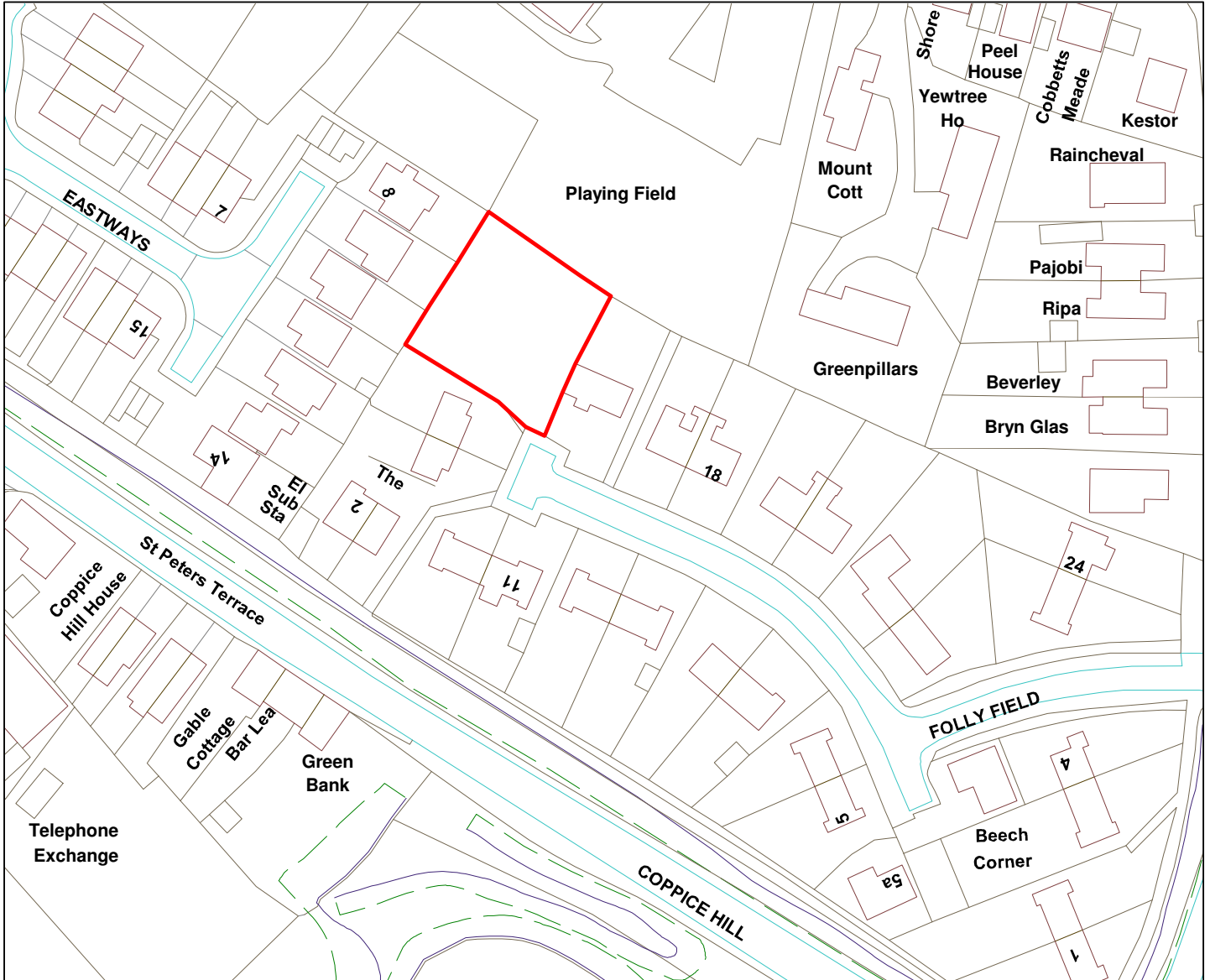


15 Follyfield, Bishop's Waltham



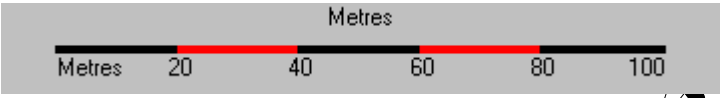
Winchester
City Council

09/01809/FUL



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	04 November 2009
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 19 November 2009

Item No: 2
Case No: 09/01809/FUL / W21574
Proposal Description: (Amended Plans) Erection of 2 no. three bed dwellings with new access and parking in land adjacent to 15 Folly Field
Address: 15 Folly Field Bishops Waltham Southampton Hampshire SO32 1EB
Parish, or Ward if within Winchester Town: Bishops Waltham
Applicants Name: Swaythling Housing Society
Case Officer: Mr James Jenkison
Date Valid: 8 September 2009
Site Factors: Civil Aviation
Conservation Area
Recommendation: Application Permitted

General Comments

This application is reported to the Committee because No.15 Folly Field is owned by the Council, because of the number of objections received, and at the request of Bishops Waltham Parish Council, whose request is appended in full to this report.

Amended plans have been submitted, which have located the proposed pair of semi-detached dwellings approximately 7.8 metres from the rear boundary of No.9 Eastways at its closest point (compared to 4.8 metres originally). This has been achieved by placing the car parking for the proposed pair of semi-detached houses on the western side of the site, which has allowed the pair of semi-detached dwellings to be moved into a more central location on the site. The application site includes part of the side garden of No.14 Folly Field.

Site Description

The site comprises approximately 0.096 hectares of land on a corner plot at the end of a suburban cul-de-sac. No.15 Folly Field comprises one half of a pair of two-storey semi-detached dwellings, and its corner position gives it a much larger garden area than neighbouring dwellings.

Folly Field is a planned estate of two-storey semi-detached houses, and the application site slopes gently down from the road to a section of land approximately level with adjacent neighbouring properties at Nos. 8-10 Eastways, which form part of a row (Nos. 8 to 14) of more modern two-storey detached houses backing onto the side/rear boundaries of the properties at the end of Folly Field. Nos. 8-10 Eastways have back gardens approximately 10 to 11 metres wide and 9.5 metres to 11.5 metres deep and rear elevations facing towards the application site; dimensions which are consistent for the row of houses of which they form part.

The rear boundary of the application site adjoins the playing field associated with Jubilee Hall, with the common boundary being densely landscaped.

A notable recent development, Nos.1 & 2 The Coppice, consists of a pair of two-storey semi-detached houses built in the side garden of No. 13 Folly Field, which is of similar size and characteristics to the application site.

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Proposal

The proposal is to demolish a single storey side extension to No. 15 Folly Field, allowing for a wider side garden where a pair of new two-storey, three-bedroom semi-detached dwellings are proposed. This pair of semi-detached dwellings will have a floor level approximately 0.7 metres lower than that of No.15 and a similar ridge height of approximately 8 metres. The pair of dwellings will have a depth of approximately 10 metres, and utilise gables to the rear as a method of reducing the height and mass of the roof and profile of the building.

The dwellings will face towards the sidewall of No.14 Folly Field, located approximately 11.5 metres away, and will be situated approximately 7 metres from the common boundary. The west side elevation of this pair of semi-detached houses will be located approximately 7.8 metres from the rear boundary of No. 9 Eastways at its closest point and between 17 and 18.5 metres away from the single storey rear aspect of No.9 Eastways. It is not proposed to have any windows at first floor level and only a small obscure glazed window at ground floor level.

The gradual rise in the ground level from No. 9 Eastways to the position of the proposed dwellings (approximately 0.5 metres) means that the proposed dwellings will have a ridge height approximately 1.48 metres higher than that of No. 9 Eastways, but will be approximately 0.5 metres lower than the ridgelines of Nos. 14 and 15 Folly Field.

The net dwelling density of the proposed development (including the existing dwelling) will be approximately 31 dwellings per hectare.

Relevant Planning History

None.

Consultations

Strategic Housing:

Supports the application, as it would increase the supply of affordable rented housing in Bishops Waltham, where there is a high demand for three-bedroom affordable units, with 112 families currently registered on the Hampshire Homechoice Register for such accommodation. The provision of three-bedroom properties will also increase the possibility of creating movement within the existing affordable housing stock and so enable the Council to house more families in housing need.

The housing has been designed to meet the Lifetime Homes Standard, and development projects such as this are one of the few ways that the supply of affordable housing can be increased. If the application is permitted, the Council will enter into a legal agreement with the Registered Social Landlord to ensure that the dwellings remain affordable in perpetuity.

Engineers: Drainage:

Comments that foul water is able to be discharged to a public sewer and that storm water should be discharged to an appropriate soakage system.

Southern Water:

Raises no objection to the scheme and states that it is able to provide a foul sewer to the proposed development and that a formal application is required for this (Informative 5).

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Southern Water also advises that storm water should not be discharged to the public sewer and recommends that a drainage condition be included, to ensure that an appropriate drainage system can be established on the site (Condition 12).

Engineers: Highways:

Raises no objection to the proposal, noting that adequate car parking is to be provided and that a bin collection point is to be located at the entrance to the site. A financial contribution of £7,490.00 was requested for sustainable transport improvements in Bishops Waltham. The transport projects that are identified include a pedestrian / crossing point on Corhampton Road to serve the footpath to Free Street, footpath upgrades to improve pedestrian access to schools and the village centre, widening splitter islands on approach to roundabouts for pedestrian comfort, a signalised controlled crossing on the B2177 Winchester Road at Texaco, enhanced pedestrian crossing points on Coppice Hill, bus stop upgrades and a new pedestrian access at the rear of Ridgemedede Junior School.

Archaeology:

Noted that the application site is near to a Bronze Age bell barrow which was excavated in 1953-4, and where items of basic archaeological interest were found. Accordingly, an archaeological condition is recommended (Condition 11).

Environmental Health:

Advises that there is no identified potential for contaminated land, but recommends the imposition of a precautionary condition and informatives (Condition 14 and Informatives 6 and 7).

Landscape Team:

Notes that the original proposal was similar to the development of 'The Coppice' which was built adjacent to No. 12 Folly Field, but was closer to the adjacent properties to the west (Nos. 8-10 Eastways), which were themselves set closer to the boundary than those adjacent to The Coppice. Recommends that the proposal should be set further back away from the western boundary and that this could be achieved by altering the car parking layout to something similar to the layout at The Coppice, where the parking is next to the western boundary (the amended plans submitted have followed this advice). Recommends conditions to ensure that boundary landscaping is implemented and gaps in the tree and hedge planting along the northern boundary are infilled, to filter views through to the proposed development from the playing fields (Conditions 3 to 5).

Representations

Bishops Waltham Parish Council:

Objects to the application, as being contrary to Policy DP3 and having an unacceptable adverse impact on adjoining neighbours, particularly Nos. 9 and 10 Eastways, which will face a 10 x 8 metre blank wall. The Parish Council is also concerned that the proposal will interfere with the safe and convenient use of the highway. If the Council is minded to grant planning permission, conditions are recommended to achieve a suitable finish to the west elevation of the pair of semi-detached houses, and to mark the turning area of Folly Field with hatching to prevent vehicles parking there and creating access problems.

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

- Congestion and parking problems at cul-de-sac head, which will cause access problems for emergency vehicles;

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- Concern about pedestrian safety;
- Archaeology;
- West elevation will be visually harmful;
- The proposal is overdevelopment and will cause loss of amenity to neighbours;
- Loss of privacy.

Relevant Planning Policy

Winchester District Local Plan Review

DP1, DP3, DP4, DP9 H3, H5, H7, RT4, T3, T4, T5

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPG 16 Archaeology and Planning

Other Planning Guidance

Guide to the Open Space Funding System

Technical Paper: Open Space Provision and Funding

Winchester Housing Needs Survey

Planning Considerations

Principle of development

The application site is located within the settlement boundary of Bishops Waltham and the principle of housing development is therefore acceptable, in accordance with Policy H3 of the Local Plan. The proposal does not provide any small dwellings, and does not therefore meet the requirement of Policy H7 which states that 50% of all dwellings should be small (i.e. 1 or 2 bedroom dwellings with floorspace of less than 75 sq. metres, measured internally).

However, both of the dwellings are modest in size (84 square metres) and have been designed to satisfy an identified local need for socially rented affordable housing.

All of the houses are to be provided by a Registered Social Landlord, and it is considered that a departure from Policy H7 should be made in this instance, provided the houses can be secured as affordable housing by a Section 106 legal agreement.

Design/Layout/Character of the Area

The proposal responds to the character of the area by efficiently utilising urban land at a density similar to neighbouring properties and using similar house and plot sizes and layouts and similar size gardens. The table below illustrates this:

Property.	Approximate plot size (sq.m).	Approximate back garden size (sq.m).
15 Folly Field	300	145
Proposed plot 1	258	109
Proposed plot 2	400	165
8 Eastways	300	132
9 Eastways	308	110
10 Eastways	285	115
11 Eastways	285	105

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12 Eastways	290	80
13 Eastways	295	115
13 Folly Field	230	112
14 Folly Field	362	170
1 The Coppice	221	80
2 The Coppice	300	108
16 Folly Field	416	216
Average	303	126

The physical mass of the proposed building is similar to that of Nos. 1 and 2 The Coppice and is only 2 metres wider and 1 metre deeper than the two-storey element of No. 9 Eastways. The separation distance between neighbouring building forms (ie. between the proposed dwellings and No. 15 Folly Field), at approximately 3 metres, is also similar to properties at Eastways, but is still less than that of most properties at Folly Field. This is considered to be acceptable, due to the corner plot location and the additional setback of the proposed building, and it is notable that the proposed development will mirror that of Nos. 1 and 2 the Coppice in respect of the design and layout of the end of the cul-de-sac. The locality is notable, throughout all periods of development, for the universal use of gable ends to building forms and unembellished finishes to sidewalls, and the proposal reflects this. The design and layout of the proposed development also ensures that effective landscaping can be established at the north, south and west boundaries.

Impact on neighbouring property

The amended plans will result in a building with its west side elevation located approximately 7.8 metres from the rear boundary of No. 9 Eastways at its closest point and between 17 and 18.5 metres away from the single storey rear aspect of No. 9 Eastways. By comparison, the sidewall of No. 2 The Coppice is located approximately 5 metres from the rear boundary of No. 13 Eastways and approximately 17 to 17.5 metres away from the rear elevation. An important difference is that the proposal does not have a single gable that spans the entire depth of the side elevation, but instead utilises a design that promotes the impression that a rear extension has been added to an original building of limited depth and which has its gable end facing the rear. The result is a smaller wall mass at the side elevation, with a visual contrast of roof, wall, eaves and gable and part of the roof sloping away from No. 9 Eastways. Even when the rise in land is accounted for, it is considered that this modest sized pair of semi-detached houses will not be materially harmful to the outlook of properties at Eastways and will not have a materially harmful overbearing impact.

The proposed pair of semi-detached dwellings will extend approximately 6.6 metre beyond the rear elevation of No. 15 Folly Field, with a 3.5 metre distance between sidewalls. The primary outlook for No. 15 is to the rear, over the playing fields, promoting a perception of space, with the side elevation of the proposed development only entering peripheral views to the side. This is assisted by the width and depth of the back garden, which is approximately 9 to 9.5 metres wide and 15.5 to 16.5 metres long, together with the above-mentioned design of the side elevation, and the fact that the proposed development will be set approximately 0.5 metres lower than the land level of No. 15. It is therefore considered that this modestly sized pair of semi-detached houses will not be materially harmful to the outlook of No. 15 Folly Field and will not have a materially harmful overbearing or overshadowing impact.

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The front elevation of the proposed development will face towards the sidewall of No. 14 Folly Field, located approximately 11.5 metres away. The sidewall of No.14 has no windows and the proposal will not face directly over the back garden of this property. The first floor windows of the proposal are modest in size and include two obscure glazed windows for bathrooms. The limited window size reduces perceptions of overlooking and the only area of No.14 overlooked is the side garden, where car parking occurs, and the front garden, which forms part of the public realm. Similarly, the first floor windows for the rear elevations are modest in size and face towards the recreation ground and not the neighbouring properties at Eastways, with the westernmost window located approximately 1.25 metres away from the west sidewall, discouraging oblique views. The proposal is not, therefore, considered to be materially harmful to the amenities and privacy of neighbouring properties.

It is not proposed to have any windows at first floor level on the sidewalls of the new development and only a small obscure glazed window at ground floor level. The 2008 General Permitted Development Order removed permitted development rights for inserting first floor sidewall windows unless they are obscure glazed and fixed shut to a height of 1.7 metres. However, the location of the proposed dwellings at a slightly higher land level (approximately 0.5 metres) than Nos. 9 and 10 Eastways means that the insertion of a clear glazed ground level window may be able to allow inter-visibility over boundary fences. Condition 13 has therefore been recommended, to remove permitted development rights for additional window insertions in the west side elevation.

Landscape/Trees

The proposed development provides for a narrow driveway with landscaping on either side, ensuring that the frontage to the site will not have an excessively hard appearance. The proposed properties also allow for generous garden depths and widths (particularly for the proposed plot adjacent to the Eastways properties), thereby ensuring that effective planting can be promoted at the boundaries whilst allowing sufficient private amenity space for the dwellings. It will also ensure that landscaping is able to temper views of buildings and promote a well-landscaped suburban environment. Conditions 3 to 5 will assist in ensuring that the boundaries and frontage of the site remain well-landscaped.

Highways/Parking

The proposed development seeks to provide two tandem car parking spaces and cycle storage for each dwelling, including the existing dwelling. This is considered to be appropriate for 3-bedroom dwellings, particularly due to the sustainable location of the site, which has main route bus services, the village centre, Jubilee Hall and the recreation ground in close proximity to the site and within convenient accessible walking distance. Manoeuvring can be accomplished within the site, and the location of a bin collection point at the access ensures that bin collection can occur without the need for refuse collection vehicles to enter the site. Folly Field has footpaths along both sides of the street and clear visibility over a long distance from the hammerhead, ensuring good inter-visibility between pedestrians, cyclists and motorists.

Drainage

Sustainable Urban Drainage solutions such as water butts and soakaways are able to be adopted to reduce storm water runoff and this is assisted by the use of permeable paving materials such as block paving (ref: Condition 12). The back gardens are sufficiently large to allow the installation of soakage crates without reducing useable garden space and

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areas necessary for boundary landscaping.

Sustainable Transport Improvements (Hampshire Transport Contributions Policy).

Because the proposed development comprises new dwellings, a financial contribution for sustainable transport improvements is considered appropriate, as there are a number of local improvement schemes proposed for Bishops Waltham. A financial contribution of £7,490.00 would be required in this instance.

Public Open Space

The development does not provide any on-site public space and a financial contribution for public open space purposes is therefore appropriate. The contribution required has been calculated at £4,080.00, in line with Policy RT4 and the Council's Open Space Strategy.

Other Matters

The homes have been designed to meet the Lifetime Homes Standard and achieve Level 3 of the Code for Sustainable Homes, a level that achieves 25% more energy efficiency than required by the building regulations. The houses also have a north-south orientation, allowing sunlight into the buildings from the south elevation and providing solar warmth in winter months.

The proximity of the site near to a Bronze Age bell barrow where items of archaeological interest were found makes it appropriate that a precautionary approach be taken and that any excavation on the site is undertaken in such a manner that ensures that archaeological remains may be recovered and recorded. Accordingly, an archaeological condition has been recommended (Condition 11).

The site is located within a residential area where the likelihood of land contamination is likely to be minimal. However, a neighbour's representation letter indicates that large amounts of rubbish waste were deposited on the rear garden previously and a precautionary approach should be taken to ensure that, if the land does contain contaminated deposit, it can be remediated (Condition 14).

Conclusion

The proposal has been carefully designed to achieve the appropriate dwelling density for the site in this sustainable location, adjacent to a sports ground and community hall and within convenient walking distance of public transport and the village centre. The proposal locates the building form centrally within the site, thereby allowing appropriate landscaping at the boundaries. It is considered that the scheme will relate sympathetically to its setting and to the amenities of neighbouring properties and will provide housing to meet identified local needs.

Planning Obligations/Agreements

In seeking the planning obligations for financial contributions for public open space (£4,080.00), sustainable transport improvements (£7,490.00) and the provision of the two dwellings as socially rented affordable housing in perpetuity, 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. The applicant will be completing a unilateral undertaking in this respect.

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Recommendation

That, provided the applicant enters into a Legal Agreement to secure financial contributions for public open space (£4,080.00) and sustainable transport improvements (£7,490.00) and the provision of the two dwellings as socially rented affordable housing in perpetuity, 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 dwellings 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. 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, and these works shall be carried out as approved. These details shall include the following, as relevant:

- hard surfacing materials;
- other vehicle and pedestrian access and circulation areas;
- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.);
- car parking layout;
- means of enclosure, including any retaining structures;
- existing and proposed finished levels or contours.

Soft landscape details shall include the following as relevant:

- planting plans;
- implementation programme;
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- written specifications (including cultivation and other operations associated with plant and grass establishment.

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

4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the dwellings hereby permitted are occupied 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.

5. 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 and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings hereby approved are occupied. Development shall be carried out in accordance with the approved details.

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

6. 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.

7. 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.

Reason: In the interests of highway safety.

8. The parking areas shall be provided in accordance with the approved plans before the dwellings are first occupied, and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the use of the dwelling houses as residences.

Reason: To ensure the permanent availability of parking for the property.

9. The dwellings shall be constructed in accordance with the approved plans and at no stage thereafter shall any of the dwellings, hereby approved, be combined to form a larger dwelling unit.

Reason: To maintain the stock of affordable dwellings within the parish of Bishops Waltham.

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10. The roof ridge height of the dwellings hereby approved shall not exceed 1.5 metres above the roof ridge height of No. 9 Eastways.

Reason: To ensure that the proposed development does not have an overbearing impact on neighbouring residential properties.

11. No development, or site preparation prior to operations, which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

12. None of the dwellings of the development hereby approved shall be occupied until a system for the disposal of sewage and surface water (including methods for the retention/management of greywater and stormwater within the site, such as water butts) has been provided on the site, in accordance with details (including layout plans, sections and calculations) to be first submitted to and approved in writing by the Local Planning Authority.

NB: The scheme to be submitted for approval should be prepared in consultation with Southern Water and should incorporate measures such as water butts.

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

13. 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 other than those expressly authorised by this permission shall, at any time, be constructed in the west side elevation (facing No. 9 Eastways) of the development hereby permitted.

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

14. Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing by the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings, along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development, and in the interests of the safety and amenity of future occupants.

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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, DP4, DP9 H3, H5, H7, RT4, T3, T4, T5

3. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).
4. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development please contact Atkins Ltd., Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858688), or www.southernwater.co.uk.
5. The applicant is advised that the conditions for landscaping and stormwater drainage will not be able to be discharged until archaeological investigations have been complete. The archaeological investigations will need to account for the proposed locations of drainage and sewerage pipes and soakaways.
6. All building works, including demolition, construction and machinery or plant operation, should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
7. During construction, 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.

BISHOPS WALTHAM PARISH COUNCIL

Policy, Resources and Planning Committee

Clerk to the Council: Mrs L Edge

Parish Council Office, The Jubilee Hall,

Little Shore Lane, Bishops Waltham

Southampton, Hampshire. SO32 1ED

Tel/Fax: 01489 892323 email: parishclerk.bwpc@btconnect.com

Mr J Jenkison
Winchester City Council
Planning Control
City Offices
Colebrook Street
Winchester
SO32 9LJ



October 7th 2009

Dear Mr Jenkison

Ref: 09/01809/FUL

Swaythling Housing Association

Erection of 2 no three bed dwellings with new access and parking in land adjacent to 15 Follyfield.

15 Follyfield, Bishop's Waltham

The Parish Council objects to this application on the following grounds:

- The proposed development would be contrary to Policy DP3 in that it would have an unacceptable, adverse impact on adjoining neighbours. This is particularly with reference to the 10m x 8m blank wall that will impact on the residents of 9 and 10 Eastways.
- The proposed development would result in increased use of the existing access which would cause undue interference with the safety and convenience of the users of the adjoining highway.

If WCC is mindful to grant this application the Parish Council would request the following conditions:

- A suitable finish to the blank wall facing 9 & 10 Eastways to lessen the impact.
- Hatching in the turning area of Folly Field to prevent vehicles parking in the area and creating access problems.

The Parish Council also requests that this application is considered by the full Committee to allow full debate on the issues raised.

Yours sincerely

A handwritten signature in black ink that reads "L Edge".

Mrs Lindsay Edge
Clerk to the Council

