

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 September 2007

Item No: 3
Case No: 07/00287/FUL / W06272/06
Proposal Description: (AMENDED PLANS) Demolition of existing dwelling and erection of 2 no. two bedroom and 1 no. four bedroom terraced dwellings with associated parking and landscaping (RESUBMISSION)
Address: Fairhaven 108 Christchurch Road Winchester Hampshire SO23 9TG
Parish/Ward: Winchester Town
Applicants Name: Brookeswood Developments Ltd
Case Officer: Mr Neil Mackintosh
Date Valid: 6 February 2007
Site Factors: Within Winchester Policy Boundary
Winchester Conservation Area
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received

This application is a re-submission of an application that was withdrawn last year. It was submitted in February 2007 and various amendments have been negotiated in the intervening months.

The latest plans, reference 020 Revision D, 021 Revision D and 1196/SK10, were re-advertised in early August and interested parties were notified in writing that amended plans were being considered.

The amended plans show major alterations to the appearance of the building and the differences between the original plans and the current ones will be explained at Committee. The opportunity has also been taken to reduce the potential for overlooking of neighbouring properties, in particular 102, Christchurch Road.

A concurrent application for the demolition of 108 Christchurch Road (Reference W06272/07LBCA) will also be considered by this Committee.

Site Description

This part of Christchurch Road is characterised by large late-Victorian villas in large grounds. However, during the intervening century many of these buildings have been sub-divided into flats, outbuildings have been converted into dwellings and additional houses have been erected in the grounds.

The application site contains a single house that was erected in the 1960's in the grounds of 106, Christchurch Road. No. 106 itself was later converted into 3 dwellings and its stables converted into a fourth dwelling.

No. 108 is of no architectural merit and does not enhance the Winchester Conservation Area.

Access to the application site is by means of a private, gravel road that leads to a pedestrian bridge under the Southampton/Waterloo railway line. This route is used by pedestrians and cyclists travelling between Stanmore, beyond the line, and the City centre.

The railway embankment forms the western boundary of the site and it is here that a large beech tree was felled last year. Another beech and a group of lesser trees remain in the NW corner of the site.

The northern and southern boundaries of the site consist of high brick and flint walls that were

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 September 2007

probably part of the original Victorian development of the site. These historic features will be retained.

The remaining boundary, to the east, is partly made up of the rear wall of the garages at No. 106 and the rest is a 1.8m close-boarded fence separating the application site from the private garden of the converted stables.

Proposal

The proposal is to demolish No.108 and replace it with a single building consisting of 2 x 2-bedroom and 1 x 4-bedroom houses. The design has been amended to repeat some of the Victorian features found locally and the proposed materials are high quality brick and natural slate.

The existing vehicular access is to be used for all three properties, although this would be widened by the removal of a modern brick wall. Parking and turning for five cars will be provided within the site.

The density of development on the site, which is 752 sq.m. in area, will be raised from 13.3 dph to 40 dph.

Relevant Planning History

W06272/02 – Demolition of existing dwelling and erection of 3 dwellings – withdrawn Oct. 2006

W06272/03LBCA – Demolition of existing dwelling (Conservation Area Consent) – withdrawn October 2006

W06272/04TPOCA – felling of three conifers – no objection raised October 2006

W06272/05TPOCA – felling of three conifers – application not required – February 2007

Consultations

Conservation:

“There need be no conservation objection to either the small widening of the wall, where a brick panel of special interest will be removed, or the demolition of the existing 1960’s house”.

However, “We would not accept the demolition of the existing building without the agreement of the replacement first”.

Comments on original plans – “This proposal looks overly large and bulky on the site. It is bland looking and shows no architectural relationship to the rich architectural surroundings”. “The proposal represents a great increase in the developed use of this currently quiet and visually uncluttered space”.

Engineers: Highways:

“It is unlikely that the proposals will cause demonstrable harm to users of the adjoining highway”.

“The submitted plan demonstrates that sufficient area exists to provide acceptable on-site car parking and turning facilities”.

“The provision acceptable long-term cycle parking spaces could be addressed by a suitably worded condition applied to any planning consent”. (condition 02)

Environmental Health:

“I have examined the proposals in detail and I have no adverse comments to make concerning the application. However, if you are minded to grant the application, I would recommend that the following condition and notes be attached to any consent granted”. Condition re. details of a scheme for protecting the proposed dwelling from noise from the railway line (condition 02). Informatives re. times of demolition/construction, no materials to be burnt on site.

Southern Water:

No objection, provided that a formal application is made for connection to the public sewer and details of surface water drainage are submitted and approved.

Representations:

City of Winchester Trust:

The Trust has been consulted throughout the negotiation process. They maintain their objection on the following basis "too high a density, too small gardens, close proximity to nearby existing dwellings and an unbroken roofline".

26 letters of objection were received when the application was originally submitted, together with a petition of objection containing 29 signatures.

- Not in accordance with Council's Conservation policies
- Out of character with the Conservation Area
- Over-development of the site
- Precedent for further high density development
- Height and massing are inappropriate for area
- Increase in traffic
- Danger to pedestrians
- Inadequate parking space
- Too close to neighbouring property
- Overlooking
- Loss of light
- Noise

Any further representations received in response to consultation on the amended plans will be reported on the Update Sheet.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB1, UB3, E17, H11

Winchester District Local Plan Review

DP3, DP4, HE5, HE7, HE8, H3, H7, T4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPG 13 Transport

PPG 15 Historic Environment

Supplementary Planning Guidance

Winchester Conservation Area Project

Other Planning guidance

Movement, Access, Streets and Spaces

Parking Standards 2002

Planning Considerations

The main considerations are whether the demolition of this house in the Winchester Conservation Area is acceptable, whether the replacement building is appropriate in terms of density and design and, if so, whether it will enhance the area.

In addition, the effect upon neighbouring residential uses and highway implications must be taken into account.

Principle of development

PPG15 allows for the demolition of buildings in conservation areas where they fail to make a positive contribution to the character or appearance of the area.

In addition, it encourages LPA's to promote the conservation and/or enhancement of such areas.

The Hampshire County Structure Plan Review contains the following relevant policies;

UB1 - promotes urban regeneration by the redevelopment of outworn buildings,

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 September 2007

UB3 – allows for development that is appropriate in terms of design, layout, scale and density,
E17 - promotes the enhancement of the character and setting of historic villages,
H11 – encourages the best and most economical use of sites which become available for redevelopment.

The Winchester District Local Plan Review contains the following relevant policies

DP3 – development should make efficient and effective use of land, be appropriate in terms of design, scale and layout and respond positively to the character of the area, and should not have an unacceptable adverse impact upon adjoining land, uses or property,

DP4 – development should not result in the loss of important public views, trees or the setting of other buildings,

HE5 – new buildings should respond sympathetically to the historic settlement pattern and enhance the character/appearance of the area,

HE7 – refers to the demolition of buildings in conservation areas,

HE8 – permission will not be granted for schemes which fail to retain features essential to the character of a conservation area,

H3 – allows for the residential redevelopment of sites within settlement boundaries,

H7 - requires that, where a site is capable of accommodating 2 or more dwellings, a density of 30-50 dph should be achieved as well as 50% small dwellings,

T4 – requires that adequate parking and turning areas should be made available.

It is considered that the proposal complies with the above policies, as explained in the main body of this report.

Design/layout

The size and shape of the plot, together with the character of the area, dictate a single building on this site. In order to achieve a satisfactory density, and to comply with the Council's Housing Mix policy, a terrace of 2 x 2-bed and 1 x 4-bed houses has been proposed.

The original design proposal for this building was a mixture of traditional and contemporary features. However, this was considered to be rather bland and officers suggested that the design and form of the building should reflect some of the Victorian features found in the local area. For this reason the roof pitch was increased and the external materials changed to a stock brick with slate roof over.

The design of the building has been articulated, in order to break up the mass of the building, and a gable end with elaborate bargeboard has been introduced as the main feature of the design. First floor windows on the rear (north) and east elevation have been amended to reduce the potential for overlooking.

Impact on character of area and neighbouring property

It is considered that the amended design and massing of the proposal will be in keeping with the character and appearance of the area and will enhance the Conservation Area.

A building of this size and configuration requires windows at first floor level and considerable effort has been taken to ensure that the properties to the north and east will not be overlooked. The Wellhouse at 102 Christchurch Road is to the north, and this property is not currently overlooked, as the existing house on the application site has no first floor windows in its north elevation. The proposal has two windows facing the garage roof of the Wellhouse and a third window, which may have had potential for overlooking, has a special louvered design to direct viewing towards the railway line. Two windows in the side (east) elevation look towards the roof of garages serving 106 Christchurch Road.

The occupier of 4, Southfield Lodge (part of 106 Christchurch Road) has objected to the proximity of the proposal to her property. Although it will be only one metre away at one point the new building is set approximately 3m further back than the existing and there will be benefits with regard to light entering her private garden and west facing, ground-floor windows.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 September 2007

Whilst the proposal represents an increase in density it is considered that the characteristics of the site, and the design principles used, result in a form of development that is appropriate to the site and surrounding area.

Highways/Parking

The Highways Engineer is content that sufficient car parking space can be provided and that any additional traffic will not cause demonstrable harm to users of Christchurch Road.

Planning Obligations/Agreements

In seeking the planning obligations and/or financial contributions for Public Open Space Funding, 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 that the above Legal Agreement is completed then:
The application be permitted 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.

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

2 Plans and particulars showing the detailed proposals for all the following aspects of the development shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved, fully implemented and, where appropriate, maintained and operated in accordance with the approved details, before the building is occupied, unless otherwise agreed, in writing, with the Local Planning Authority;

1. Details and samples of the materials to be used in the construction of the external surfaces of the development;
2. A landscape scheme, showing the planting proposed, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels.
3. Details of a scheme for protecting the proposed dwellings from noise from the railway line.
4. Provision to be made for the storage of cycles.
5. Details of surface water drainage

2 Reason: In order to secure well planned development.

3 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.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 September 2007

3 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

4 The existing trees shown as being retained and protected on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 3 metres from the tree trunks in accordance with BS 5837(2005).

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

5 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.

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

6 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

6 Reason: In the interests of highway safety.

7 Before the development hereby approved is first brought into use, a minimum of five car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

7 Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

8 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 Part One of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

8 Reason: To protect the amenities of the locality and to maintain a good quality environment.

9 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 windows, dormer windows or rooflights other than those expressly authorised by this permission shall, at any time, be constructed in the North and East elevations of the development hereby permitted.

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

10 The specialist louvered window to be constructed in the rear elevation of Unit B shall be retained and not replaced by a conventional window.

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

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 September 2007

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: UB1, UB3, E17, H11

Winchester District Local Plan Review: DP3, DP4, HE5, HE7, HE8, H3, H7, T4

3. All work relating to the development hereby approved, including works of demolition or preparation prior to operations, should only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays.

4. During demolition and construction no burning should take place on site.

5. 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 based at Chatham, Kent or www.southernwater.co.uk