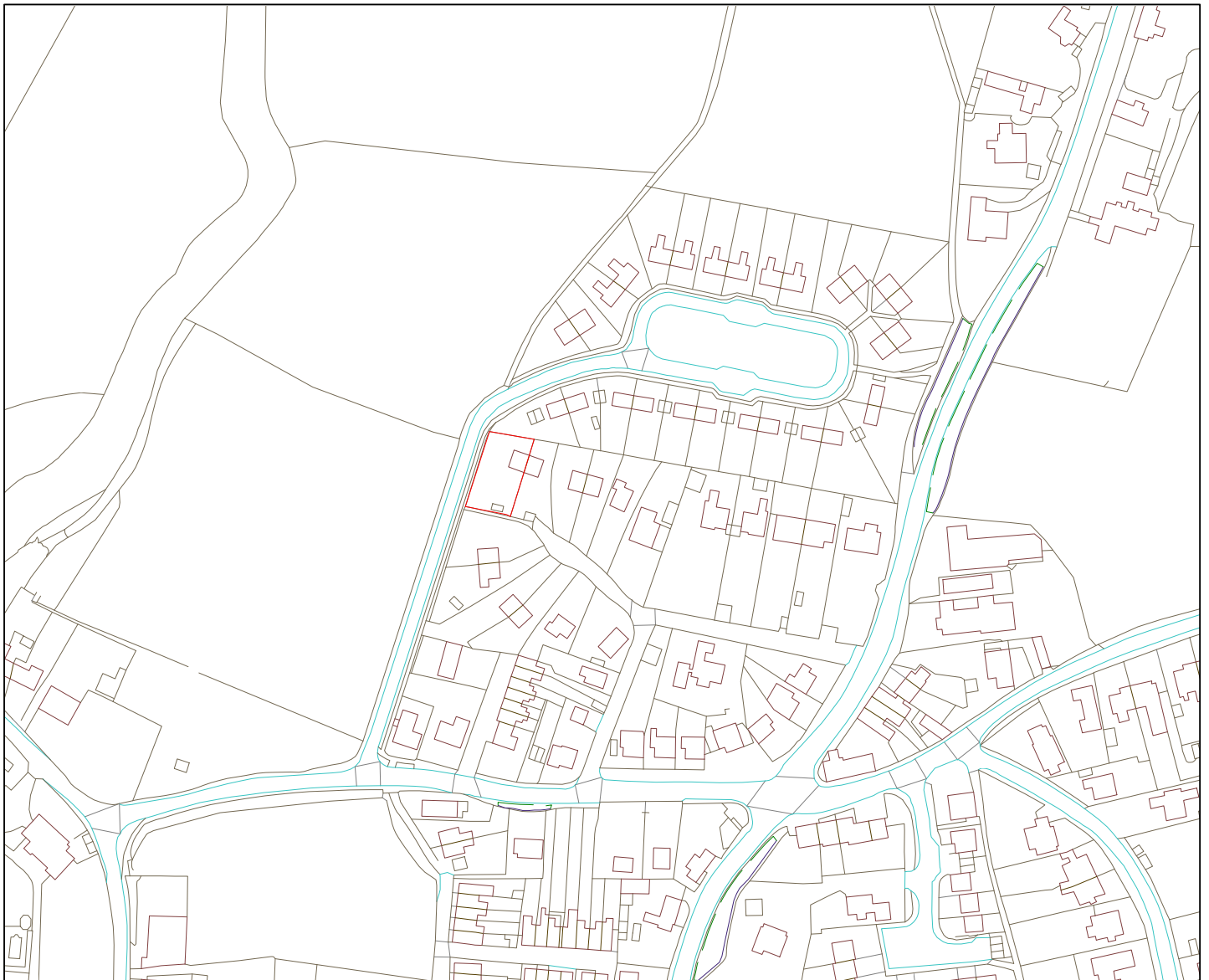


6 The Crescent, Twyford

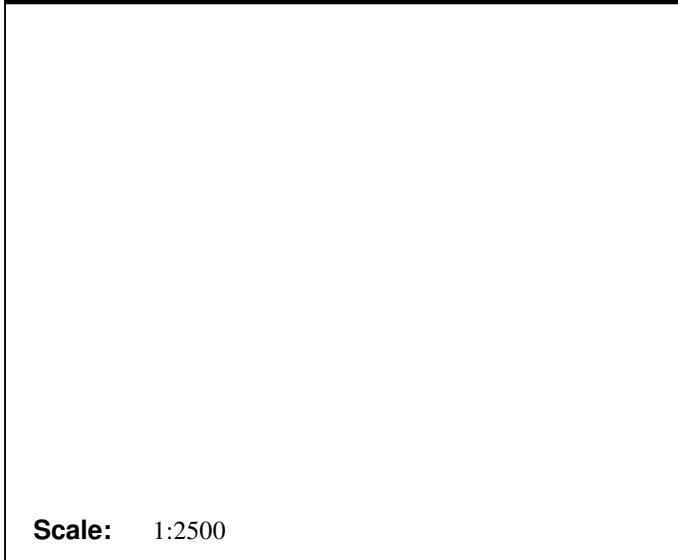
08/02554/FUL



Winchester
City Council



Legend



Scale: 1:2500



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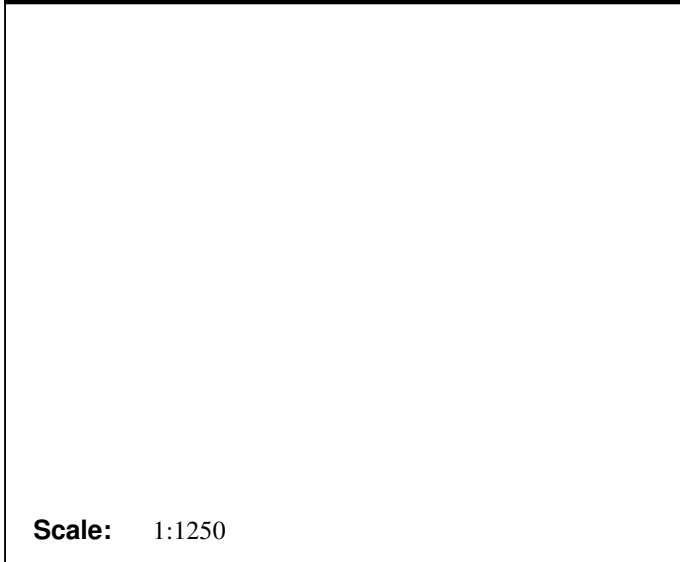
Organisation	Winchester City Council
Department	Development Services
Comments	
Date	19 March 2009
SLA Number	00018301

6 The Crescent, Twyford

08/02554/FUL



Legend



Scale: 1:1250



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Organisation	Winchester City Council
Department	Development Services
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WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Item

Case No:	08/02554/FUL	Valid Date	18 November 2008
W No:	21114/03	Recommendation Date	16 March 2009
Case Officer:	Mr Ian Cousins	8 Week Date	13 January 2009
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: (AMENDED PLANS) 1 no. three bedroom dwelling (RESUBMISSION)

Site: 6 The Crescent Twyford Winchester Hampshire SO21 1NL

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

APPROVE Subject to the condition(s) listed			
	Signature	Date	
CASE OFFICER			
TEAM MANAGER			

AMENDED PLANS DATE:- 19.02.09

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 1
Case No: 08/02554/FUL / W21114/03
Proposal Description: (Amended plans) 1 no. three bedroom dwelling (Resubmission)
Address: 6 The Crescent Twyford Winchester Hampshire SO21 1NL
Parish/Ward: Twyford
Applicants Name: Mr R Powter
Case Officer: Mr Ian Cousins
Date Valid: 18 November 2008
Recommendation: Application Permitted

General Comments

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

The application is a resubmission of a previously refused scheme (ref: 08/00977/FUL) for a larger three bedroom detached dwelling with an attached garage, built up to the eastern boundary. Amendments to this application include the omission of the garage and the sun room, which is considered to have reduced the overall bulk of the building. It has also been relocated approximately 2.7 metres away from the eastern boundary to provide an amount of private amenity space behind the proposed house. In terms of this application, it was originally proposed to be sited 3.7 metres away from this boundary. However, this was considered to bring the dwelling too close to Churchfields and accordingly the dwelling was relocated 1 metre to the east.

Site Description

The site is the front garden of a semi detached dwelling and it slopes gently away in a southerly direction. The existing dwellings date from around the 1930's, with established gardens. Open meadows are sited beyond the western boundary and a public footpath runs along the southern boundary. There is a large, mature tree sited to the north west of the neighbouring site (No.7 The Crescent) to the south and this has a very high amenity value.

Proposal

The proposal is to erect a three bedroom dwelling to the front of No. 6 The Crescent in Twyford. The site is to be built out at a density of 38 dph.

Relevant Planning History

08/00977/FUL / W21114 - Two storey dwelling with integral garage - Refused - 28/07/2008

Consultations

Engineers: Drainage: No objection

Engineers: Highways: The proposal does not contain any significant highway issues. Recommends an access condition (Condition 6).

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Environmental Protection: No adverse comments to make. Recommends informatives relating to hours of work and burning on site (Informatives 3 & 4).

Environment Agency: No comments relating to the application.

Southern Water: Does not wish to comment on this application.

Representations:

Twyford Parish Council: No comments

8 representations received objecting to the application for the following reasons:

- Visual Impact.
- Lack of garden space.
- Detached property out of keeping with neighbouring semi-detached properties.
- Out of character design.
- Negative impact on highway safety.
- Loss of light to the hobby room at No. 5 The Crescent.
- Detrimental to the outlook and amenities of No. 5 The Crescent.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

H1; H2

Winchester District Local Plan Review

DP3; DP4; DP9; H3; RT4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

Planning Considerations

Principle of development

Design/layout and impact on character of area

Impact on neighbouring properties

Highways and Parking

Open Space / Highways Contribution

Principle of development

The site lies within the settlement boundary of Twyford and therefore the principle of providing a new dwelling in this location is considered to be acceptable.

Design/layout and impact on character of area

The development will result in the existing site being split and providing two separate curtilages. The size of the resulting curtilages for both the existing dwelling (No.6 The Crescent) and the new dwelling are considered to be capable of providing a suitable level of amenity space. Whilst the address of the host dwelling is The Crescent, the application site has a far greater relationship with Churchfields and accordingly this has been reflected in the design of the proposed scheme. The proposed dwelling is essentially a crisp, contemporary design, especially when viewed alongside the neighbouring properties, but it incorporates traditional elements and forms such as a

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DEVELOPMENT CONTROL COMMITTEE AGENDA

pitched roof and dormer windows. However, the dwelling is detached and it is not considered that it will appear incongruous in the street scene but will be seen as a new feature, which, although it does not replicate the style of existing houses, will not be detrimental to the visual amenities of the area. It is considered that the design of the proposed dwelling will relate to the extension to No. 6 The Crescent which was approved recently (ref: 08/01799/FUL). Should the application to extend No. 6 The Crescent not be implemented, it is still considered that the proposed dwelling will relate sympathetically to the host dwelling.

Impact on neighbouring properties

The distance between the proposed dwelling and the existing dwellings to the north is approximately 8 metres. Given that the land slopes gently away to the south of the host dwelling, the proposed dwelling will sit on lower ground. The height of the proposed dwelling is approximately 6.5 metres, which is approximately 2 metres lower than the host dwelling, with the eaves to the new house being approximately 4 metres in height, and therefore it is not considered to be detrimental to the outlook of the occupiers of either 5 or 6 The Crescent. The windows to the first floor eastern elevation are to illuminate a landing and have been conditioned to be obscure glazed (Condition 5). A further condition has been imposed to control future windows (Condition 4) and therefore it is considered that the proposal does not present any overlooking issues.

Given the scale and orientation of the proposed dwelling in relation to neighbouring properties, it is accepted that a certain level of overshadowing will occur over the amenity space of both 5 and 6 The Crescent towards the later part of the afternoon/evening, but this is considered to be of a level that would not warrant the refusal of this application.

The new dwelling may also cause a degree of direct sunlight to be lost to the window of the hobby room located in the rear of the existing garage which is sited to the south east of the application site. However, taking into account the nature of this ancillary residential space, which is provided inside the outbuilding, it is considered that the room will still receive a suitable degree of light and outlook and therefore this would not be a reason to refuse the application.

The proposed dwelling is to be sited approximately 1.5 metres from the existing footpath that links Churchfields with The Crescent and is located to the south of the site. Given this distance, it is considered that the proposed development will not be detrimental to the setting of the footpath.

Highways/Parking

Given that the access to the dwelling is onto an unclassified road, the proposal does not contain any significant highway issues.

Open Space / Highways Contribution

The applicant had paid the required amount of Open Space and Highway Contribution on the previously refused application and it is agreed that that money be transferred to this application.

Recommendation

Application Permitted subject to the following conditions:

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DEVELOPMENT CONTROL COMMITTEE AGENDA

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. 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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C & E of Part 1 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.

4. 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 the northern, eastern or southern elevation(s) of the dwelling hereby permitted.

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

5. The first floor window(s) in the eastern elevation of the dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

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

6. The proposed access and drive, including the footway crossing, shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials

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and type of boundary treatment to be erected. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

8. 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.

Informatives

1. This permission is granted for the following reason:

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: H1; H2

Winchester District Local Plan Review 2006: DP3; DP4; DP9; H3; RT4

3. All works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.