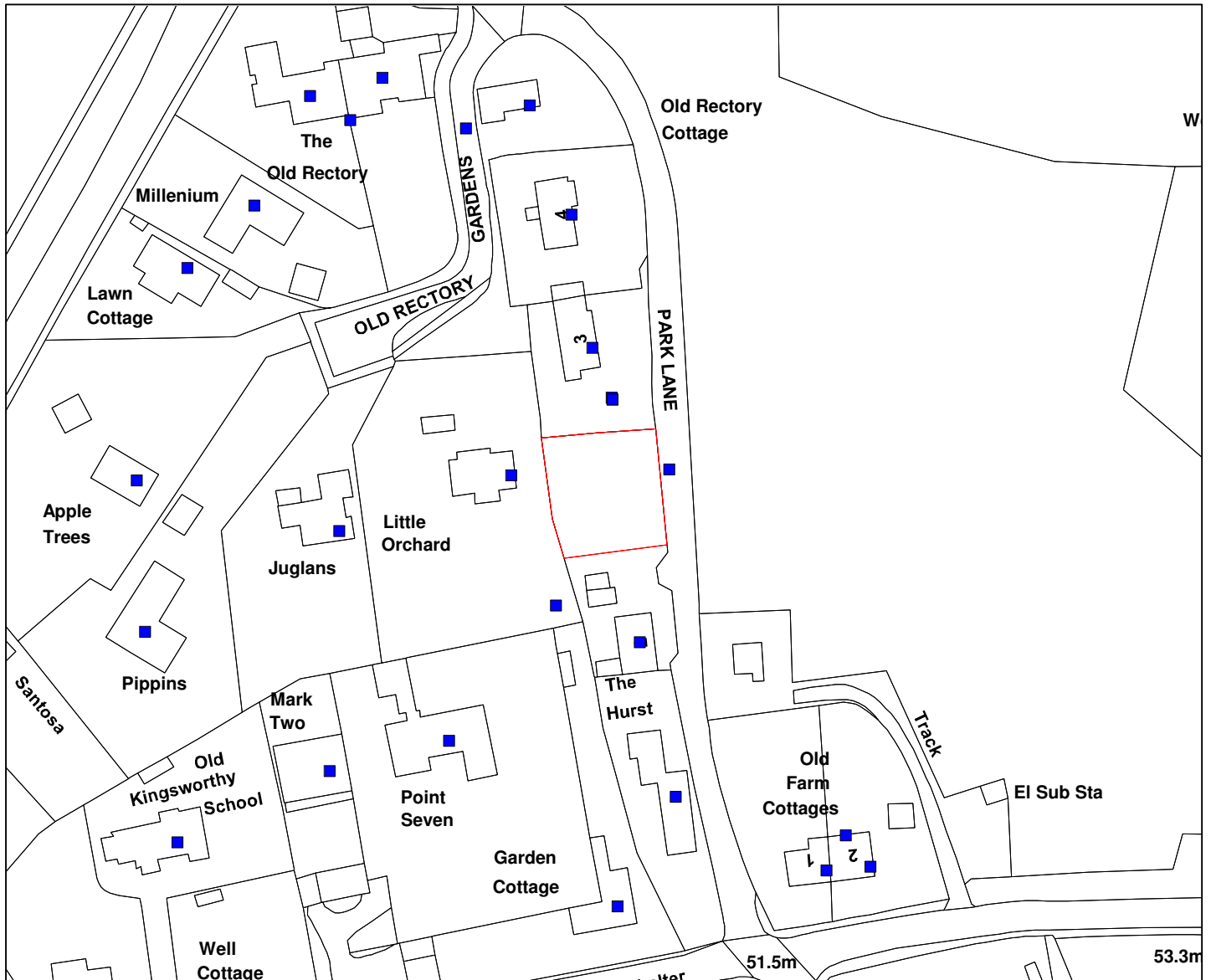


Ramblers, 2 Park Lane, Abbots Worthy



Winchester
City Council

10/00133/FUL



Legend

Scale: 1:1250



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Organisation	Winchester City Council
Department	Development Services
Comments	1:1250
Date	02 June 2010
SLA Number	00018301

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Item No: 2
Case No: 10/00133/FUL / W06777/12
Proposal Description: Erection of 1 no. three bedroom dwelling in the garden of 2 Park Lane with associated parking and storage (WITHIN THE CURTILAGE OF A LISTED BUILDING) (RESUBMISSION)
Address: Ramblers 2 Park Lane Abbots Worthy Winchester Hampshire
Parish, or Ward if within Winchester City: Kings Worthy
Applicants Name: Mr & Mrs Paul Hawkins
Case Officer: Andrea Swain
Date Valid: 15 March 2010
Site Factors: Abbots Worthy - Boundary amendments 1986 and December 1998 Published August 1997
Outside settlement
Conservation Area
Within 50m of Listed Building
Recommendation: Application Permitted

General Comments

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

A previous submission for this site, 09/01609/FUL, was refused planning permission on the grounds that the proposal represented a challenge to the listed cottage in terms of its overall size and massing and, combined with the loss of the open garden, was considered to detrimentally affect the setting of the listed building. A further reason for refusal was that the proposal would result in an intensification of development which would not preserve or enhance the character of the conservation area.

This resubmission shows a completely redesigned building to take account of the Conservation Officer's previous concerns with regard to size and massing. The proposed attached garage has been removed.

Site Description

2 Park Lane (also known as Ramblers) is listed grade II, and is an early C19 cottage in colourwashed flint with brick dressings, and a thatched roof. It is of two storeys and three bays, having a central doorway with a C20 gabled timbered porch, with planked double doors. To each side there are 2-light casements within cambered openings to the ground floor, and three 2-light casements at first floor level. The property has prominent end stacks, and there is an additional bay extension to the north, which is of C19 and C20 date. A further extension was added in the late C20, taking the form of a link-attached garage with a steeply pitched tiled roof.

The cottage (The Hurst) to the south of Ramblers is also listed, as are the cottages on the opposite side of the road, adjoining the main road. The conservation area boundary (Abbots Worthy Conservation Area) runs down the east side of Park Lane and then widens at the junction with the B3047 to include Old Farm Cottages and the land around them, before continuing over the road to the southern half of Abbots Worthy.

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The property has a large side garden bounded on all sides by mature planting. The land rises steeply from east to west so the western boundary is on a much higher level than the eastern boundary with the road. There is a small terraced amenity area to the rear of number 2.

The area is semi rural in nature and characterised by residential development. There is a mix of house size and type, though most properties in the area are set in large gardens with mature boundary planting.

Proposal

The current scheme proposes a new dwelling on the northern part of the garden of 2 Park Lane, separated from the existing building by a new driveway, and close to the boundary with the adjoining plot. The building would be set back from the road by some 8 metres, being set partly into the present bank at this end of the plot which reflects the topography of Park Lane. It would have a half-hipped gable facing the road, the elevations being of timber cladding with a plain clay tiled roof. At the rear of the new building the accommodation would be set into the bank (two bedrooms and bathroom at ground level) with an open terrace above on either side of the main building. Additional planting is proposed both within the site and at the boundary of the site with Park Lane.

Relevant Planning History

09/01609/FUL - W06777/11 One detached dwelling, associated parking and single garage - Ramblers 2 Park Lane Abbots Worthy Winchester Hampshire SO21 1DT - Application Refused - 05/10/2009

06/02603/FUL - W19885/06 Demolition of existing bungalow; erection of 1 no. four bedroom and 2 no. two bedroom dwellings with associated parking and landscaping (RESUBMISSION) - 3 Park Lane Abbots Worthy Winchester Hampshire SO21 1DT - Application Permitted - 04/07/2007

08/01223/FUL - W19885/08 Detached four bed dwelling (amendment to planning permission 06/03724/FUL - alterations to plot 1) - 3 Park Lane Abbots Worthy Winchester Hampshire SO21 1DT - Application Permitted - 04/09/2008

Consultations

Conservation:
No objection.

Engineers: Drainage:
Application needs to be referred to Southern Water for comment as the applicant wishes to divert a public foul sewer. A public foul sewer is available for the disposal of foul water with storm water going to a suitable soakage system. Permeable paving should be considered for the driveway with rainwater recycling promoted for garden irrigation. No objection on drainage grounds.

Engineers: Highways:
No objection subject to recommended conditions. (Condition numbers 9 – 11)

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Tree Officer:

No objection subject to recommended conditions. (Condition numbers 12 – 16)

Environmental Health:

No adverse comments.

Southern Water:

To be reported in the update sheet.

Representations:

Kings Worthy Parish Council: Members wish to OBJECT to this application as they considered that;

- This adds to a further massing of properties in the conservation area.
- The removal of foliage would increase noise levels in the area. Many of the trees are not insignificant as detailed in the application.
- The problems with the parking of vehicles would increase. A passing place is already used for parking with cars from the property.
- Light levels would affect the adjoining property which would be placed in the shade limiting the usage of amenity space.
- The status of the garage requires clarification as it is currently being used as accommodation.

Relevant Planning Policy:

South East Plan 2009:

CC.6 and H.5

Winchester District Local Plan Review

DP1, DP3, DP4, DP5, DP9, HE4, HE5, H4, H7 and RT4.

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 5 Planning and the Historic Environment

PPG 13 Transport

Supplementary Planning Guidance (SPD)

Implementation of Local Plan Infilling Policy (Policy H4).

Other Planning guidance

Guide to the Open Space Funding System

Technical Assessment of the Abbots Worthy Conservation Area (1997)

Planning Considerations

Principle of development

The site is outside of any established settlement boundary where normally there is a presumption against residential development except for the purposes of agriculture or forestry. However, policy H4 of the Development Plan provides for limited infill residential

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development subject to the following relevant criteria as set out in Supplementary Planning Document 'Implementation of Infilling Policy'.

1. The site is within a village or settlement that is within convenient and safe walking distance of another settlement, which has an adequate range of local facilities.
2. The site must form a limited gap between permanent established buildings (one of which must be residential) within an otherwise continuously built up frontage to an existing road and the site is no wider than double the width of typical nearby dwelling plots.
3. Safe vehicular access to the highway can be provided.
4. The site lies within one of the settlements listed at Annex C of the SPD.
5. Development would not conflict with the policies of the development plan relating to strategic and local gaps.
6. The proposal would not result in the loss of a natural feature that is of particular importance to the settlement.
7. The proposal respects and responds positively to the character of the area.

With regard to Criterion 1 of the SPD, the site is within walking distance of the facilities in Kings Worthy and within walking distance of a bus stop to both Winchester and Alresford. Accordingly, the proposal satisfies Criterion 1.

The site forms a gap between number 2 and 3 Park Lane in a continuously built up frontage. Accordingly, the proposal satisfies criterion 2.

The Highways Officer is satisfied that safe vehicular access to the highway can be provided in accordance with criterion 3.

Both Kings Worthy and Abbots Worthy are listed as settlements at Annex C.

The site is not within a strategic or local gap, therefore criterion 5 does not apply.

The proposal would not result in the loss of a natural feature of particular importance to the settlement, therefore criterion 6 does not apply.

The impact of the proposal on the character and amenities of the area will be discussed below.

As such all the criteria of Policy H4 are satisfied and the development of the site for housing is acceptable in principle.

Notwithstanding this fact, the principle of developing infill sites along this part of Park Lane has been established with the granting of planning permission for the demolition of number 3 Park Lane and the erection of two pairs of semi-detached cottages (planning application reference 06/02603/FUL).

Design/layout

Following negotiation with the Conservation Officer, the design of the proposal has been changed to take account of her concerns. The building has been designed to give the impression of being an ancillary building to the grade II listed cottage. It is set at right angles to Park Lane and built into the bank so that it appears as single storey when viewed from the west. It has a steeply pitched roof with a half hip with clay roof tiles and timber cladding. A small terrace is proposed to the west (rear of the building) and a garden area to the north and east. A new access is proposed which will be shared with number 2 Park Lane along with a parking and turning area. There was previous concern that there would be insufficient garden area for the existing dwelling at number 2. Accordingly, it is proposed to change the existing parking area in front of the garage to garden area. There is also a proposal to change the existing garage to residential accommodation, although this does not form part of this planning application as

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planning permission would not be required. In order to ensure there is sufficient garden area for number 2, the change of the parking area to garden will be secured by way of planning condition number 17.

As such the revised design and layout is considered to be acceptable and in accordance with policies DP3 and DP4.

Impact on character of area

The two issues to be considered in respect of this proposal are the effect of the proposed new building on the setting of the adjoining listed buildings, and its effect on the character and appearance of the conservation area. In considering the effect on the conservation area, it is the effect of the development on the character of the area as a whole, as it now is, that must be considered. In considering this issue, the published Technical Assessment of the Abbots Worthy Conservation Area (1997) is helpful in setting out both the established character of the area, and any views within the area of note.

Since the determination of the previous application on this site in 2009 (09/01609/FUL) *PPS5: Planning for the Historic Environment* (2010) and the accompanying *Historic Environment Practice Guide* (2010) have now replaced PPGs 15 and 16 as Government policy and advice on the historic environment, and Policy HE.16 of the Winchester District Local Plan Review has been withdrawn.

(a) effect on the setting of the listed building

Although the cottage at 2 Park Lane has been enlarged, and now includes a substantial garage with first floor accommodation at its north end, its form remains recognisable as one of the earlier buildings in the conservation area, and it is of a scale that is characteristic of buildings of this date. The garden to the north of the house forms part of its setting, and contributes to the lower density of the earlier form of development in the conservation area. It also provides a visual 'breathing space' between the listed cottage and the adjoining plot to the north, although it is true to say that the present character of the garden space is more suburban than rural in its layout and planting.

The retention of the primacy of the listed building is an important consideration in assessing a proposal for new development within its curtilage. Unlike the previously submitted proposal, the new building now has a form and scale that is considered to be sufficiently subordinate to the extended cottage to sit comfortably in its immediate context, and ensure that the listed building remains visually the principal built form on the site. The detailed design (steeply pitched roof, with a half-hip), and materials selected (timber boarding, clay tiles) are considered to be in harmony with the semi-rural context of the building and not to harm its setting. It will be important to ensure that the landscaping of the site takes the opportunity to increase informality and reinforce the semi-rural quality of Park Lane (which has a different character to some other parts of the conservation area).

(b) effect on the character and appearance of the Abbots Worthy Conservation Area

The Technical Assessment of the conservation area notes that whilst there are two distinct types of character within the area (the natural landscape to the south of Abbots Worthy Mill, and the settled area to the north), there is little overall conformity of architectural style or detailing within the conservation area, although it is possible to

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identify some common themes. 2 Park Lane belongs to the typology of buildings dating from the earlier development of the area, in this case of two storeys, and constructed from combinations of brick, timber or flint with thatched, slate or clay tiled roofs. The painting of the building has altered its character, but is not atypical of buildings in the conservation area.

The plot in which the building sits is representative (but not exclusively so) of earlier development in the area where a large garden was often required to support the household, and historic maps show similar arrangements at The Hurst, and Old Farm Cottages. In this context, the insertion of a new building of a suitably subservient scale, designed to have affinity with rural outbuildings typically associated with such dwellings, would not damage the overall character of the conservation area, which also includes many buildings of subsequent dates and designs. Whilst the current proposal would result in some loss of private open space within the conservation area, the semi-rural character would be reinforced by the design of the new building, and a less formal landscaping than at present would also strengthen rather than diminish this character.

In terms of the effect of the proposals on views within the conservation area, the Technical Assessment notes that within much of the village a sense of enclosure predominates with long views constrained by the changes in gradient and alignment of the roads. This is the case at Park Lane, where the rise in gradient, coupled with the slight curvature of the road as it leads northwards from the B3047, means that long views of the site are not available from this direction, the street scene being dominated by The Hurst and Old Farm Cottages. The narrow nature of the lane also precludes longer views of the site until Ramblers itself is reached. In views looking south down Park Lane, the mature planting and trees on the west side of the road preclude long views, although as one approaches the site, the roof of the new building would probably be glimpsed through the screen of vegetation. Overall, however, the impact of the proposed new building on views would be benign and would not damage the existing character and appearance of the area.

In conclusion, the proposals forming the current submission are considered to be appropriate to the character of the Abbots Worthy Conservation Area, and to comply with policies HE.4 and HE.5 of the Winchester District Local Plan Review, and with policies contained in PPS5 concerning the historic environment. It would be appropriate for safeguarding conditions to be imposed on any planning permission granted to secure details of the materials, fenestration and landscaping elements of the scheme prior to implementation. Condition numbers 2, 3 and 18.

Impact on neighbours

There is sufficient planting along the west boundary with 'Little Orchard' and the north boundary with the development at number 3 Park Lane for there to be no loss of privacy to adjoining neighbours. This boundary planting will be retained as part of the overall landscaping scheme for the site which will be secured by way of planning condition number 3. There is 21.5 metres from the new dwelling to number 2 Park Lane to ensure mutual privacy to both dwellings.

Landscape/Trees

There are some significant trees within the vicinity of the site, they are protected by the Abbots Worthy Conservation Area. An Arboricultural Impact Appraisal and Method Statement has been written by Kevin Cloud of Technical Arboriculture Limited which has assessed the tree which will be affected by the proposed development, and the root

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protection areas have been calculated in accordance to BS:5837 2005. Planning condition numbers 12 - 16 are imposed to protect these trees.

Highways/Parking

The Highways Officer has commented that the provision of the new access with the proposed visibility splays will be an improvement for the existing dwelling, provided that the existing access is stopped up and abandoned for perpetuity. Planning condition number 8 ensures this. Adequate car parking is being provided for both the existing and proposed dwellings.

Under the terms of the adopted Transport Contributions Policy, a financial contribution for the sum of £3745 is required towards highway improvements in the area (safety enhancements at the Cart and Horses junction (Worthy Lane/ A33) to benefit all road Users). The applicant has made an up-front payment in respect of this matter.

Public Open Space

A total of £2,276.00 has been requested towards public open space provision in the area. The applicant has made an up-front payment in respect of this matter.

Conclusion

The proposal is in accordance with development plan policy and is recommended for approval.

Recommendation

Application Permitted subject to:

1. The applicant making a payment towards highway improvements in the area. The applicant has made an up-front payment in respect of this matter.
2. The applicant making a payment towards the provision of public open space in the area. The applicant has made an up-front payment in respect of this matter.

Conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1 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.

2 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

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works shall be carried out as approved. These details shall include the following, as relevant:

(a) - existing and proposed finished levels or contours:

(b) - means of enclosure, including any retaining structures:

Car parking layout:

(c) - hard surfacing materials:

Soft landscape details shall include the following as relevant:

(d) - planting plans:

(e) - written specifications (including cultivation and other operations associated with plant and grass establishment:

(f) - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

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

3 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 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.

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

5 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.

5 Reason: In the interests of highway safety.

6 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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6 Reason: In the interests of highway safety.

7 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 4.5 metres from the highway boundary.

7 Reason: In the interests of highway safety.

8 The existing access(es) to the site shall be stopped up and abandoned and the verge crossing shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

8 Reason: In the interests of highway safety and the amenities of the area.

9 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 23 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 600mm in height above the level of the adjacent highway shall be permitted within the splays.

9 Reason: In the interests of highway safety.

10 The parking area including the garage 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.

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

11 No gates shall be provided at the access without the prior written approval of the Local Planning Authority.

11 Reason: In the interests of highway safety.

12 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/2Park/002 written by Kevin Cloud of Technical Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

12 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

13 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with AIA/AMS-KC/2Park/002. Telephone 01962 848248.

13 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

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14 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848248.

14 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

15 No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement AIA/AMS-KC/2Park/002. Any deviation from works prescribed or methods agreed in accordance with Method Statement AIA/AMS-KC/2Park/002 shall be agreed in writing to the Local Planning Authority.

15 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

16 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

16 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

17 Prior to the commencement of development, The area coloured green on plan number 732.03A annotate "to be returned to amenity (garden)" shall be returned to garden amenity area. The means of enclosure and surface treatment details shall form part of the soft landscaping scheme to be submitted as part of planning condition number 3 of this decision notice. This land shall thereafter be retained as garden land for number 2 Park Lane.

17 Reason: To ensure that a satisfactory amenity area is provided for number 2 Park Lane.

18 Plans and particulars showing detailed proposals for all the following aspects of the development shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development:

(a) a detailed design (including large scale elevations and sections) for the windows.

18 Reason: To ensure such details are appropriate to the character of the (listed) building.

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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, HE4, HE5, H4, H7 and RT4.

South East Plan 2009: CC.6 and H.5

Please return this form to the Case Officer: Andrea Swain

From: Kings Worthy Parish Council

Case No: 10/00133/FUL

Location: Ramblers 2 Park Lane

Proposal: Erection of 1 no. 3 bedroom dwelling etc

LISTED BUILDING GRADE:

Comments:

Members wish to OBJECT to this application as they considered that;

- This adds to a further massing of properties in the conservation area
- The removal of foliage would increase noise levels in the area. Many of the trees are not insignificant as detailed in the application
- The problems with the parking of vehicles would increase. A passing place is already used for parking with cars from the property
- Light levels would affect the adjoining property which would be placed in the shade limiting the usage of amenity space
- The status of the garage requires clarification as it is currently being used as accommodation.

Request for application to be considered by Committee:

(NB: Case Officer to forward form to Head of Planning Control if this section completed)

Members wish this to be considered by Committee

Signed: Colin Arnett

Date: 5 May 2010