

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 19 April 2007

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

## Committee Decision

<b>Case No:</b>	07/00197/FUL	<b>Valid Date</b>	25 January 2007
<b>W No:</b>	01265/03	<b>Recommendation Date</b>	3 April 2007
<b>Case Officer:</b>	Mr Simon Avery	<b>8 Week Date</b>	<b>22 March 2007</b>
		<b>Committee date</b>	<b>19 April 2007</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

<b>Proposal:</b>	Demolition of existing dwelling construction of 4 no two bedroom and 4 no 3 bedroom dwellings with associated parking (RESUBMISSION)
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<b>Site:</b>	Vernham Dene 70 Main Road Colden Common Winchester Hampshire
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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</b>	<b>N</b>	<b>N</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>		

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**AMENDED PLANS DATE:- 29 March 2007**

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**Item No:** 1  
**Case No:** 07/00197/FUL W01265/03  
**Proposal Description:** Demolition of existing dwelling construction of 4 no two bedroom and 4 no 3 bedroom dwellings with associated parking (RESUBMISSION)  
**Address:** Vernham Dene 70 Main Road Colden Common Winchester Hampshire  
**Parish/Ward:** Colden Common  
**Applicants Name:** Mr And Mrs Gibbard  
**Case Officer:** Mr Simon Avery  
**Date Valid:** 25 January 2007  
**Site Factors:**  
**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee because of the number of objections received. Amended plans were received on 29 March which show the driveway adjacent to the northern boundary of the site moved slightly to the south away from the boundary hedge. This is a resubmission. The previous scheme contained no arboricultural information. The siting of the buildings remains the same although the two and three bedroom units have swapped position. The previous scheme also contained a small area of public amenity space which has been removed from this proposal.

### Site Description

This site contains a large detached house set in a spacious plot which is 0.23 hectares in size. It is enclosed on each boundary by planting and there is vegetation throughout the site. To the north west is a motor garage and to the south east is a new development of houses which front onto Main Road. To the south is a row of dwellings fronting Spring Lane. These are a mixture of bungalows and houses. The main access to the site is from Main Road while there is a secondary access from Spring Lane which runs between the plots of two bungalows. The surrounding area is quite mixed in character with a variety of bungalows and houses. In general terms most of the dwellings are set back from Main Road and Spring Lane with fences or hedges along the frontage.

### Proposal

The proposal is for 8 houses, four 3 bedroom units and four 2 bedroom units. There will be a terrace of four houses set back 17 metres from the front of the site. The mid-terrace houses in this group are 2 bedroom units. There will be eight parking spaces to the front of this terrace. A driveway runs to the north of the site giving access to two 3 bedroom semi-detached houses. These will be set 5 metres in from the north boundary. There will be three parking spaces to the front of these. To the south of these houses will be two 2 bedroom semi-detached houses. These will be accessed via the secondary driveway off Spring Lane and also have three parking spaces. All of the properties have quite generous private gardens. The houses are to be constructed of red brick with grey concrete roof tiles. The density of the proposal is 34 dph.

### Relevant Planning History

**W01265/01:** Enlarge existing garage at front and side - Permitted - 06/10/2000

**W 01265/02:** Demolition of existing dwelling, construction of 4 no.2 bedroom and 4 no.3 bedroom dwellings with associated parking – Withdrawn - 07/09/2006

### Consultations

Engineers: Drainage:

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A drainage strategy should be submitted to the LPA for approval prior to the commencement of the development (condition 12).

Engineers: Highways:

The proposal intends to utilise two existing access points, one onto Main Road, and the second onto Spring Lane. Adequate visibility is available at both access points. The layout shows a total of 14 car parking spaces which equates to a site average of 1.75 spaces per dwelling. This number is acceptable from a highway point of view. Additionally each unit will have a secure and undercover cycle shed within each curtilage. A contribution of £14,000 is required by Hampshire County Council to improve pedestrian and cycle measures in the area and this needs to be covered by a Section 106 Agreement.

Arboriculture:

The applicant has submitted an arboricultural impact statement and method statement to BS5837:2005. This indicates a lot of tree losses and it is noted that a lot of trees have been felled prior to application, some of which appear to have been significant sized trees. The trees proposed for removal are of low quality in terms of the BS grading and none are worthy of TPO. Some trees are earmarked for retention and these are mainly on the frontage and boundaries. Collectively there is currently a lot of tree cover on the site which contributes to the general tree cover in the area and has a large visual impact. Any proposed tree planting should seek to mitigate for the loss of these trees and will need to be assessed against clear landscape proposals.

Landscape:

There is concern with regard to the cutting back of the hedge along the northern boundary and I don't think that the proposals, including the access road and turning head, allow for the successful retention of this hedge as it is much wider than shown on the site plan. The onsite open space provided on the previous scheme has been replaced with car parking, increasing the amount of hard landscape. I would like to see a management plan for the shared areas on the site and a higher quality of hard landscape in the proposals with full details of soft landscape proposals. Plots 1-4 do not reflect the new development frontage line emerging along Main Road, and should ideally provide frontage development with parking to the rear.

Environment Agency:

No objection in principle

Southern Water:

No objection in principle

**Representations:**

Colden Common Parish Council

Overdevelopment of the site

Parking provision inadequate

Access onto Spring Lane is too narrow, is inadequate and would lead to a substantial increased traffic flow onto that road

Increased burden on infrastructure and services in the area

Impact on wildlife habitat

Impact on the local primary school which is oversubscribed

Would set a precedent for the development of adjacent land

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

- Demolition of an attractive property
- Loss of trees/wildlife habitat
- Loss of privacy
- Loss of secluded/wooded character of village/urbanisation
- Increase in noise
- Increase in traffic
- Inadequate local services and infrastructure
- Inadequate parking provision
- Impact from use of secondary access onto Spring Lane

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- Overlooking
- Service vehicles could not use the Spring Lane access
- Poor visibility at the Spring Lane access
- Loss of light

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

UB3, R2

Winchester District Local Plan Adopted 2006:

DP1, DP3, H3, H7, E4, T2, T4, RT3

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

Other Planning guidance

Achieving a Better Mix in New Housing Developments

**Planning Considerations**

Principle of development

The principle of residential development is acceptable within the settlement boundary subject to certain criteria.

Impact on character of area

The siting of the terrace is approximately level with the position of the existing house and therefore responds to the historical building line along Main Road. It would be visible from Main Road, but it would not dominate the street scene due to this set-back from the frontage and because it is only two storeys in height. The design of the houses is simple and it is considered that they would be appropriate in this semi-rural area. There would also be views of the two semi-detached houses from Main Road and views of all eight dwellings from Spring Lane. However, these particular views would all be at a distance and would be interrupted by the other surrounding dwellings and trees and are therefore there would be no harmful visual impact. Although there is quite a large amount of hardstanding proposed on the site, this can be screened and softened from public views by planting (condition 03) and is balanced out by the fairly generous sizes of the private gardens. The density of the scheme is 34 dph which meets PPS3 guidelines, while it is considered that the buildings and gardens are relatively well spaced out in this scheme which is appropriate in this semi-rural area.

Impact on Residential Amenity

This scheme proposes back-land development but, due to the large size of the plot, there is space to accommodate the two pairs of semi-detached houses comfortably away from the terrace and still provide adequate amenity areas for all the dwellings. The distance between the front of the two 3 bedroom semi-detached houses and the back of the terrace block is approximately 24 metres and the distance between the front windows of the semi-detached houses and the rear gardens of the terrace is between 8 to 11 metres. It is considered that these distances will allow privacy for users of the houses and gardens. There are no windows proposed in the side elevations of the houses so there will not be the potential for overlooking toward the gardens of properties on Spring Lane. The two bedroom terrace will be sited 10.5 metres away from the south western boundary of the site which backs onto the rear garden of 10 Spring Lane. Again, at this distance it is not considered that there would be any material overlooking from the semi-detached houses onto this neighbouring garden.

The flank wall of the terrace will be 2.8 metres from the south eastern boundary which adjoins the rear garden of no. 4 Longways Mews. Because this adjoining garden is to the south of the development, there would be no significant loss of sunlight. It is also considered that the set-back of 2.8 metres would prevent the flank wall of the terrace from appearing unacceptably

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overbearing. The flank wall of the two 2 bedroom semi-detached houses will be 3.6 metres from the rear garden of 4 Spring Lane and for the same reasons it is considered that it would not have a detrimental impact on this neighbouring garden.

The two 2 bedroom units would be served by the access from Spring Lane. Concerns have been raised about the impact on the amenity of the bungalows either side of the access due to the increase in traffic movement. This track is flanked by the garages of these two bungalows which would help buffer the dwellings from the impact of the passing vehicles. The rear gardens of the bungalows are also enclosed by planting which will help retain privacy. In these circumstances, and given that the vehicular access already exists, it is not considered that the amount of traffic arising from the addition of two dwellings at this point would be sufficient to warrant a reason for refusal on grounds of impact on amenity.

In conclusion it is considered that the proposal is acceptable in terms of its impact on residential amenity.

#### Landscape/Trees

This application contains an Arboricultural Impact Appraisal and Method Statement. None of the trees are individually important. The overall amenity value of vegetation and planting on the site is however important and detailed landscape plans are required by conditions 03 and 04 to ensure that the site is appropriately landscaped and planted. Amended plans have been submitted moving the proposed driveway further away from the northern boundary hedge to address landscape concerns.

#### Highways/Parking

The highway officer considers that there is adequate visibility at both of the access points to this site. The parking provision of 1.75 per dwelling is also acceptable from a highway point of view.

#### Other Matters

While a certain amount of existing vegetation will be lost due to this development, there is no indication that there are any protected species on this site that require further investigation.

The correct open space financial contribution has been paid.

The applicant will be required to enter a Legal Agreement to pay the required Hampshire County Council highways improvements contribution.

This site is currently a residential garden and the addition of these extra units would not materially increase the noise levels.

Service vehicles could access the site from Main Road rather than the Spring Lane access.

Adequate infrastructure - the applicant will need to satisfy Southern Water regarding the disposal of foul sewerage (condition 12).

#### **Recommendation**

Application Permitted subject to:

- a Section 106 Agreement for a financial contribution of £14,000 towards highway improvements;
- subject to the following condition(s):

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

#### **Conditions**

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

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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 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.

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:

- means of enclosure, including any retaining structures:
- hard surfacing materials:
- minor artefacts and structures (e.g. street furniture, play equipment, refuse or other storage units, signs, lighting etc):
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

Soft landscape details shall include the following as relevant:

- planting plans:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- implementation programme:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- written specifications (including cultivation and other operations associated with plant and grass establishment:

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

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 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 6392-AIA-MW written by Barrell

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Tree Consultancy and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with 6392-AIA-MW. Telephone 01962 848317.

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

6 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. Telephone 01962 848317.

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

7 No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement 6392-AIA-MW.

Any deviation from works prescribed or methods agreed in accordance with Method Statement 6392-AIA-MW shall be agreed in writing to the Local Planning Authority.

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

8 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.

9 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.

10 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.

11 The parking areas shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the property.

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12 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the buildings are occupied.

Reason: To ensure satisfactory provision of foul and surface water drainage.

13 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: In the interests of the amenity of the area.

14 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 other than those expressly authorised by this permission shall, at any time, be constructed in the north or south elevations of buildings hereby permitted.

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

15 The two bedroom units hereby approved shall be permanently retained as two bedroom units and shall not be extended, altered or combined with another dwelling.

Reason: To ensure the housing mix is maintained in accordance with H7 of the Winchester District Local Plan Adopted 2006.

16 Prior to the commencement of development on site an amended site plan shall be submitted showing a pedestrian link between the access onto Spring Lane and the access onto Main Road.

Reason: To improve the permeability of the development and to allow access for bins to be moved from plots 5 and 6 to the collection point near the access onto Main Road.

**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, R2

Winchester District Local Plan Adopted 2006: DP1, DP3, H3, H7, E4, T2, T4, RT3

Under the terms of the Water Resources Act 1991 the prior written agreement is required for discharging dewatering water from any excavation or development to any controlled waters. The applicant is advised to contact the Hants and IOW Area office (Environment Management Team) to discuss this matter further. Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters.



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A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water's Network Development Team (Water) based in Chatham, Kent or [www.southernwater.co.uk](http://www.southernwater.co.uk)

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.