

# Green Acre, Hundred Acres Road

08/02842/FUL



**Winchester**  
City Council



## Legend



Scale: 1:2500



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<b>Organisation</b>	Winchester City Council
<b>Department</b>	Development Services
<b>Comments</b>	
<b>Date</b>	19 March 2009
<b>SLA Number</b>	00018301

# Green Acre, Hundred Acres Road

08/02842/FUL



**Winchester**  
City Council



Issues

Silver Legh

62.2m

Green Acre

Drain

The Birches

8m

Beechcroft

Kobenhaun

Brookdale

Viewlands

Kimber Creek

## Legend

Scale: 1:1000



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DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

## Committee Item

<b>Case No:</b>	08/02842/FUL	<b>Valid Date</b>	5 January 2009
<b>W No:</b>	05454/05	<b>Recommendation Date</b>	11 March 2009
<b>Case Officer:</b>	Miss Megan Birkett	<b>8 Week Date</b>	<b>2 March 2009</b>
		<b>Committee date</b>	<b>2 April 2009</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** Replacement detached four bedroom dwelling

**Site:** Green Acre Hundred Acres Road Wickham Fareham Hampshire

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

<p><b>APPROVE</b> Subject to the condition(s) listed</p>		
	<b>Signature</b>	<b>Date</b>
<b>CASE OFFICER</b>		
<b>TEAM MANAGER</b>		

**AMENDED PLANS DATE:-**

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**Item No:** 5  
**Case No:** 08/02842/FUL / W05454/05  
**Proposal Description:** Replacement detached four bedroom dwelling  
**Address:** Green Acre Hundred Acres Road Wickham Fareham  
Hampshire  
**Parish/Ward:** Wickham  
**Applicants Name:** Mr P Burke  
**Case Officer:** Miss Megan Birkett  
**Date Valid:** 5 January 2009  
**Site Factors:** Countryside

**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee at the request of Wickham Parish Council, whose request is appended in full to this report.

This proposal is for a replacement dwelling and is very similar in appearance and form to the recently permitted application for an extension to the existing dwelling, under ref: 08/01874/FUL.

### Site Description

The existing property is a single storey dwelling of traditional construction. The land falls away to the northern edge of the site, which provides access to garaging underneath the dwelling. The rear garden is of very generous proportions, extending to the east of the dwelling, and falls away to a dip in the landscape that runs north to south and then rises towards the rear boundary where there are views over open countryside. A gravelled driveway runs from Hundred Acres Road along the northern boundary, adjacent to a mature coniferous hedge, which leads to the dwelling.

### Proposal

The proposal is similar to the previously approved extension, except that it is for a replacement dwelling. The building measures approx. 17.5m (excluding the garage), approx. 12.7m in width and approx. 6.2m at its highest point. The dwelling would be built in rendered brickwork with clay roof tiles. The existing dwelling measures approx. 171m<sup>2</sup> and the proposal extends into the roof space, increasing the floor area to approx. 274m<sup>2</sup>.

The amendments to this application include additional accommodation below ground, providing a basement with a playroom and storage area. A new roof light is proposed on the north elevation along with a solar panel. On the front (south) elevation three sunpipes are proposed to provide light for the lower ground level.

### Relevant Planning History

06/03359/FUL - Replacement dwelling and garage - Withdrawn - 08/01/2007.

08/00244/FUL - Replacement detached dwelling with detached double garage - Refused

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- 15/04/2008.

08/01874/FUL - Extensions and alterations to dwelling including conservatory and formation of first floor accommodation with dormer windows in front and side elevations - Permitted - 29/09/2008.

## Consultations

### Engineers: Drainage:

No objection - The existing dwelling uses a septic tank. This replacement dwelling proposes the use of a treatment plant, and there is no reason to believe that the site cannot be adequately drained of foul water. The applicant would require consent from the Environment Agency to discharge this prior to installing any new plant.

The proposed works also include an area of infill to the eastern end of the plot, and the applicant must ensure that alterations to the profile of the land does not lead to water flowing in an adverse way onto neighbouring properties. If this is not proven then drainage must be installed (Condition 4).

### Environment Agency:

No objection in principle (see Informatives)

## Representations

### Wickham Parish Council

The Parish Council considers the proposal to be contrary to Policy CE23 of the Winchester District Local Plan Review in that the replacement dwelling does not respect the character or design of the existing dwelling by virtue of its scale and mass and it would result in an increased visual intrusion in the countryside.

The Parish Council acknowledges that the approved (08/01874/FUL) proposal to extend the dwelling is similar to the proportions in this application and therefore requests that, should permission be granted, the ridge height of the new dwelling should not exceed that of the existing dwelling.

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

- Concerns regarding the drainage and the infilling of the land to the east, which may cause problems to The Spinney, The Birches and Beechcroft.
- The design, height and size of the proposed dwelling is considered to be out of keeping with the surrounding area.
- The proposed dwelling will impact on the enjoyment of the garden area and houses of The Spinney and Silver Legh in terms of overlooking, especially as the principle elevation faces north. This application has more windows than the previous application.
- The proposed dwelling will impact on the sunlight to the garden and property at Silver Legh.

### Reasons aside not material to planning and therefore not addressed in this report:

- A letter was not sent to 'The Spinney' as part of the community involvement process.
- Concerns of the effect of the digging out of the proposed basement, as it may affect

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the stability of the ground under Beechcroft.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

None

Winchester District Local Plan Review

DP3, CE23

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

Supplementary Planning Guidance

Wickham Village Design Statement

**Planning Considerations**

Principle of development

Impact on character of area and neighbouring properties

Other matters

Principle of development

The principle of this form of development has already been agreed in the previous application (ref: 08/01874/FUL).

Development policies applicable in areas designated as countryside allow for extensions and additions or replacement dwellings (Policy CE23), subject to design and amenity considerations, provided that the dwelling does not alter the character of the existing dwelling or result in increased visual intrusion and reduce the stock of smaller, more affordable dwellings in the countryside (properties with a floor space less than 120m<sup>2</sup>).

The property is greater than 120m<sup>2</sup>, therefore this part of the policy does not apply.

Character of existing dwelling

Although the proposed replacement dwelling increases the existing dwelling from a single storey building to a one and a half storey building it is considered that the proposed replacement dwelling would not result in a fundamentally different character of development on the site. The form of the roof is mirrored in the proposed dwelling and incorporates features currently found in the existing dwelling and approved extensions to it. These include the triangular windows, chimneys, gable and hipped roofs, bay windows and change in levels.

Impact on character of area

It is considered that the scale and design of the proposed replacement dwelling would respond positively to its rural setting, which in turn will enhance the character of the countryside and the street scene.

It is considered that the proposed replacement dwelling will not be visually harmful when viewed in relation to the character of the surrounding area. This road has a linear form of

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development along its south eastern side, with an eclectic mix of dwellings with a variety of architectural form and design.

The height (taken from the highest point) has increased by approx. 1.7m compared to the existing dwelling and there are new dormers and roof lights proposed. It is acknowledged that the Parish Council requested that the ridge height should not exceed that of the existing. However, the height proposed is no higher than the already permitted extension (ref: 08/01874/FUL) and is therefore considered acceptable.

Residential amenities

With regard to the level changes between the existing dwelling and the neighbouring property to the north (Silver Legh), there is currently a certain level of overlooking that is possible from the terraced area and ground floor windows of Green Acre over the neighbour's rear garden. Given this, and combined with the distance between the property and the boundary (approximately 15 metres), it is considered that the introduction of dormer windows to the northern elevation of the existing dwelling will not result in an increased level of overlooking that would be considered detrimental to a degree that would warrant a refusal for the application.

There would be no other material planning harm to surrounding properties.

Other matters

The digging of the foundations for the basement and possible harm from this, due to the subsidence of the land, is covered by building regulations and is therefore not a material planning consideration. Issues relating to the impact upon local drainage of the deposition of fill material in the eastern part of the site will be addressed by Condition 4.

**Recommendation**

Application 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. 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, (or any order revoking and re-enacting that order, with or without modification), no windows, dormer windows or roof lights other than those

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expressly authorised by this permission shall, at any time, be constructed in the southern elevation(s) of the development hereby permitted.

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

4. Development shall not begin until details of the water flow in relation to the area of infill to the eastern end of the plot, including details of surface water drainage measures, have been submitted and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved plans.

Reason: To ensure that alterations to the profile of the land does not lead to water flowing in an adverse way onto neighbours land.

5. 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:-

Winchester District Local Plan Review 2006: DP3, CE23

3. Under the terms of the Water Resources Act 1991, this development may need a Discharge Consent from the Environment Agency. Permission might not be forthcoming. The prior agreement may be required for discharging dewatering water from any excavation or development to any controlled waters. Please contact The Environment Agency Customer Contact Centre on 08708 506506

Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters.