchester District Local Plan Review (WDLPR) encourage the residential development of under-used sites that are in sustainable locations. In this case, the site has been included within the Wickham Village Policy Boundary and is, therefore, considered suitable, in principle, for such development.

As the site is 0.13ha and currently contains only one dwelling the density is approximately 8 dwellings per hectare. The proposal for 4 houses on the site will increase the density to 31 dph, which is in line with the minimum density suggested in PPS3.

Policies H7 of HCSPR and WDLPR encourage mixed forms of development that include an element of smaller units suitable for small households. The proposed scheme includes 2 four-bedroom, detached houses and a pair of two-bedroom, semi-detached houses. Each of the latter is less than 75 square metres in internal floor area, excluding the attached garage and externally accessed garden store.

The Wickham Village Design Statement does not identify this site as having particular characteristics. It does, however, recommend the use of steeply pitched roofs, clay tiles and chimneys, all of which are features of the proposal.

Notwithstanding the above, this scheme would not be acceptable if it were contrary to the Transport Policies of the Development Plan. These require that the road leading to and from the site should be capable of accommodating additional traffic, that the vehicular access should be safe and that adequate car parking is provided.

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Design/layout

The character of Tanfield Lane is that of dense residential development to the South and open countryside to the North. The existing bungalow on the application site appears as an oddity in the street scene, as it is single storey in a row of terraced, semi-detached and detached two storey houses. The proposal is to fill the existing gap with housing of similar height and style, thus improving the street scene. Materials will be chosen to reflect the character of the area. The proposal takes advantage of the difference in levels between the lane and the site by proposing sub-basements in the houses. This gives the appearance of three-storey buildings from the rear, similar to Springlea.

Impact on character of area and neighbouring property

The proposed houses will complement the southern side of Tanfield Lane and will not appear to be out of character. The three-storey rear aspect of the houses will not be visible, even in the winter, from the bridleway which passes 75m to the rear of the site, due to the presence of screening trees and bushes. These trees form a backdrop to the site when viewing it from the golf course to the north.

The houses have been designed to have little impact upon the amenities of those living either side, in 'Springlea' and 'The Fields'. The end elevation of the Plot One house is blank, with no windows looking towards 'Springlea' and, at the other end of the development, the Plot Four house has only a bathroom window at first floor level looking towards the blank end elevation of 'The Fields'.

Landscape/Trees

An Arboricultural Impact Assessment and a Method Statement were submitted with the application and these are considered, subject to further details concerning excavations and drainage runs. These matters can be covered by conditions (Conditions 5 and 6).

The proposals show the retention of variety of trees along the eastern and southern boundaries of the site. These trees are important to the residents of 'Springlea', whose garden borders both boundaries.

As a result of the amended plans the oak tree in the front of the site, which still provides amenity to Tanfield Lane and the rural character of the area, can be retained or, if necessary, replaced

A landscaping scheme for the site, including the planting of indigenous species will be required, by condition (Condition 4).

Highways/Parking

Although Tanfield Lane is a narrow, single track, road with no footway or street lighting it is not a through route and ceases to become highway a short distance to the west of the application site. The proposals result in a net gain of only three dwellings and the additional traffic generation is likely to be low. There is no reason to refuse the application as a result of road capacity.

The amended plans improve visibility for those using the access to Plot 4.

Each of the sites is well provided with car parking spaces, in excess of the normal standards. Each of the two-bedroom units has a garage space with a parking space in front. Each of the four-bedroom units also has a single garage and room for two cars in front of the house. It is proposed that the use of these spaces, for parking only, will be governed by condition (Condition 11).

Although the site is within easy walking distance of the village centre and public transport facilities, the scheme provides cycle storage in accordance with the County standard.

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Public Open Space

The applicant has contributed £6,234 to the Council's Public Open Space Funding System, in lieu of the on-site provision of play and sport facilities.

Surface water drainage

It is understood that Tanfield Lane floods at times, although it is well above the level of the River Meon. This could be as a result of run-off from the adjacent golf course and the re-development of 'Brook' is unlikely to exacerbate this problem.

The site itself will be drained to an existing watercourse.

Foul drainage

For the avoidance of any doubt, the Environment Agency stipulates that the houses must be connected to the public mains foul sewer. Southern Water has not objected to this.

Archaeology

The site may be of archaeological interest, due to its proximity to a Roman Road. A condition is proposed that will ensure an archaeological programme of works before and during development (Condition 2).

Biodiversity

The site is, at present, a residential curtilage and is unlikely to be a habitat for protected species. The land to the rear of the site is close to the River Meon, a Site of Importance for Nature Conservation, but re-development of the site is unlikely to have an adverse impact on protected species.

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 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 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.

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

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4. 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.

5. 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.

6. 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.

7. 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 E Part One 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.

8. 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, dormer windows or roof lights, other than those expressly authorised by this permission shall, at any time, be constructed in the North East elevation of the house on Plot One and the South West elevation of the house on Plot 4 hereby permitted.

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

9. The development hereby permitted shall be connected to the public mains foul sewer.

Reason: This is the method of sewage disposal preferred by the Environment Agency.

10. The proposed access and drive 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.

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11. The garages and parking spaces hereby approved shall not be used for any other purpose than the parking of cars and cycles.

Reason: To ensure the provision and retention of parking and cycling facilities in the interests of local amenity and highway safety.

12. Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development 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 construction period.

Reason: In the interests of highway safety.

Informatives:

1 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.

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

Hampshire County Structure Plan Review: H1, H5, H7, T1, T2, T6, UB1, UB3, R2, E2, E14, E16

Winchester District Local Plan Review: DP1, DP3, DP4, DP8, HE1, H1, H3, H7, RT3, T1, T2, T4

3 The landscaping drawing, reference 2706-101, is out of date as a result of the submission of amended plans and an alternative scheme must be submitted, in accordance with Condition 4 above.

4. Under the terms of the Water Resources Act 1991 the prior agreement of the Environment Agency may be required for discharging dewatering water from any excavation or development to controlled waters.

5. The proposed development must comply with the Control of Pollution (Oil Storage)(England) Regulations 2001 if more than 200 litres of oil are stored on site.