

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Delegated Decision

Case No:	08/02504/FUL	Valid Date	31 October 2008
W No:	21284	Recommendation Date	24 November 2008
Case Officer:	Mr Andrew Rushmer	8 Week Date	26 December 2008
		Committee date	11th December 2008
Recommendation:	Application Permitted	Decision:	Delegated Decision

Proposal: Replacing and extending existing surfacing to front drive

Site: 11 Priors Dean Road Harestock Winchester Hampshire SO22 6JT

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
	N	N	N	N	N	Y

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

AMENDED PLANS DATE:-

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Item No: 5
Case No: 08/02504/FUL / W21284
Proposal Description: Replacing and extending existing surfacing to front drive
Address: 11 Priors Dean Road Harestock Winchester Hampshire SO22 6JT
Parish/Ward: Littleton And Harestock
Applicants Name: Mrs Amanda McInnes
Case Officer: Mr Andrew Rushmer
Date Valid: 31 October 2008
Recommendation: Application Permitted

General Comments

This application is reported to Committee because the applicant is an employee of Winchester City Council.

Site Description

The general character of the area is defined by low density suburban housing, probably dating back to the 1960s.

The property in question is a medium sized detached property, which is finished in brickwork and tile hanging at first floor level. The gable end of the house faces out onto the road.

The property forms one of a row of similar dwellings.

The levels in the area slope down steadily towards the south.

The existing driveway on both this and the neighbouring properties is angled in the direction of the host property.

In the surrounding area there are several examples of similar hardstanding arrangements in the front garden, and also several properties where the garden has been totally replaced by hardstanding.

Proposal

The proposal involves replacing, and extending the existing area of hardstanding at the front of the property. The new area of hardstanding will cover an area of approximately 67 square metres.

The proposed material is Vendage Chartres blocks and bullnose blocks/kerbs.

Relevant Planning History

None

Consultations

None

Representations:

Littleton and Harestock Parish Council

- No comments received

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Letters of Representation

- None received

Relevant Planning Policy:

Winchester District Local Plan Review 2006:

- DP3

Planning Considerations

Principle of development

The proposal requires planning permission as a result of the recent amendments to the General Permitted Development Order 1995, which requires that all new or replacement hardstanding in excess of 5 square metres shall require planning permission.

The rationale for the requirement of a planning application in the case of hardstanding is outlined in the Department of Communities and Local Government and the Environment Agency publication 'Guidance on the permeable surfacing of front gardens', and is to prevent such areas of hardstanding contributing to flood risk and pollution of watercourses.

Design and scale

In terms of design and scale it is considered that the proposal is in accordance with the requirements of policy DP3 of the Winchester District Local Plan Review 2006. Chartres paving is considered to be attractive and the extent of the paving will not be so excessive as to overwhelm the front garden in visual terms.

Impact on neighbouring properties

It is considered that, subject to the conditions recommended below, the proposal will not have an unacceptable impact on the neighbouring property. The only detrimental impact which could stem from the proposal is water running off the hardstanding area into the neighbouring property. A condition has been recommended requiring the applicant to submit details concerning how water which comes into contact with the hardstanding will be discharged. In order to comply with this condition the applicant will have to satisfy the local planning authority, via additional information, that the proposal will not result in water running off onto the neighbouring property.

Impact on the character of the area

The area is characterised in general by green frontages with the road, interspersed with areas of hardstanding. The current proposal will therefore be consistent with the character of the area.

Other Matters

Insufficient information has been provided to fully assess the proposal against the Department of Communities and Local Government and Environment Agency publication 'Guidance on the permeable surfacing of front gardens', and so further information has been required by condition in order to illustrate the means of discharging water from the hardstanding, and to illustrate the proposed site levels. This extra information is required in order to ensure that the development will be acceptable in terms of preventing the proposal having an unacceptable impact on the potential for flooding in the area. Given the scale of the proposal, it is considered that in this instance

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it would be unreasonable to refuse the application on the grounds of lack of information.

Recommendation

That the application be permitted, subject to the following conditions:

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 Prior to the commencement of development details of the proposed ground levels shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In order to satisfy the local planning authority that water coming onto the area of hardstanding is discharged in an acceptable way.

3 Prior to the commencement of development details of the means by which water coming into contact with the area of hardstanding will be discharged (i.e. details showing that the hardstanding will be permeable or that the surface water will drain to soakaways) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In order to satisfy the local planning authority that water coming onto the area of hardstanding is discharged in an acceptable way.

4 Prior to the commencement of development details of the specific colours of the paving stones shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

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

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:- Winchester District Local Plan Review 2006: DP3

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