

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 6  
**Case No:** 07/01356/FUL / W20538/01  
**Proposal Description:** Two bedroom house in front garden (RESUBMISSION)  
**Address:** Highways Main Road Otterbourne Winchester Hampshire  
**Parish/Ward:** Otterbourne  
**Applicants Name:** Mr H L Brown  
**Case Officer:** Mr James Jenkison  
**Date Valid:** 8 June 2007  
**Site Factors:**  
Within 50m of Listed Building  
**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee at the request of Councillor Bell, whose request is appended in full to this report

### Site Description

The site currently consists of a deep plot of land with a bungalow set well back within the plot. The application site consists of the large front garden, which rises gently in an even manner from the roadside.

Main Road has a very rural/arcadian appearance here due to buildings being set back from the road boundary and dense tree and hedge planting along the front boundaries of properties and the roadside, which screens buildings in long views along Main Road. This is assisted by the creation of a slip road on the west side of Otterbourne Road here (Cranbury Close). Further to the south buildings become more prominent in views as the more historic part of the village of Otterbourne is reached, where buildings are located closer to the roadside.

The building line along the eastern side of the road here is staggered, with the closest dwellings (Meadow Cottage, Wood Sorrel) being set back 15 metres from the roadside.

The vegetation is much sparser along the front boundaries of the two properties immediately to the north of the site, opening views of the 2-storey houses located on either side of the application site.

Because the bungalow is set well back into the plot there is a large visual gap between the houses located on either side of the application site.

Main Road has a formed footpath on the eastern side, with a grass verge separating it from the road carriageway. There is frequent pedestrian, vehicular and bus traffic along Main Road as it is the main road from Winchester to Southampton via Chandlers Ford.

### Proposal

The proposal is to construct a small 2-bedroom dwelling in the front garden adjacent to the neighbouring property of Wood Sorrel.

### Relevant Planning History

07/00502/FUL - Erection of detached two bedroom bungalow. Refused 17th April 2007.

### Consultations

#### Engineers: Highways:

Recommended conditions to maintain visibility splays (condition 5) and to provide carparking spaces (condition 6) and the payment of a financial contribution for sustainable transport

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initiatives.

Landscape:

The landscape structure at the front of the site should be retained or suitably replaced.

**Representations:**

City of Winchester Trust:

No response was received from Otterbourne Parish Council

1 letter was received objecting to the application for the following reasons:

- Loss of sunlight to a landing window, toilet and rear garden.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

UB3, R3

Adopted Winchester District Local Plan Review 2006:

DP3

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

**Planning Considerations**

Principle of development

The principle of new houses within settlements is acceptable. With a total site area of approximately 825m<sup>2</sup> a density of approximately 25 dwellings to the hectare is achieved which is acceptable in this type of arcadian environment, which is an important feature of Main Road as it approaches the historic centre of Otterbourne.

Design/layout

The proposed dwelling has been located to reflect the building line of houses here, thus retaining a relatively spacious front garden which is able to allow maturing front boundary trees to flourish as well as providing an acceptable level of private garden space outside the branch spread of mature and maturing trees and visibility splays of the required standard at the access (which may require some front boundary trees to be set back from the front boundary). A landscape condition (condition 4) has been recommended to ensure that a mature hedge and mature trees will be retained at the front of the site to protect the tree and hedge lined character of Main Road here.

The mass of the proposed dwelling is been designed to address the impact on the existing dwelling on the site, with the roof sloping from single storey level away from the existing building to two storey level at the front elevation, reflecting the height of the dwelling on the neighbouring property of Wood Sorrel.

Neighbours Amenity.

The proposed dwelling is a small 2-bedroom dwelling which has a depth of 7 metres and a width of 6.8 metres on a 15-metre wide plot, ensuring space around it to the south. The building is set 6 metres to the west (front) wall of the existing dwelling on the site with both sites having ample

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garden area, with the proposed site being the smaller at 390m<sup>2</sup>. This distance is such as to require a condition (condition 2) preventing dormer windows and further rooflights in the rear roofslope of the proposed dwelling in order to protect the privacy of occupiers of the existing dwelling on the site. The existing rooflight provides daylight to a stairwell and does not serve a habitable room.

The front and rear walls of the proposed dwelling stand in line with the dwelling of the neighbouring property of Wood Sorrel and will be separated from the side wall by a distance of 3 metres. The windows in the side walls of this neighbouring dwelling do not serve habitable rooms and the steep slope of the rear roof slope down to single storey level ensures that there will be less overshadowing of the neighbouring property than a building of full 2-storey height along the rear elevation. There will therefore be no material loss of daylight and sunlight to the neighbouring property from the proposed dwelling.

#### Highways

The potential does exist for overgrowing vegetation to reduce visibility at the access to an unacceptable level and condition 4 (landscaping) and condition 5 have been recommended to ensure adequate visibility is retained at the access.

#### Other Matters

Financial contributions for public open space and sustainable transport initiatives have been paid.

There is a sewer running diagonally across the site and the building has been designed to ensure that no building works occurs within the sewer easement. The applicant has elected not to divert the sewer and this has influenced where the footprint of the proposed building has been located. Because of this, a single storey dwelling requiring a larger building footprint and set behind the sewer easement would need to be located closer to the existing bungalow, whilst a single storey dwelling placed in front of the sewer easement would need to be set significantly further forward of the building line and may be impracticably positioned in relation to the need to maintain front garden landscaping and allow space for mature trees to flourish in the front garden.

#### **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.

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

2 No additional rooflights or dormer windows shall at any time be constructed in the rear roof slope of the development hereby permitted unless agreed in writing by the Local Planning Authority.

2 Reason: To protect the privacy and amenity of the bungalow to the rear of the site.

3 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 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.

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

4 No development shall take place until details of both hard and soft landscape works and existing tree and hedgerow protection have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season of the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- means of enclosure, including hedgerow planting:
- other vehicle and pedestrian access and circulation areas:
- hard surfacing areas and materials:
- landscape areas.

Soft landscape details shall include the following as relevant:

- retention of existing trees and hedgerows
- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- schedule of plants for the re-inforcement of the existing hedgerow and new hedgerow planting:
- manner and treatment of watercourses, ditches and banks:
- implementation programme:

4 Reason: To preserve the rural character of the site and locality.

5 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 43 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 1 metre in height above the level of the adjacent highway shall be permitted within the splays.

5 Reason: In the interests of highway safety.

6 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.

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

**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, R3

Adopted Winchester District Local Plan Review 2006: DP3, RT4

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**From:** Cllr Eleanor Bell  
**Sent:** 26 July 2007 15:43  
**To:** James Jenkison  
**Cc:** Fiona Tebbutt  
**Subject:** 07/01356/FUL Highways Main Road Otterbourne

James Jenkison  
Case Officer  
WCC

**07/01356/FUL Highways, Main Road, Otterbourne**

Please treat this email as a formal request that this decision be not taken under delegated powers but referred to PDC for consideration.

My reasons for this are:

The applicant has been advised to seek permission for a two storey house instead of a bungalow, and to site this in line with an adjacent property. The resubmitted application, whilst apparently acceptable to Planning, does not accord with the wishes of the applicant or his neighbours.

There are existing adjacent properties both forward of and to the rear of the building line determined by Planning, which will also require the costly re-routing of a main sewer across the site.

Although Planning seek to protect the amenity of the existing property, their recommendation will site a two storey mass directly in front of this property, and a two storey gable end in a very detrimental position to the neighbouring property.

The applicant appears to be in a lose-lose situation, with no flexibility as to resiting or redesign of the new build.

A preferable outcome would be agreement to defer and resubmit without further cost.

**Cllr Eleanor Bell**  
Councillor for Compton & Otterbourne  
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