

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	07/00865/FUL	Valid Date	4 April 2007
W No:	01111/08	Recommendation Date	30 May 2007
Case Officer:	Mrs Jill Lee	8 Week Date	30 May 2007
		Committee date	14 June 2007
Recommendation:	Application permitted	Decision:	Committee Decision

Proposal: 1 no. three bedroom house; 2 no. two bedroom bungalows. (RESUBMISSION)

Site: Rutledge 29 Main Road Littleton Winchester Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
YES	YES	NO	YES	NO	NO	YES

COMMITTEE ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:- NOT APPLICABLE.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 03
Case No: 07/00865/FUL / W01111/08
Proposal Description: 1 no. three bedroom house; 2 no. two bedroom bungalows.
(RESUBMISSION)
Address: Rutledge 29 Main Road Littleton Winchester Hampshire
Parish/Ward: Littleton And Harestock
Applicants Name: Mr And Mrs R Hammond
Case Officer: Mrs Jill Lee
Date Valid: 4 April 2007
Site Factors: Tree Preservation Order.
Recommendation: Application permitted.

General Comments

This application is reported to Committee because of the number of objections received. An application for similar development (W01111/07) was considered by Committee in February this year and was subsequently refused by Planning Viewing Sub-Committee for being overdevelopment with inadequate amenity space, an overbearing effect on 4 Valley Road and a cramped layout. This current scheme has sought to take into account these reasons for refusal as well as other factors discussed at the time of the Viewing Sub-Committee such as the desire to retain the existing boundary conifers which are now shown to be retained on the plans. The bungalow closest to Valley Road has been pulled forward and so is not now directly behind 6 Valley Road and in addition the roof has been lowered in height by approximately 1m. The staggering of the building line has also resulted in more garden area for bungalow 2. House 1 has been reduced to three bedrooms from four. The ridge height has been reduced by approximately 1m and the ridge reduced in length by using a hip end on the side of 4 Valley Road to reduce the impact of the built form. The dormers on the previous scheme have been replaced by rooflights. The garage has been omitted and the parking spaces moved to the other side of the building. Thus, the garden area for plot 1 has been increased to approximately 130m². The access road alignment has also been modified to allow for the retention of the group of boundary leylandii trees. The access onto the main road remains the same.

Site Description

The application site covers an area of approximately 0.1 hectare and is located on the western side of Main Road in the settlement of Littleton in an area characterised by detached houses, some of which are on small plots and some, as in the case of the application site, on larger plots. The site currently contains a large two storey house with a substantial garden containing a swimming pool with associated building and stables towards the rear of the site.

The site is well contained by existing hedges and vegetation which will help to minimise the impact of the proposed building. The site is surrounded on all boundaries by existing two storey residential properties.

The site lies at a slightly higher level than the properties on Valley Road and a slightly lower level than number 31A Main Road.

The existing house is to be retained and so the appearance in the street scene will remain the same.

Proposal

The current proposal is for the redevelopment of the rear garden of the existing dwelling by the erection of two 2 bedroom bungalows and one 3 bedroom house at two storeys. It is proposed to utilise the existing access onto Main Road. The two bungalows will have 2 parking spaces each, the detached dwelling has 2 car parking spaces. There is a new double garage and 2 parking spaces to be constructed for the existing dwelling. The buildings are to be traditionally built with brick elevations with some tile hanging, plain clay tiles for the roof of the new house and natural

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

slate for the roof of the bungalows. The proposed new house will be 12.5m from the rear wall of number 4 Valley Road and 10m from the side wall of 31A Main Road. The two bungalows which are semi – detached will be between 26m and 32m from the dwelling closest to the rear of the site, 9.8m from number 6 Valley Road and 9m to the closest point of number 31A Main Road. There is a gap of between 16m and 20m between the proposed bungalows and the new house. The proposed density is 30dph which is in accordance with PPS3 and policy DP3 of the Winchester District Local Plan Review. This relatively low density has taken into account the constraints of the site being surrounded by existing residential development and the lower density development surrounding it.

Relevant Planning History

Previous applications for the redevelopment of the site have either been withdrawn or refused because of the potential for adverse impact on the occupiers of adjacent residential properties and because of unresolved drainage issues. The currently submitted application has sought to resolve these issues and also provide additional information regarding the relationship of the proposed dwellings with those adjacent to the site. Attention has also been paid to the issue of possible overlooking from first floor windows of the proposed house.

W01111/05 – Residential redevelopment, application withdrawn 7/9/05, but would have been refused due to adverse impact of the buildings on the neighbours and lack of supporting information with the application.

W01111/06 – Residential redevelopment, refused 15/5/06 for lack of information and no open space.

W01111/07 – Residential development, 3 no dwellings refused by Planning Viewing Sub-Committee on 6 February 2007 for overdevelopment of site, cramped layout and inadequate amenity space to plot 1 and overbearing relationship with 4 Valley Road.

Consultations

Engineers: Drainage:

No objection to the application subject to the applicant obtaining a consent to discharge from EA prior to the installation of the treatment works and building regulations consent being given.

Engineers: Highways:

Previous application was subject of a Viewing Sub-Committee where access matters were discussed but were not included in reasons for refusal. The highway implications of this current application have not materially changed since the previous refusal. No objection to the application subject to the imposition of conditions to secure car parking and parking and turning for construction traffic (conditions 8 and 9)

Landscape:

No objection to the application. Important hedges are to be retained. Leylandii to be retained. Space for new landscaping subject to condition. (No. 4)

Environment Agency:

No further comments to make.

Southern Water:

Do not wish to make comments on this application.

Representations:

Littleton Parish Council

- Object to the application for the following reasons;
- Overdevelopment of the site
- Design, scale, layout does not respond positively to character of area
- Density too high
- Adverse effect on 4 Valley Road and 31A Main Road
- Insufficient amenity and recreational open space.
- Does not accord with the Littleton Design Statement

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- Access is inadequate
- Sight lines are inadequate
- Number of properties should be reduced.

8 individual letters received and one letter representing 5 neighbours, objecting to the application for the following reasons:

- No significant changes from previous refusal.
- Inadequate visibility
- Dangerous access onto busy road
- Density too high
- Out of character with neighbourhood
- Overbearing to neighbours
- Noise disturbance to neighbours
- Insufficient amenity space
- Wheely bins might be left out to obscure road
- No visitors parking
- Does not comply with VDS
- Changes to house on plot 1 not sufficient to overcome objections
- Some discrepancies in plans
- Where will contractors vehicles park
- Not enough facilities for more houses.

Councillor Jackson objected to the application for the following reasons;

- Overdevelopment of the site
- Too high density
- Lack of amenity provision
- Overbearing effect of development
- Not in keeping with VDS
- Inadequate access provision.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3

Winchester District Local Plan Review

DP3, H3, H7, T4, RT4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

Supplementary Planning Guidance

Littleton Village Design Statement

Other Planning guidance

Movement, Access, Streets and Spaces

Parking Standards 2002

Technical Paper: Open Space Provision and Funding

Planning Considerations

Principle of development

The application site is located within the settlement boundary of Littleton where the principle of residential development is acceptable subject to normal development control criteria. The application also has to be considered against the criteria of PPS3 and the need to make good use of previously developed land. The site is currently garden area for the house to be retained and so in terms of policy is previously developed land. The application is for three houses and so there is no requirement for affordable housing. There is a requirement for 50% of the total number

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

of houses to be small units of either 1 or 2 bedrooms and under 75m² floor area. One of the proposed houses is 3 bedrooms but the other two are 2 bedrooms and are under the required floorspace threshold and so comply with this policy requirement.

Government and Local Plan policies also require new development to be suitable in terms of density, design, layout, materials and respecting the character of the area. The current scheme has been designed to overcome the previous objections to the application, with the principal changes outlined in the general comments section at the start of this report, and is considered to be acceptable in policy terms. The amenity of neighbours has been considered and additional levels and sections submitted to show the relationship between the new and the existing houses. Room has been made within the site for landscaping and parking has been provided to full standard. The applicant has not made provision for contributions towards public open space in accordance with policy RT4, but this will be secured by the proposed legal agreement, to be entered into before permission is granted.

Design/layout

The site is surrounded by existing residential development and so there are many constraints which affect its development. Tandem development as proposed is not unusual in the area. The next door site has been developed in such a way although with one large house rather than three. The existing access onto Main Road is being utilised and will run along the northern boundary to the proposed bungalows to the rear.

The proposed bungalows have been designed as single storey to minimise any adverse impact on neighbours and the roof height lowered from the previously refused scheme. Because these buildings are single storey they will not give rise to overlooking and will not cause loss of light to neighbouring properties or garden areas. It is not considered that the buildings will be overbearing now that the roof has been reduced. The amount of garden area available to bungalow 2 has also been increased from the previously refused scheme even though this was not a reason for refusal.

The 3 bedroom house has been reduced in bulk and height and the roof designed to incorporate a hip on the side of 4 Valley Road to reduce the impact of the building. The two first floor windows closest to 4 Valley Road have been changed to roof lights and so any perceived overlooking has been reduced and this again deals with the overbearing nature of the previously proposed house on this plot. This property also benefits from good screening from a substantial hedgerow which runs along the southern boundary.

Impact on character of area and neighbouring property

The relationship of the proposed building with the existing surrounding dwellings has been carefully considered by the applicant. The two dwellings to the rear of the site have been reduced to single storey with a lowered ridge line and so will not adversely affect any neighbours. They will not cause overlooking, loss of light or be overbearing. The 3 bedroom dwelling has been designed so that there are no habitable room windows at first floor that directly overlook either neighbours windows or gardens. The buildings are to the north of the properties on Valley Road and so will not overshadow or cause loss of light and this is important given how short their private rear garden areas are. The two storey dwelling is opposite the parking and turning area of number 31A Main Road but is also at a distance of 5m to the boundary and this relationship is considered to be acceptable. The existing leylandii trees have now also been retained which will help to screen the proposed dwelling on plot 1 from 31A Main Road.

The new development will not be easily viewed from the road as the existing dwelling is to be retained, so impact on the street scene is minimal.

The density of the development is at the bottom end of the recommended densities for previously developed land. There are no overriding constraints such as trees within the site which would demand a lower density development. The existing constraints of the surrounding development have been addressed and it is considered that 30 dph can be accommodated within the site, making efficient use of the land available without an unacceptable level of detriment to neighbours or the character of the area.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Landscape/Trees

The existing hedges are the most important landscape features within the site and it is proposed to keep these as they provide an important screening function. Their retention has been conditioned. It is also proposed to provide some additional planting within the site particularly to the western boundary which currently has no screening. The landscape features within the site are important to close neighbours only and have no wider importance. It is also proposed to retain the leylandii trees on the northern boundary to provide additional screening.

Highways/Parking

Parking is to be provided to full standard with each of the 2 bedroom bungalows having 2 car parking spaces, the 3 bedroom house will have 2 car parking spaces. A double garage with 2 spaces is being provided for the house which is to be retained. The access will utilise the existing access point onto Main Road. The access remains the same as that considered by the Viewing Sub-Committee which considered that there were no sustainable highways objections at that time and there have been no material changes in circumstances since this time and therefore the access arrangements are considered to be acceptable.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions 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: That, provided the applicant enters into a Section 106 agreement to secure contributions towards public open space, then planning permission be granted subject to the following conditions;

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

Conditions

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

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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 hereby permitted and the hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

03 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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

04 The existing hedgerows to the northern and southern boundaries of the site shall be retained, protected during construction and maintained at a minimum height to be agreed in writing with the local planning authority before development commences and where necessary reinforced with appropriate species. Details of the protective fencing shall be submitted to and agreed in writing by the local planning authority prior to development commencing, development shall be undertaken in accordance with the agreed details. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

04 To protect the privacy and amenity of neighbours and in the interests of the visual amenities of the area.

05 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, B, C and E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

05 To protect the amenities of the locality and to maintain a good quality environment.

06 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 any elevation of the dwelling on plot 1 hereby permitted.

06 To protect the amenity and privacy of the adjoining residential properties.

07 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.

07 Reason: In the interests of highway safety.

08 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.

08 Reason: In the interests of highway safety.

09 The parking area including the garage 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.

09 To ensure the permanent availability of parking for the property

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

10 No development shall commence until a scheme for the disposal of foul drainage has been submitted to and approved in writing by the local planning authority, development shall be undertaken in accordance with the approved details.

10 To ensure satisfactory provision of foul and surface water drainage.

11 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.

11 Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

12 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

12 Reason: In the interests of highway safety.

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

Winchester District Local Plan Review: DP3, H3, H7, T4, RT4.