

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>	06/03514/FUL	<b>Valid Date</b>	12 December 2006
<b>W No:</b>	07624/02	<b>Recommendation Date</b>	2 February 2007
<b>Case Officer:</b>	Mr Tom Patchell	<b>8 Week Date</b>	<b>6 February 2007</b>
		<b>Committee date</b>	
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

<b>Proposal:</b>	Erection of 2 no. two bed semi-detached chalet-style bungalows with detached garaging; replacement garage to Walterson
------------------	--

<b>Site:</b>	Walterson Hambledon Road Denmead Waterlooville Hampshire
--------------	--

Open Space	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
<b>Y</b>	<b>N</b>	<b>N</b>	<b>Y=6</b>	<b>N</b>	<b>Y</b>	<b>Y</b>

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

**AMENDED PLANS DATE:-**

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** Item 6  
**Case No:** 06/03514/FUL / W07624/02  
**Proposal Description:** Erection of 2 no. two bed semi-detached chalet-style bungalows with detached garaging; replacement garage to Walterson  
**Address:** Walterson, Hambledon Road, Denmead, Waterlooville, Hampshire  
**Parish/Ward:** Denmead  
**Applicants Name:** Mr & Mrs J K Theobold  
**Case Officer:** Mr Tom Patchell  
**Date Valid:** 12 December 2006  
**Site Factors:**

**Recommendation:** Application Permitted

**General Comments**

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

A planning application for a single dwelling within the rear garden of Walterson was previously reported to the Members of the Committee on 5<sup>th</sup> October 2006 and was refused for the following reasons:

1. The proposed size, bulk, design and external appearance of the building is unsuitable for the locality as when viewed in relation to the existing property, Walterson, this dwelling house would appear as an incongruous form of development detrimental to the visual amenities of the area and is therefore contrary to policy DP.3 of the adopted Winchester District Local Plan Review.  
(Design and Appearance Unsuitable)
2. The proposed development achieves a housing density of only 13 dwellings per hectare and does not therefore represent an efficient or effective use of the land, in accordance with Planning Policy Guidance Note 3: Housing, and is therefore contrary to Policy DP.3 of the Winchester District Local Plan Review.
3. The proposal is contrary to the policies of the Hampshire County Structure Plan and 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. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan and the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District and is therefore contrary to Policy RT.3 of the adopted Winchester District Local Plan and Policy RT.3 of the Winchester District Local Plan Review.
4. The proposed vehicular access and replacement garage do not provide adequate facilities to enable a vehicle to turn on the site, for the existing dwelling, and so enter a highway in a forward gear, which is considered essential in the interests of road safety contrary to policy T.2 of the adopted Winchester District Local Plan Review.  
(No turning on site)

**Site Description**

The site currently forms part of the residential curtilage to Walterson, Hambledon Road, Denmead.

Walterson is a large detached dwelling with a detached double garage. The property is screened from the adjoining highway by a belt of mature trees.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

To the rear of the property is a large garden with a high coniferous hedge, approximately 3.5 metres, to the North West boundary. This provides a complete screen of all the adjoining dwellings and residential curtilages.

To the south west boundary is the rear garden to 6 Three Acres, which has a 1.8 metre high close boarded fence.

To the south east, there is the Great Mead residential estate. There are 3 dwellings with rear elevations overlooking the site. Although there is a 2.5 metre high hedge to the boundary, the first floor windows overlook the application site.

There is a fourth dwelling within Great Mead, which is located within a metre of the shared boundary. This dwelling has its side elevation overlooking the plot, which has only one small, first floor, window within it.

The character of the properties fronting onto Hambledon Road is that of large detached properties, screened from the public highway by a belt of mature trees, with large rear gardens. No dwelling, within the immediately surrounding area has yet developed its rear curtilage with additional housing.

### **Proposal**

The proposal is for two 2 bedroom chalet style bungalows with detached garaging, together with the provision of a replacement double garage for the existing dwelling.

It is proposed to utilise the existing vehicular access to the dwelling and continue this through to the rear garden, to serve the proposed dwellings. This would involve the demolition of the existing detached double garage, for Walterson, and its replacement closer to the existing dwelling.

The proposed pair of semi-detached dwellings would be approximately 6 metres high, which is a reduction of approximately 1 metre from the previously refused dwelling.

The density of the proposed scheme excluding the existing dwelling is approximately 26 dwellings per hectare. The density of the previously refused scheme was 13 dwellings per hectare.

### **Relevant Planning History**

**W07624/01** Erection of 1 no. three bedroom chalet style bungalow at rear of existing dwelling; dismantling and re-erection of existing detached garage - Walterson Hambledon Road Denmead Waterlooville Hampshire PO7 6QF - Application Refused - 09/10/2006

### **Consultations**

Engineers: Drainage: No objection subject to the granting of building regulations approval.

Engineers: Highways: No objection subject to conditions (proposed conditions 3, 4, 5 and 6).

### **Representations:**

#### Denmead Parish Council

- Undesirable form of back land development.
- Out of keeping
- Unsatisfactory access
- Adverse affect to neighbours
- Request appended in full to report

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

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

- Loss of privacy
- Noise pollution from the use of the proposed driveway.
- Air pollution from the vehicles
- Increased traffic on Hambledon Road
- Increased potential for accidents close to a crossing point.
- Proposed properties are not bungalows but two storey dwellings.
- Set a precedent for future development of rear gardens.

1 letter of concern:

- Will there be velux windows allowing views of the adjoining properties?
- What trees are planned to be removed?
- Replacing a rear garden of trees and shrubs with a building would be out of keeping.

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

- Returned from holiday and not had time to view the plans.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

UB3, H1, H2 and T6

Winchester District Local Plan Review:

DP.3, H.1, H.3, H.7, RT.4 and T.2

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

**Planning Considerations**

Principle of development

PPS 3: Housing advises that all new residential development should make efficient and effective use of the land, which should be at a density of at least 30 dwellings per hectare. The policies of the adopted Local Plan, particularly policy DP.3, adopt this principle in that it states that development will be permitted provided that it makes efficient and effective use of the land.

Any proposed development should also respond positively to the character and appearance of the surrounding area in terms of its design, scale and layout.

Design/layout

One of the main reasons for refusal of the previous application (W07624/01) was that the size, bulk and external appearance of the proposed dwelling would appear as an incongruous feature and would be detrimental to the visual amenities of the surrounding area.

The bulk of the proposed dwellings have been reduced by lowering the proposed roofline. The previously proposed dwelling had a ridge height of approximately 7 metres, whereas the proposed dwellings has been reduced to approximately 6 metres.

The width of the proposed dwellings has been increased from the width of the dwelling that was refused, by approximately 2.6 metres. Although the proposed dwellings are wider the increase in width will not be harmful and there will still be 1.6 metres to the North West boundary and 3.6 metres to the south east boundary.

As a result of the decrease in height of the proposed pair of chalet style bungalows and their design they will no longer appear as incongruous features and will fit in to the context of the surrounding area.

Although it is proposed to have a dormer window within the rear roof of each of the dwellings, this would not result in a material loss of privacy to occupants of the adjoining properties. The nearest

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

dwelling is No 22 Great Mead which is 5.2 metres from the side elevation of proposed unit A and it would only have part of its front driveway overlooked. There would be no material loss of privacy to either No 21 Great Mead or No 6 Three Acres. The distances from the proposed dwellings to these dwellings are 22 metres and 36 metres respectively.

The proposed development now provides an adequate turning area for the replacement detached garage.

Impact on character of area and neighbouring property

The proposed development would result in a density of 26 dwellings per hectare. This density, although below that recommended within PPS 3: Housing, provides a positive response to the character, scale and appearance of the surrounding area, and makes more efficient use of the land than the previously refused scheme.

Highways/Parking

The visibility from the existing access onto Hambledon Road complies with the required standards and would not therefore interfere with the safety of other users of this highway particularly in light of the additional traffic generation resulting from the proposal.

Other Matters

One of the main comments made in the representations for this planning application is that it would set a precedent for future developments within the rear gardens of adjoining properties. If an application is submitted for the similar redevelopment of an adjoining rear garden it would be judged on its own merits and against the adopted policies of the Local Plan.

A cheque for £3,464 has been received for financial contributions towards recreational open space.

Planning Obligations/Agreements

In seeking the financial contribution for Public Open Space 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 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 dwellings and replacement garage 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 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

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

4 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.

5 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.

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

Reason: To ensure the provision and retention of the n the interests of local amenity and highway safety.

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 Class A, B, C or E of Part 1 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 other than those expressly authorised by this permission shall, at any time, be constructed in the south east and north west elevations of dwellings hereby permitted.

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

**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, H1, H2 and T6

Winchester District Local Plan Review Proposals: DP.3, H.1, H.3, H.7, RT.4 and T.2