

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 May 2007

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	07/00677/FUL	Valid Date	16 March 2007
W No:	08151/02	Recommendation Date	25 April 2007
Case Officer:	Lisa Booth	8 Week Date	11 May 2007
		Committee date	24 May 2007
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Demolition of existing porch, and construction of a new four bedroom semi-detached house and a new porch to 8 Langton Road. New vehicular access to new house from Langton Road.
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Site:	8 Langton Road Bishops Waltham Southampton Hampshire SO32 1GF
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Yes - Paid	N	N	Y	N	N	Y

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

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Item No: 11
Case No: 07/00677/FUL / W08151/02
Proposal Description: Demolition of existing porch, and construction of a new four bedroom semi-detached house and a new porch to 8 Langton Road. New vehicular access to new house from Langton Road.
Address: 8 Langton Road Bishops Waltham Southampton Hampshire SO32 1GF
Parish/Ward: Bishops Waltham
Applicants Name: Mrs Susan Jones
Case Officer: Lisa Booth
Date Valid: 16 March 2007
Site Factors:
Recommendation: Application Permitted

General Comments

This application is reported to Committee at the request of Bishops Waltham Parish Council, whose request is appended in full to this report

Site Description

The existing site has an area of 0.02 hectares and is fairly flat and consists of a semi-detached dwelling with 12.7m wide garden area to side and 11m garden to rear. There is an approximately 2m high hedge along boundary to side and rear. A footpath runs the other side of the western boundary and frontage. No off road parking currently exists on site to serve 8 Langton Road although the house has these of a garage in a nearby block.

The area consists of a series of cul-de-sacs, which are predominantly 1960/70's semi-detached and terraced dwellings.

Proposal

The proposal is to erect an attached 2-storey four bedroom dwelling to the side of no. 8 Langton Road, with the formation of 2 parking spaces to the front and side of the dwelling.

A new porch is also proposed to the front of no.8 Langton Road.

The proposed dwelling will have a garden to the side and rear measuring 6.4m to the western boundary and 6m to the rear boundary, with a minimum width of 10.4m.

There is a distance of 12.5m from the rear of the proposal to the side of no.28 Denewulf Close.

The dwelling will be built of bricks and tiles to match the adjacent dwellings and a close boarded fence will divide the garden spaces.

The existing boundary hedge is to remain in situ.

The proposal would represent a density of 50 dwellings per hectare.

Relevant Planning History

None

Consultations

Engineers: Drainage:

"There is both foul sewer and surface water available to serve this proposed dwelling.
No objection on drainage grounds."

Engineers: Highways:

Proposal does not contain any significant highway issues and is unlikely to impact on highway safety, subject to applying conditions.

Environment Agency:

Application has been assessed as having a low environmental risk.

Southern Water:

Exact positions of public sewers must be determined on site by applicant before the layout of the proposed development is finalised.

Recommends conditions and informatives.

Representations:

Bishops Waltham Parish Council

Undesirable over-intensive use of the site; would not provide satisfactory living conditions.

Would have an adverse impact on the amenities of occupiers of adjacent properties.

Design and external appearance unsuitable for the locality and would detract from street scene.

Excessive building bulk adjacent to an existing residential property detrimental to visual outlook of such property.

Would result in undesirable loss of green space to the detriment of amenities of the area.

Creates an undesirable precedent, making it difficult to refuse similar applications.

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

- Side garden should remain open for the enjoyment of all/Open nature of site gradually being eroded/will overshadow pavement.
- Development shows no regard for quality of the built environment.
- Should remain a block of 2 as gradually destroying open-plan feel of estate.
- Do not need another 4 bedroom property; need smaller affordable starter homes.
- Overdevelopment of artificially created plot to detriment of 8 Langton Road and 28 Denewulf Close/Plot not large enough for proposal
- Will cause overlooking.
- Creation of vehicular crossing dangerous for pedestrians/will restrict vehicular access to no's 2 & 4 Langton Road.
- Traffic levels will rise making traffic situation worse.
- Conifer hedge surrounding the site has already had the effect of creating a tall physical barrier.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, H5, R2, T5, T6

Winchester District Local Plan Review

DP1, DP3, H3, RT4, T2

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

Supplementary Planning Guidance

Other Planning guidance

Housing Monitoring Report

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Movement, Access, Streets and Spaces
Parking Standards 2002
Technical Paper: Open Space Provision and Funding
Winchester District Urban Capacity Study

Planning Considerations

Principle of development

8 Langton Road lies within the defined settlement boundary of Bishops Waltham, whereby policy H3 of the WDLPR allows for residential development, including infilling.

PPS3 and WDLPR Policy DP3 require new development to make efficient and effective use of land; in terms of design, scale and layout, responds positively to the character appearance and variety of the local environment; keeps parking provision to a minimum; does not have an unacceptable adverse impact on adjoining land and property; and includes within the development sufficient amenity and recreational space, appropriate to its size, design and function.

The proposal is for only one additional dwelling and planning policies do not in these circumstances dictate the size of the dwelling applied for if the proposal is in accord with other local plan policies and Government Guidance.

It is considered that the proposal is acceptable in principle.

Design/layout

The design of the proposal reflects similar proportions and the design of the adjacent and attached dwellings in Langton Road. However, the proposed dwelling is set down and back slightly to break up the long line of built form and to provide some interest in the front façade.

The applicants propose to use the same materials to match 8 Langton Road, thus not appearing out of character with its surroundings.

The layout of the plot proposes a reasonable sized garden area to the side and rear of the dwelling and still retains a garden area to no.8 which is typical of garden sizes found at other properties in the vicinity.

Impact on character of area and neighbouring property

The layout of the proposed dwelling still allows a 6.4m gap between the side of the new dwelling and the footpath, which is considered to retain an adequate degree of spaciousness around the building. There is also a large green open space area the other side of the footpath and it is considered that the proposal does not erode the open feel of the area.

The conifer hedge along the side and rear boundaries are to remain and although pedestrians will see the first floor of the proposed dwelling, it is not considered that this would be detrimental to the amenities of the users of the footpath.

It is considered that there is sufficient amenity garden area for the proposed dwelling, which is of a similar size to other gardens in the area.

Although the proposal is for a slightly larger 4 bedroom dwelling (no. 8 is a 3 bedroom dwelling) its proportions are not considered to be out of scale with the existing dwellings. The width of the proposal is 6.1m, as opposed to 5m on the neighbouring properties. As the proposal is set down and back it does not result in an unduly dominant feature in the street scene.

There is a distance of 6m to the boundary with the neighbouring property to the rear (28 Denewulf

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Close) and 12.6m to its side wall. There is a ground floor and first floor window to the side of this dwelling and the front door is accessed up a pathway to the side. A grassed area separates the neighbouring property from the rear boundary of no.8 Langton Road. It is considered that there is sufficient space between the buildings for the proposed dwelling not to have any overbearing impact on the adjacent property. It is not considered that the proposal will result in any detrimental overlooking due to the siting and orientation of the windows in the proposed dwelling and that there are also no principal windows on the side elevation.

Landscape/Trees

The existing landscape features, such as the boundary hedge are to remain. A few shrubs are to be removed from the frontage, but are considered to be easily replaceable.

The applicant has stated that they propose to plant some new trees and further landscaping can be secured by way of the attached landscaping condition.

Highways/Parking

A new dropped kerb is proposed at the front of the dwelling to allow the parking of 2 cars.

No.8 currently has parking to the east of the site within a garage block arrangement. Footpath access is available at the rear.

The Highways Engineer does not raise any objections to the amount of parking or in highway safety terms, subject to conditions. Although a new dropped kerb will be created, it is not considered that this will be anymore dangerous to pedestrians than those that exist further up the road. The site is self limiting to the number of cars that can be parked off road.

Open Space

The applicants have paid the Open Space provision of £2631.

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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the adjacent dwelling (8 Langton Road), unless otherwise agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

3 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.

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4 Before the development hereby approved is first brought into use, a minimum of two car parking spaces shall be provided within the curtilage of the site 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.

5 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.

6 The hedgerow identified on drawing no: 0107/02/13 shall be retained and maintained in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

These trees shall be protected during building operations by the erection of fencing at least 2 metres from the hedge in accordance with BS 5837.

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

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, H5, R2, T5, T6
Winchester District Local Plan Review Policies: DP1, DP3, H3, RT4, T2

3. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water Network Development Team (Wastewater) based in Otterbourne, Hampshire or www.southernwater.co.uk

4. No development or new tree planting shall be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. The developer must advise Southern Water Services of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development.