

08/02845/FUL

Sun Patch, Chapel Road, Swanmore



Legend

Scale: 1:1250



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	15 July 2009
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 5
Case No: 08/02845/FUL / W21367
Proposal Description: Demolition of existing detached house and erection of one building containing 2 no. one bed and 2 no. two bed dwellings
Address: Sun Patch Chapel Road Swanmore Southampton Hampshire
Parish/Ward: Swanmore
Applicants Name: Mr Gareth Arnold
Case Officer: Mr Ian Cousins
Date Valid: 3 February 2009
Site Factors:

Recommendation: Application Permitted

General Comments

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

Amended plans have been received which show a correction to the boundary between the application site and the dwelling to the north, with additional corrections made to this neighbour's roof plan and depth of their rear garden.

Site Description

The site is approximately 850 sq. m., and comprises a detached bungalow of brick and tile construction with an outbuilding to the rear constructed of breeze block. A driveway runs from Chapel Road along the southern boundary of the site and terminates to the rear of the dwelling. The boundaries consist of a mixture of timber fencing and shrubs. The site is relatively level and typically residential in appearance.

Proposal

The proposal is to demolish the existing dwelling and erect a building containing 2 x 1-bed and 2 x 2-bed units with associated cycle and bin store to the rear.

Relevant Planning History

There are no previous planning applications for this site. Pre-application advice was sought prior to this submission.

Consultations

Engineers: Drainage:

Providing that Building Regulations are satisfied and a suitable storm water drainage system is installed with the use of permeable paving, then there can be no objections on drainage grounds.

Engineers: Highways:

Satisfied that the visibility splays for both the existing and new accesses are acceptable.

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The number of car parking spaces proposed complies with emerging parking standards and a communal cycle facility is provided at the rear of the property and therefore no objections raised, subject to relevant highway conditions (Conditions 3, 4 & 5).

Representations

Swanmore Parish Council:

Objects, on the grounds as stated in its request for a Committee decision, appended to this report.

10 letters received objecting to the application, for the following reasons:

- Overdevelopment of the site.
- Will create parking problems.
- Unwelcome precedent of flats in Chapel Road.
- Detrimental to neighbour amenity.
- Management of communal areas and facilities.

No letters of support received.

Relevant Planning Policy

South East Plan 2009:

H1; CC6

Winchester District Local Plan Review

DP1; DP3; H3; H7; T1; T4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

Supplementary Planning Guidance

Swanmore Village Design Statement

Planning Considerations

Principle of development

Design/layout

Impact on character of area and neighbouring property

Landscape/Trees

Highways/Parking

Principle of development

The site lies within the settlement boundary of Swanmore, where the principle of providing further housing is supported. The proposal complies with Policy H7 of the Winchester District Local Plan Review, as all maisonettes are 1 or 2 bedroom units with a floor space of less than 75m². The proposal represents a density of 47 dwellings per hectare (dph). PPS 3 advises that a minimum density of 30 dph should be achieved and sets no maximum. It further advises that the density of existing development should not dictate that of new housing, and that imaginative design and layout can lead to a more efficient use of land without compromising the quality of the local environment.

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Design/layout

It is considered that the proposed layout of the development responds positively to the existing street scene along Chapel Road, given that the design of the building reflects that of the existing dwellings to the north and south. When viewed from Chapel Road, it is considered that the development will harmonise with the established street scene, given that its height and siting would be similar to that of the neighbouring property to the south.

Impact on character of area and neighbouring property

It is considered that the character of the area will not be detrimentally affected, given that the building will be viewed in context with the established street scene. The proposed principal elevation has been designed to give the impression of one detached dwelling rather than four units of accommodation. It is considered that this elevation respects the street scene, given its suitable scale and design in relation to adjoining properties.

The windows to the northern and southern elevations of the proposed development are secondary windows and have been conditioned to be obscurely glazed. Given this, it is considered that these windows will not give rise to any overlooking issues. The proposed roof lights to the rear of the property serve bedrooms and, whilst it is acknowledged that a certain level of overlooking may be possible, it is not considered to be of a degree that would warrant the refusal of this application, as these windows mainly look down the back garden of the development. Similarly, the proposal may result in a small level of overshadowing of the property to the north. However, the likely extent of overshadowing would make a refusal difficult to justify, taking into account the fenestration and layout of this neighbouring dwelling, where rooms are lit by windows in the front and rear elevations as well as the side elevation facing the development.

The proposed bin/cycle store is to be a single storey brick built structure with the access doors facing in to the rear garden of the site. It is considered that this building is appropriate in scale and design and will not be visually intrusive. Furthermore, given that that it is an enclosed building and housing covered bins, the proposal does not give rise to any environmental protection issues.

Landscape/Trees

The application presents no issues that could be considered detrimental to the surrounding landscape by way of the loss of important trees or hedgerows. A landscape condition has been imposed to ensure that the development will incorporate appropriate soft landscaping to help it harmonise with the surrounding area and to minimise the impact of the proposed parking arrangements (Condition 6).

A contribution of £3,756 has been requested towards the Open Space Strategy.

Highways/Parking

The proposed development provides 2 off-street car parking spaces per 2 bed unit and 1 off-street car parking space per 1 bed unit, totalling 6 spaces, which is considered to be of a suitable level to serve the development. The Highways Engineer has raised no objections to the scheme and is satisfied that the appropriate emergency access can be achieved.

A contribution of £7,705 has been requested, in line with the Transport Contribution Policy.

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Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for public open space and sustainable transport improvements set out below, the Local Planning Authority has had regard to the tests laid down in Circular 05/2005, which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development, and reasonable in all other respects.

Recommendation

That, provided that the applicant makes provision for the payment of £3,756.00 towards the funding of public open space, and the payment of £7,705.00 towards sustainable transport improvements, the application be permitted, subject to the following conditions:

(Note: If the Legal Agreement is not completed within 6 months, then the application may be refused without further reference to Committee)

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. 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.

4. Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 5 metres from the highway boundary.

Reason: In the interests of highway safety.

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5. The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

6 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development, whichever is the sooner. If, within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

7. The ground floor window(s) in the northern and southern elevations of the development hereby permitted shall be glazed in obscure glass and thereafter retained.

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

8. 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, D, E & G 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.

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: DP1; DP3; H3; H7; T1; T4
South East Plan 2009: H1; CC6