

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Item

Case No:	08/02582/FUL	Valid Date	20 November 2008
W No:	11578/06	Recommendation	2 January 2009
Case Officer:	Andrea Swain	8 Week Date	15 January 2009
		Committee date	23 April 2009
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Erection of two bedroom house with ground floor below ground level on land to the rear of The Hollies, 31 Main Road
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Site:	The Hollies 31 Main Road Littleton Winchester Hampshire
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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		

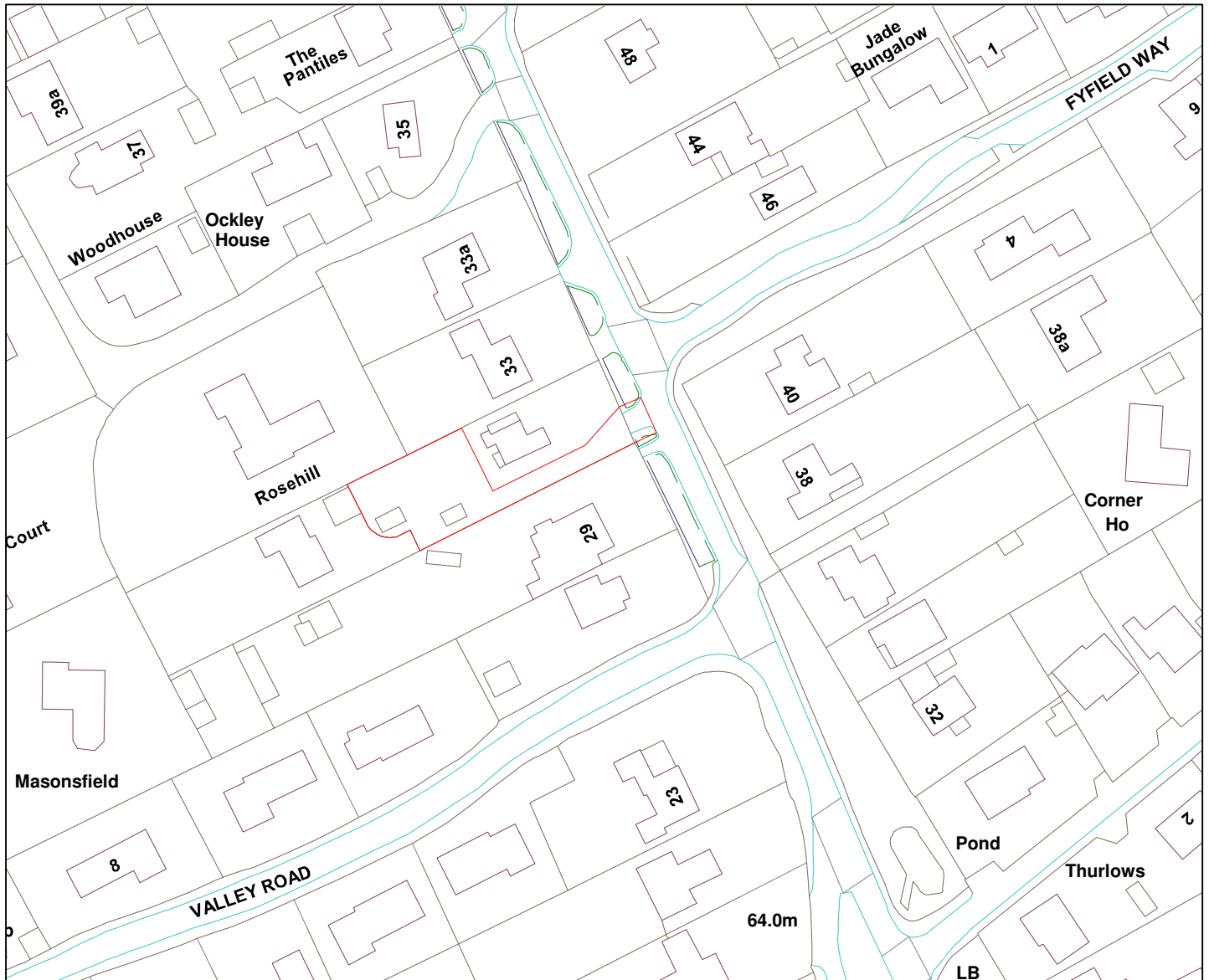
AMENDED PLANS DATE:-11.3.2009 and 18.3.2009

The Hollies, 31 Main Rd, Littleton

08/02582/FUL



Winchester
City Council



Legend

Scale: 1:1250



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	08 April 2009
SLA Number	00018301

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Item No: 4
Case No: 08/02582/FUL / W11578/06
Proposal Description: Erection of two bedroom house with ground floor below ground level on land to the rear of The Hollies, 31 Main Road
Address: The Hollies 31 Main Road Littleton Winchester Hampshire
Parish/Ward: Littleton And Harestock
Applicants Name: Mr Richard Kilcommons
Case Officer: Andrea Swain
Date Valid: 20 November 2008
Site Factors: Within a settlement.
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received, and at the request of Littleton Parish Council, whose request is appended in full to this report.

Amended plans have been received which show the red line area extended to incorporate the area where the sewage treatment plant is to be situated and to incorporate the proposed access and passing place. An Arboricultural Report has also been submitted and considered by the Arboricultural Officer.

This application is a resubmission following the refusal of planning application ref: 07/03178/FUL (W11578/05). The main differences are that the building has been completely redesigned in a contemporary manner and has been sunk into the ground, with the main living area on the ground floor and with sleeping accommodation and bathrooms in the basement, with a basement terrace to allow light into the rooms. The building has a flat roof and has been sited more centrally on the plot, to provide a private amenity area to the south west.

Site Description

The application site is 0.03 hectares (excluding the access drive and the area of garden that will remain in the ownership of No. 31 Main Road but will house the sewage treatment plant and drainage field). Until recently, the site formed part of the rear garden of No. 31, a detached Victorian dwelling which faces onto Main Road to the east. An access drive runs to the south east of the property and leads to a further detached dwelling (No. 31A) to the immediate west of the application site. This neighbouring property to the west has a large detached double garage which abuts the western boundary of the application site. A two storey front extension was permitted in July 2007 to fill the gap between No. 31A and its garage, although it has not yet been commenced.

A tall boundary hedge runs along the southern boundary, adjacent to the access with the rear garden of No. 29 Main Road. The land drops away from north to south. A large detached property, known as Barrington House, lies to the north west at a slightly higher level. Hedging runs between this property and the application site. However, there are limited views through this boundary. A 1.8m. close boarded fence has been constructed between the application site boundary and the rear garden of No. 31 Main Road. The north corner of the site abuts the rear garden of No. 33 Main Road, a bungalow with rear

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dormers and rooms in the roof. Planning permission was granted on appeal on 8th April, 2008 for 1 No. three bedroom house and 2 No. two bedroom bungalows on land to the rear of No. 29 Main Road to the south of the site. In allowing the appeal, the Inspector took the view that the dwellings were not cramped on the plot, had adequate private amenity space and would not be overbearing to adjacent properties.

The character of the area is predominantly one of detached dwellings in spacious plots, with space between the properties and their boundaries.

Proposal

The contemporary style dwelling will have a flat roof with grey windows and a combination of off-white render walls to match the recent alterations to No. 31A Main Road, and neutral fibre cement horizontal cladding. The main windows will be on the south west elevation. The building will be dug into the ground with an additional basement terrace to the south west. A glazed bridge will link the upper floor with the garden, whilst allowing light into the basement rooms below. The main living area will be on the ground floor with an open plan living / dining room, a separate kitchen and toilet. Stairs will lead down to the basement, where there are two bedrooms and two bathrooms. The gross floor area of the building will be 120 square metres. The garden area to the south west will be some 65 square metres, which does not include the basement terrace, boundary planting, or the area for the proposed cycle store and parking area. Shared access will be provided from Main Road along the existing shared access drive with No. 31A Main Road. Parking is provided for 2 cars to be parked in tandem to the east of the new dwelling. The development represents a density of 31 dwellings per hectare.

There will be a distance of 14 metres from the rear of the new dwelling and the rear of No. 31 Main Road, a distance of 7.5 metres from the side of the new dwelling and the boundary of No. 29 Main Road, a distance of 8.5 metres from the new extension at No. 31A Main Road and the front of the proposed new dwelling and a distance of 11.5 metres from the side of the new dwelling and the corner of Barrington House to the north west.

Relevant Planning History

89/92311/OLD - W11578 Dwelling with parking, associated works and alteration to access - Hindland, 31A Main Road, Littleton - Refused - 10/10/1989

92/01045/OLD - W11578/01 Detached dwelling with double garage - Hindland, 31A Main Road, Littleton - Permitted - 12/05/1992

07/01743/FUL - W11578/04 1 no. two bed dwelling in rear garden of existing property - The Hollies, 31 Main Road, Littleton - Refused - 04/09/2007

07/03178/FUL - W11578/05 1 no. two bed dwelling in rear garden of existing property (Resubmission) - The Hollies, 31 Main Road, Littleton - Refused - 14/03/2008

07/02100/FUL - W01111/09 1 x 3 bed house, 2 x 2 bed bungalow - land to the rear of 29 Main Road, Littleton - Refused - 9/10/2007 - Appeal allowed - 8/04/2008

07/01299/FUL - W11578/03 Two storey front extension - 31A Main Road, Littleton - Permitted 10/7/2007

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Consultations

Landscape – Trees

Subject to the recommendations made in the arboricultural report, the application is considered to be in accordance with Local Plan Policy DP.4. Suggests planning Condition 11.

Engineers: Drainage:

Amended plans and porosity tests required.

Amended plans – The drainage field can be provided in compliance with building regs.

A condition could be applied, including the specific texts "*including the location of the drainage field which is to be designed in compliance with BS6297*" and "*occupation of the dwelling*" (Condition 7).

Engineers: Highways:

Conditional permission recommended. Highway Contributions requested and paid on 8th January, 2009 (Conditions 3, 4 & 5).

Environmental Health:

Suggests informatives with regard to construction working hours and material burning on site (Informatives 3 & 4).

Environment Agency:

No objection in principle. Proposes informatives with regard to discharge consent and dewatering; sewage treatment plant; discharge of silt and dirty water; construction and demolition; oil storage; and pollution prevention guidance (Informatives 5, 6, 7 & 8).

Representations:

Littleton Parish Council - Requests the application to be determined by Committee and objects for the following reasons:

Overdevelopment of the site;

Insufficient amenity space;

Parking problems;

Too close to surrounding properties and will have adverse impact;

Contrary to Village Design Statement;

Design and Access Statement states that the Parish Council were satisfied that the proposal answered their previous objections and would recommend approval. The Parish Council found that time and effort had been spent attempting to reduce the previous objections, but does not recommend approval.

7 letters received objecting to the application for the following reasons:

- Holly tree on adjacent site and shared hedgerow;
- Lack of space about house;
- Lack of turning space and poor access;
- Out of keeping;
- Garden too small;
- Cramped on plot;
- New fence provides no screen to new dwelling;
- Density too high;
- Contrary to Littleton Village Design Statement;
- Drainage problems;
- Red line does not include shared passing place indicated at the mouth of The Hollies. No evidence that this will be retained;

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- No details of roof materials.

30 letters of support received.

- Need for small dwellings in the area;
- Good contemporary design will add variety to the locality;
- Supports, subject to future extensions being restricted.

Relevant Planning Policy:

Winchester District Local Plan Review

DP1, DP3, DP4, DP5, DP6, DP8, DP9, H3, HE1, RT4 and T2.

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

PPG 13 Transport

Supplementary Planning Guidance

Littleton Village Design Statement

Planning Considerations

Principle of development

The site is within the settlement boundary of Littleton where there is a presumption in favour of residential development, subject to the relevant policies of the development plan, the advice contained in Government Planning Policy Statements and the Littleton Village Design Statement.

Policy DP1 of the Development Plan requires planning applications to be supported by a Design Statement that explains how the site and its context have influenced the design of the proposal.

Policy DP3 requires development to make efficient and effective use of land or buildings; for the design, scale and layout of development to respond positively to the character, appearance and variety of the local environment; to keep parking provision to a minimum; to provide for ease of movement and local permeability; to maximise access to public transport and to have an acceptable impact on adjoining land uses or property.

Policy DP4 does not permit development where it would result in the loss of trees and hedgerows.

Policy DP5 requires development to provide adequate on-site amenity space and locate and design car parking areas sensitively.

Policy DP6 promotes sustainable forms of development by maximising opportunities for passive solar gain, and, where appropriate, incorporating renewable energy production equipment, measures to reduce water consumption, sustainable drainage systems and waste minimisation during construction.

Policy DP8 aims to reduce the risk of flooding.

Policy DP9 seeks to ensure that appropriate provision is made for the social and physical infrastructure necessary to serve a development.

Policy H3 permits residential development within the defined policy boundaries.

Policy T2 seeks to ensure that new or improved accesses do not interfere with the safety, function and character of the road network.

Policy RT4 permits residential development, provided that financial contributions are made for appropriate amounts towards public open space facilities in those areas which are deficient.

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Planning Policy Statement 1: Delivering Sustainable Development, promotes good design and seeks to reject development which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area.

Planning Policy Statement 3 : Housing, also promotes good design, an efficient use of land and seeks to ensure that development is well integrated and complements neighbouring buildings and creates or enhances a distinctive character that relates well to its surroundings.

Planning Policy Guidance Note 13 seeks to promote more sustainable transport choices through the improved accessibility to facilities and services by public transport, walking and cycling, and the reduction in the need to travel, especially by car.

The Littleton Village Design Statement aims to ensure that future development in the village will contribute positively to the village and protect and enhance its particular character.

In the light of the above policies, it is considered that the principle of residential development of the site is acceptable, subject to the design and layout of the proposal, the impact on the character of the area, the impact on neighbours, the impact on the local highway network, the drainage and sustainability of the development, and contributions towards the provision of public open space provision in the area.

Design/layout

The previous application (ref: 07/03178/FUL - W11578/05) was refused because it was considered to be an overdevelopment of the site by virtue of the design, height, mass and bulk of the dwelling within a cramped layout in a limited sized plot. This revised application shows a completely redesigned dwelling, to take account of the reasons for refusal. The building has been sunk into the ground so that, visually, it will appear as a single storey dwelling. The massing has been minimised by the adoption of a flat roof and careful selection of materials to break up the elevations. The elevations are proposed to be part rendered and coloured to match No. 31A, and part clad in horizontal boarding.

The dwelling will be located behind close board fencing and planting and as such will be hidden from the public view from Main Road. The hedging to the north and west of the site will be retained, in accordance with Policy DP4, and supplemented by a close board fence, so that the building will not be visible from adjoining neighbouring gardens. Additional planting and landscaping will be secured by way of planning Conditions 7 and 8. Notwithstanding the fact that the building will not be visible from public viewpoints, it is considered that the contemporary design will respond positively to the character, appearance and variety of the local environment in accordance with Policy DP3 and the advice contained in the Village Design Statement.

This revised proposal ensures a garden area of 65 square metres, which, though small when compared with the large gardens of the surrounding detached properties, is considered an appropriate area for a small two-bedroom dwelling. The garden will enjoy a south westerly aspect and be supplemented by a basement terrace. The layout provides satisfactory parking, cycle and bin storage and is considered to be in accordance with Policy DP5.

Impact on character of area and neighbouring property

As discussed above, the building will not be visible from public viewpoints. However, the

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innovative and contemporary design is considered to contribute positively to the character and variety of the local environment. The single storey building will not cause any loss of amenity to neighbouring properties, and there will be no overlooking. The development is, therefore, in accordance with Policy DP3.

Highways

The Highways Officer has recommended conditional planning permission, subject to the payment to the Highway Authority of £3,745 towards transport infrastructure or services, which has now been received. Accordingly, the development is in accordance with Policies T2 and DP9.

Drainage / Sustainability

Amended plans were received which showed the proposed sewage treatment plant included within the red line. The Drainage Engineer has commented that the drainage field can be provided in compliance with building regs within the front garden of No. 31.

The excavated material from the site will not go to landfill, but is intended to be used on a local development site which requires both topsoil and subsoil fill for essential landscaping. Condition 10 will request details of the removal and deposit of the excavated material from the site, prior to development commencing.

The basement bedrooms will require near-zero heating cost because of the insulation benefits of the below-ground construction. The glass façade will help with solar gain in winter, whilst the overhanging roof reduces overheating during the summer months. Accordingly, the proposal is in accordance with Policy DP6.

Public Open Space

A payment of £1,786 has been made towards the provision of public open space and sports provision in the area, in accordance with Policy RT4.

Other Matters

The following matters have been raised in the letters of objection, which have not been dealt with above:

- Impact on holly tree on adjacent site and shared hedgerow
- Lack of space about house
- Out of keeping
- No details of roof materials
- Density too high
- Red line does not include shared passing place indicated at the mouth of The Hollies. No evidence that this will be retained.

An Arboricultural Report has been prepared. The Council's Arboricultural Officer is satisfied that the proposed development can take place without impact on the boundary trees and that the drainage field can be accommodated without detriment to the yew tree in the garden of No. 33 Main Road. Condition 11 requires protective measures, including fencing, ground protection, working procedures and special engineering solutions, to be carried out in accordance with the Arboricultural Report.

Given the single storey nature of the building and the areas of garden around it, it is considered that there is adequate space about the building and it will not appear cramped on the plot.

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There is a mix of house types and styles in Littleton. Although the building is of a contemporary design, it will be part rendered to match No. 31A Main Road, to ensure that it harmonizes with the neighbouring properties. Samples of the materials will be agreed prior to development commencing (Condition 2).

The density of the development is 31 dwellings per hectare, which is at the lower end of the density range set out in the WDLPR and ensures the efficient use of land in accordance with PPS3.

The red line has been amended to include the proposed passing place within the access.

Conclusion

The development proposal is considered to be in accordance with the Development Plan, Government Guidance and the Littleton Village Design Statement and is recommended for approval, subject to the planning conditions as set out below.

Recommendation

Approve, 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 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, before the dwelling is occupied.

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

3. Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

4. Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

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Reason: In the interests of highway safety.

5. The parking area shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure satisfactory means of access.

6. 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, and 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.

7. Detailed proposals for the disposal of foul and surface water, including the location of the drainage field within the front garden of No. 31 Main Road, Littleton, which is to be designed in compliance with BS6297, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the occupation of the dwelling hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

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

8. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include the following, as relevant:

- existing and proposed finished levels or contours;
- means of enclosure, including any retaining structures;
- hard surfacing materials.

Soft landscape details shall include the following as relevant:

- 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;
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;

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- implementation programme.

Reason: To improve the appearance of the site in the interests of visual amenity.

9. 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.

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

10. Prior to development commencing, details of the removal and deposit of the excavated material from the site shall be submitted to and approved in writing by the Local Planning Authority. The excavated material shall be removed and deposited off the site in accordance with the agreed details.

Reason: to ensure the satisfactory removal and deposit of the excavated material from the site in the interests of the local environment.

11. Protective measures, including fencing, ground protection, working procedures and special engineering solutions shall be carried out in accordance with the Arboricultural Impact Appraisal and Method Statement written by Mr Kevin Cloud of Technical Arboriculture, reference AIA/AMS-KC/HoLLitt/001. Any deviation from works prescribed or methods agreed in the method statement shall be agreed in writing with the Local Planning Authority.

Reason: to protect the trees within and adjacent to the site.

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 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: DP1, DP3, DP4, DP5, DP6, DP8, DP9, H3, HE1, RT4 and T2.

3. All works including demolition and construction should be carried out between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works

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are substantiated by the Environmental Protection Team, 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 the Environmental Protection Team substantiates allegations of statutory nuisance, an Abatement Notice may be served under the Environmental Protection Act 1990. The application is reminded that the emission of dark smoke through burning of materials is a direct offence under The Clean Air Act 1993.

5. Under the terms of the Water Resources Act 1991, this development may need a Discharge Consent from the Environment Agency. 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

6. The applicant should ensure that the existing sewage treatment plant is in a good state of repair, regularly desludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of this proposal. The applicant should ensure that appropriate pollution prevention measures are taken to avoid any contamination to the watercourse. There should be no discharge of silty or dirty water to any watercourse or surface water drain during the proposed works.

7. Any construction or demolition should be carried out in accordance with the Environment Agency's Pollution Prevention Guidelines No.6 – Working at Construction and Demolition Sites. Please contact www.environment-agency.gov.uk.

8. The risk of pollution can significantly be reduced by providing secondary containment measures as detailed in the Environment Agency Pollution Prevention Guidelines No.2 (Above Ground Oil Storage Tanks). The guidelines stipulate requirements for the standard of tanks, pipework and secondary containment, including bund walls.

To prevent the environmental impact of this development, pollution prevention measures should be incorporated wherever appropriate. Guidance specific to this development can be found in the following Pollution Prevention Guidance:

PPG 1: General guide to the prevention of pollution

PPG 2: Above ground storage tanks

PPG 4: Disposal of sewage.

PPG 6: Construction and demolition

PPG 20: Dewatering underground ducts and chambers

The Guidelines can be freely viewed and downloaded at www.environment-agency.gov.uk/netregs/resources/278006