

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>	07/00249/FUL	<b>Valid Date</b>	20 February 2007
<b>W No:</b>	05141/13	<b>Recommendation Date</b>	
<b>Case Officer:</b>	Elaine Walters	<b>8 Week Date</b>	<b>17 April 2007</b>
		<b>Committee date</b>	
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** Erection of detached house and garage (RESUBMISSION)

**Site:** Greenmead Cottage Fairfield Road Shawford Winchester Hampshire

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

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

---

**AMENDED PLANS DATE:- Received 18/04/07**

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 9  
**Case No:** 07/00249/FUL / W05141/13  
**Proposal Description:** Erection of detached house and garage (RESUBMISSION)  
**Address:** Greenmead Cottage Fairfield Road Shawford Winchester Hampshire  
**Parish/Ward:** Compton And Shawford  
**Applicants Name:** R.H Tice And J.L Tice  
**Case Officer:** Elaine Walters  
**Date Valid:** 20 February 2007  
**Site Factors:** Tree Preservation Order

**Recommendation:** Application Permitted

### General Comments

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

Amended plans were received on 18 April 2007 showing the proposed dwelling reoriented to face toward Fairfield Road; previously it faced toward the rear of the neighbouring property Mariners.

This application is a resubmission, the previous scheme faced toward the rear of the neighbouring property Mariners and did not include a full Arboriculturalist's Report.

### Site Description

The application site is garden ground to the side and rear of Greenmead, a detached 2 storey house on Fairfield Road, Southdown. The site lies to the south of Greenmead and measures 1119m<sup>2</sup>. It is flat and grassed with the boundaries to the south side and rear marked by mature trees and hedging. The north and western boundaries of the site are undefined at present.

The site lies within the settlement of Southdown defined in the Local Plan Review. A larger, rectangular area of garden ground was identified in the 2001 Winchester Urban Capacity Study (Plot No. 600) which was considered capable of accommodating one dwelling unit.

The built form and siting of Greenmead is typical of the character of the area. It is a detached 2 storey property, rendered and tile hung, with a clay plain tile roof. Also typical of the area, Greenmead is set back from the road behind a mature landscaped front boundary. Nearby, on this section of Fairfield Road there are two other properties on 'L' shaped plots set back from the road. Westbrook House, lies to the north of Greenmead, and beyond to the south lies Summerhill.

The means of access to Greenmead is not be altered and a new additional access is proposed, along the southern boundary of the site, off Fairfield Road.

### Proposal

The new dwelling proposed is 1 ½ storey in height. It is half-timbered at first floor level with cream painted render panels, and brick built with a brick plinth at ground floor level. The dwelling is proposed to measure 7.5m in height to the ridge line.

The developable site area of the proposed scheme, excluding the driveway area and the trees to be retained, measures 661m<sup>2</sup>; this results in a density of approximately 16 dwellings per ha.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

The proposed dwelling would be sited approximately 63m from Birches, the dwelling to the rear which fronts Southdown Road. Apart from Greenmead, the Birches would be the nearest neighbour to the site but is separated from it by a mature hedge of approximately 1.8m in height. The proposed dwelling will measure approximately 26.5m from Greenmead, 69m from Westbrook House to the north and 79m from Mariners to the south.

A new vehicle access is proposed along the southern boundary of the site. A new garage, with storage above, is proposed adjacent to the new dwelling.

### Relevant Planning History

**W/05141/12** Erection of 1 no. four bedroom detached dwelling and detached garage with storage above; new access Withdrawn 10.01.07

### Consultations

Engineers: Highways: No objection subject to conditions to ensure adequate turning and parking area is provided (conditions 08-11).

Landscape: No objection subject to conditions to ensure planting and maintenance of new boundary trees and hedging (conditions 03, 04 and 07).

A full Tree Report has now been submitted which is acceptable subject to a tree protection condition (condition 05).

Southern Water: Do not wish to comment.

### Representations:

#### Compton and Shawford Parish Council:

Objected to the original application:

No objection in principle since the site was identified for an additional dwelling in the Urban Capacity Study, however the plot proposed forms backland development, out of character here and if allowed would set a precedent to radically alter the character of development in the area. Plans should show the development in relation to dwellings on Southdown Road for officers and Committee to assess the impact.

The local Primary School is now at full capacity so the development may generate additional traffic movements.

The amended plans have not addressed their concerns.

8 letters received objecting to the original application for the following reasons:

- Backland development harmful to the character of the area.
- Lacks adequate road frontage.
- Plot size is unusually small for the area with a large area occupied by the drive.
- Recent developments have been in line with neighbouring buildings
- An unwelcome precedent for further backland development will be set.
- Traffic movements will increase causing harm to existing road users.
- The Southdown/Otterbourne Road junction has inadequate sight lines.
- The proposal is contrary to the new Infill Policy H4.
- The site is not sustainable, only one of the three identified facilities namely the Primary School is located in the settlement of Compton and Shawford.
- There are no footpaths in this area causing pedestrians to walk on the road.

2 letters of support received. Stating the proposal is well designed, well screened, it accords with the Urban Capacity Study and is in keeping with the area.

No further representations have been received on the consultation on the amended plans, at the time of writing this report. Any further representations will be included in the update or reported

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

verbally to committee.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

UB3, R2

Winchester District Local Plan Review

DP3, RT3, T2

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS3 Housing

Other Planning guidance

Winchester District Urban Capacity Study

**Planning Considerations**

Principle of development

The site lies within the policy boundary of Southdown settlement and new residential development here is therefore acceptable in principle. In addition the site was identified in the 2001 Urban Capacity Study as being capable of accommodating an additional dwelling unit.

Local Plan Policies and PPS3 encourage residential infilling within the settlements, making the best use of urban land which becomes available for development.

Impact on character of area

Building new dwellings in the rear garden ground of existing dwellings is not necessarily unacceptable. In the case of this proposal it is considered that it would not constitute an unacceptable form of backland development and reflects the siting and character of the adjacent dwelling to the north, Westbrook House.

Whilst the new dwelling sits back from the road, this in itself would not harm the character of the area, and there is sufficient space available within the site so that a cramped form of development is avoided.

The applicant proposes siting the new dwelling to the rear of Greenmead to retain the south facing garden ground to the existing house. Greenmead has three south facing bay windows on this elevation and the applicant argues that siting the new dwelling in line with Greenmead would harm the setting of the existing dwelling.

The design of the proposed new dwelling is traditional and in keeping with the character of the area, using bricks, render and plain clay tiles. The visual impact of the new dwelling is minimised as it is positioned back from the road and will be screened by new boundary screening and planting (conditions 03 and 06).

The proposed density of 16 units per ha on the developable area of the site (excluding the access road and landscaped area) is below the minimum of 30 units per ha identified in PPS3 but is in keeping with the character of development in this area. The net density of this current proposal, (including the access road and landscaped areas), is 8.9 units per ha. The density of older developments surrounding the site are 2 units per ha, whilst Westbrook House to the north of Greenmead, has a density of 7.6 units per ha. The density of less than 30 units per ha is considered to be acceptable in this case given the site constraints, which include the mature trees on site and the siting of the existing dwelling adjacent.

Objectors were concerned that the plot size is inadequate and would set an unwelcome precedent for further backland development here. Whilst the proposed 'L' shaped plot is smaller

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

than that included in the Urban Capacity Study, this is still an adequate plot size, with the mature boundary trees and hedging retained, the proposed size or position of the plot does not cause any harm to the character or visual amenity of the area. A precedent for development to the rear of dwellings on Fairfield Road has already been set by the developments adjacent at Westbrook House and Summerhill.

Impact on neighbouring property

The proposal is considered to cause no material harm to neighbour's amenity given that the site is adequately screened on the boundaries with mature landscaping, which prevents or restricts overlooking to neighbours private amenity space.

The proposed dwelling has been reoriented to face on to Fairfield Road. This prevents the sense of overlooking that resulted from the previously proposed scheme, where the dwelling faced toward the rear of the neighbouring Mariners.

Landscape/Trees

The landscape and Tree Officers are now satisfied with the proposal subject to conditions 03-07 listed below. These conditions ensure the retention and the reinforcement of the existing mature hedges and trees on the boundaries of the site, which positively contribute to the visual amenity of the area.

Other Matters

The Parish request a plan drawing showing the proposal in relation to the properties on Southdown Road. These are shown on the location plan which is considered adequate for members and officers to assess the impact of development on them.

Neighbours also objected on the grounds that the new dwelling would increase traffic in the area. However, the Highways Engineer has not raised an objection in this regard.

Policy H4 of the Local Plan Review has been cited by objectors. However, this is an infill policy which relates to rural infilling only. Policy H4 is only relevant to sites: "outside the built-up areas of settlements listed in Policy H3". Southdown is listed within policy H3 and therefore policy H4 is not relevant.

Open Space payment has been received.

**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 dwelling and 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.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

3 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.

4 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

5 Protective measures, including fencing, ground protection AND any "no dig" surfacing under tree canopies, in accordance with the Arboricultural Impact Appraisal and Method Statement reference CBA6702 written by CBA Trees 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 prior to the commencement of construction of "no dig" surfacing under tree canopies so that a precommencement site visit can be carried out. Telephone 01962 848317.

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 CBA6702. Telephone 01962 848317.

Any deviation from works prescribed or methods agreed in accordance with Method Statement CBA6702 shall be agreed in writing to the Local Planning Authority.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement CBA6702.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

6 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

7 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.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

8 The proposed access and drive, including the footway crossing 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.

9 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 5 metres from the highway boundary.

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 car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

**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: UB3, R2

Winchester District Local Plan Review: DP3, RT3, T2