

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	06/03724/FUL	Valid Date	22 December 2006
W No:	19885/06	Recommendation Date	18 June 2007
Case Officer:	Ms Nichola Whitehead	8 Week Date	16 February 2007
		Committee date	3 July 2007
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	(Amended Plans) Demolition of existing bungalow; erection of 1 no. four bedroom and 2 no. two bedroom dwellings with associated parking and landscaping (RESUBMISSION)
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Site:	3 Park Lane Abbots Worthy Winchester Hampshire SO21 1DT
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	N	N	Y	N	N	Y

DELEGATED 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:-

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Item No: 3
Case No: 06/03724/FUL / W19885/06
Proposal Description: (Amended Plans) Demolition of existing bungalow; erection of 1 no. four bedroom and 2 no. two bedroom dwellings with associated parking and landscaping (RESUBMISSION)
Address: 3 Park Lane Abbots Worthy Winchester Hampshire SO21 1DT
Parish/Ward: Kings Worthy
Applicants Name: Mr M Oakley
Case Officer: Ms Nichola Whitehead
Date Valid: 22 December 2006
Site Factors: Abbots Worthy Conservation Area
Conservation Area
Within 50m of Listed Building
Tree Preservation Order
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the level of public interest.

This application is a resubmission of a previously refused scheme (W19885/05), which was for 2 pairs of semi detached properties comprising 4 no. 2 bed units with 6 parking spaces and was refused for the following reasons:

- i) The development represents additional dwellings in the countryside for which there is no overriding justification.
- ii) Development of the site in the manner proposed would amount to over-development, in that it would give rise to unsatisfactory plot sizes out of keeping with the spatial characteristics of the area.
- iii) The proposal would result in a development which, because of its form and design and symmetry, would appear sub-urban and be harmful to the local environment and the character of the Conservation Area
- iv) The proposal would result in a highly visible and excessive area of hard standing to the front of the site which is of detriment to the semi-rural and sylvan character of the Conservation Area.
- v) Insufficient information has been submitted to illustrate the context of the proposed development to surrounding development
- vi) On the basis of the limited information regarding the levels on site, the Local Planning Authority does not consider that the proposed development would be undertaken in a satisfactory manner without adverse impacts on the street scene.

Since the refusal, negotiations have taken place with the case officer and various consultees in order to overcome the previous reasons for refusal and to find a suitable solution for the site. As a result, the application has been reduced from 4 units to 3, the hard standing to the front has been screened more adequately and the width of the access mouth has been significantly reduced to prevent wide views into the site. The design of the buildings has been significantly altered from 4 identical pairs (in 2 blocks) of a sub-urban character, to 3 unique properties to reflect local variations. Cross sections showing the relationship between the site and neighbouring property have been submitted, as has preliminary levels information.

The application was submitted in December 2006. However, there were concerns raised

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regarding the ability to implement the landscaping proposed to the front of the site. In order to overcome this, amended plans were submitted which reduced the gradient of the bunds to the front of the site.

An application for demolition consent within a Conservation Area (07/00041/LBC) has been submitted in conjunction with this application and appears elsewhere on this agenda.

Site Description

The site is located in the small village of Abbots Worthy, just outside of the settlement of Kings Worthy. It is in the countryside and a designated Conservation Area. The site is to be considered under the infill policy H.4 of the Winchester Local Plan.

The property is located on Park Lane which is narrow with properties fronting the road on the western side only. Park Lane runs north to south and slopes down gently to the south, which gives the property a slightly elevated position. To the eastern side of the road is an area of woodland. Currently, there is a small bungalow on the site with a small garage to the side.

The properties along the lane are of a variety of sizes and designs, with the neighbouring property to the north being of a similar scale and design.

The boundary treatment to the front of the site has been recently cleared and the site is completely open to the road.

Proposal

The application is for 3 units comprising 1 detached 2 storey 4 bed unit, 1 semi-detached 1.5 storey 2 bed unit and a detached 1 storey 2 bed unit. The proposals decrease in height from south to north.

There is a large area to the front of the site for turning and parking with 5 parking spaces. Cycle and bin storage is also to be provided.

The levels on the site are to be lowered and new landscaped bunds are proposed to the front boundary, which will partially screen the site from the road.

The properties are of a mixture of styles and materials to reflect the variety of local character. Each property will have its own area of private garden space.

Relevant Planning History

W19885/05 Demolition of existing bungalow; erection of 4 no two bedroom semi detached dwellings with 6 no. parking spaces - 3 Park Lane Abbots Worthy Winchester Hampshire SO21 1DT - Application Refused - 19/10/2006

Consultations

Highways

No objection subject to conditions relating to the construction of the access and parking, surface water and sight lines (Conditions 5, 6, 7, and 8).

Landscape

The amended plans are acceptable subject to conditions relating to the submission and approval of landscape details and an arboricultural statement (Conditions 9, 10 and 14).

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Drainage

A public sewer passes through the garden of the adjacent property and Southern Water should be contacted. No objection subject to the granting of building regulations approval.

Conservation

The proposals preserve if not enhance the character of the Conservation Area.

Environment Agency

No objection in principle, however, the site lies within a sensitive groundwater area and all precautions must be taken to avoid discharges and spills to the ground both during and after construction.

Southern Water

The exact position of the public sewer must be determined by the applicant before the layout of the proposed development is finalised

No development or tree planting should be within 3m either side of the centre line of the public sewer.

Foul sewage disposal can be provided but a formal application is required.

A water supply can be provided but a formal application is required

Representations:

Kings Worthy Parish Council

Objects to the application

Although the number of units is reduced the development remains the same

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

- Density too high
- Designs of the buildings are out of keeping with the character of the area
- Increased traffic will be hazardous
- Not enough parking on site
- Blocks views from neighbouring property
- Overlooking to rear garden of neighbour property

1 letter received from the Upper Itchen Valley Society with 12 signatures from individual households to be considered, objecting to the application for the following reasons:

- Development is unsuitable in the Conservation Area
- Density is too high
- Scale of development is more than 25% of the existing and is therefore contrary to policy on small dwellings in the countryside
- Sight lines are sub-standard
- Park Lane has no pavements, street lights and is only 4m wide. This has not been considered in the application
- Additional traffic will be dangerous at the already sub-standard junctions.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E16, C1, C2, H10, H7, R2

Winchester District Local Plan

- DP.1, DP.3, DP.5, HE.4, HE.5, HE.6, HE.7, HE.8, H.4, H.7, RT.4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

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PPG 3 Housing
PPS 7 Sustainable Development in Rural Areas
PPG 13 Transport
PPG 15 Planning and the historic environment
PPG 17 Planning for Open Space, Sport and Recreation

Other Planning guidance

Parking Standards 2002
Technical Paper: Open Space Provision and Funding
Winchester District Urban Capacity Study
Winchester Housing Needs Survey

Planning Considerations

Principle of Development

The proposals are located within the countryside and a Conservation Area. The site is located within the village of Abbots Worthy, which is identified under policy H.4 as being acceptable for infill development, subject to criteria based assessment and all other relevant policies.

In terms of the criteria based assessment the site is considered to be in a sustainable location (criterion 1) as it is within 700m of a school, 500m of a post office and is within walking distance of the settlement of Winchester. It is located between permanent established residential buildings (criterion 2). The highways officer is satisfied that safe vehicular access to the highway can be provided (criterion 3). The site is within one of the Annex C settlements (criterion 4). The site is not within a strategic local gap (criterion 5). It would not result in a loss of break in the frontage (criterion 6). The proposal addresses the local character of the area and is in keeping in terms of scale and design (criterion 7).

On this basis it is considered that all the criteria for the H.4 Infill Policy have been satisfied.

The proposals are in line with the Council's policy on the provision of small dwellings on site and a contribution has been made for Public Open Space.

Impact on character of area

As this site is in the Conservation Area, the proposals must preserve or enhance the character of the area. In the previous application a lack of consideration had been given to the spatial characteristics of the area. However, following negotiations with officers, this has now been addressed through the amended scheme.

The properties along Park Lane are, in the main, set back from the road with a variety of boundary treatments to the road, with adequate vegetation, all of which results in a semi-rural character with an open feel. Park Lane has an organic feel and is heavily landscaped. The properties are of cottage proportions and style and are of individual designs. The area portrays a rural character.

The site is located within a predominantly low density area with a range of properties set in individual plots. Whilst the proposals are of a higher density, it is considered that the site can accommodate this without any adverse impacts on the spatial characteristics of the street. There are gaps about the properties and the height of the dwellings works with the slope of the land and will have a positive relationship with the neighbouring sites.

The front of the site will be landscaped to screen much of the view of the parking and turning area, in keeping with other properties along the lane. Some properties to the south along Park Lane have hard boundary treatment, however, it is considered that planting is more appropriate in this location as it will reflect the green character of the lane.

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It is considered that, in design terms, these proposals will be an improvement on the existing bungalow, which is of no particular architectural merit.

Residential Amenities

The boundary treatment to the rear of the site consists of high conifers, beyond which is the front driveway of a neighbouring site. There will be no adverse neighbour impacts on this site, known as Little Orchard.

Consideration has been given to the neighbouring property to the north, which is a bungalow. To this side the proposed dwelling is single storey with the roof pitched away from the boundary, which will ensure the proposals are not overbearing. There is also a garage on the neighbouring property's boundary which further separates the properties. There are no windows which will be able to view over the boundary and into the neighbouring property or garden on this side.

The neighbouring property to the south is some distance away and there is heavy boundary treatment between the sites which will ensure the privacy of the neighbouring site and mitigate against any overbearing impact.

Recommendation

Application Permitted subject to the following condition(s):

Conditions/Reasons

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 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, D, E, F of Part 1, and Class A of Part 2, 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.

3 Drainage plans to protect public sewers prior to commencement

Reason: To protect the existing sewer system

4 Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

5 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material.

Reason: In the interests of highway safety.

6 Nothing over 0.6 metres in height above the level of the carriageway shall be erected or permitted to remain on the land hatched green on the approved plans.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

8 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.

9 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:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- hard surfacing materials:

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:

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

10 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.

11 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.

12 Before development commences details of provision for secure cycle parking for the residential units together with provision for refuse storage shall be forwarded to the Local Planning

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Authority for approval. Development shall be carried out in accordance with the approved details before the development is occupied and retained thereafter.

Reason: To ensure the provision and retention of secure cycle storage facilities and refuse storage facilities in the interests of local amenity and highway safety

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

14 An Arboricultural Impact Appraisal and Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced so that it can be inspected and deemed appropriate and in accordance with the approved Method Statement. Contact Kevin Cloud on 01962 848317

Reason: To protect the trees which form an important part of the amenity of the area during construction.

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, E16, C1, C2, H10, H7, R2

Winchester District Local Plan Proposals: DP.1, DP.3, DP.5, HE.4, HE.5, HE.6, HE.7, HE.8, H.4, H.7, RT.4

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 Waters Network Development Team (Waste Water) based in Otterbourne, Hampshire or www.southernwater.co.uk

4. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Waters Network Development Team (Water) based in Chatham, Kent or www.southernwater.co.uk