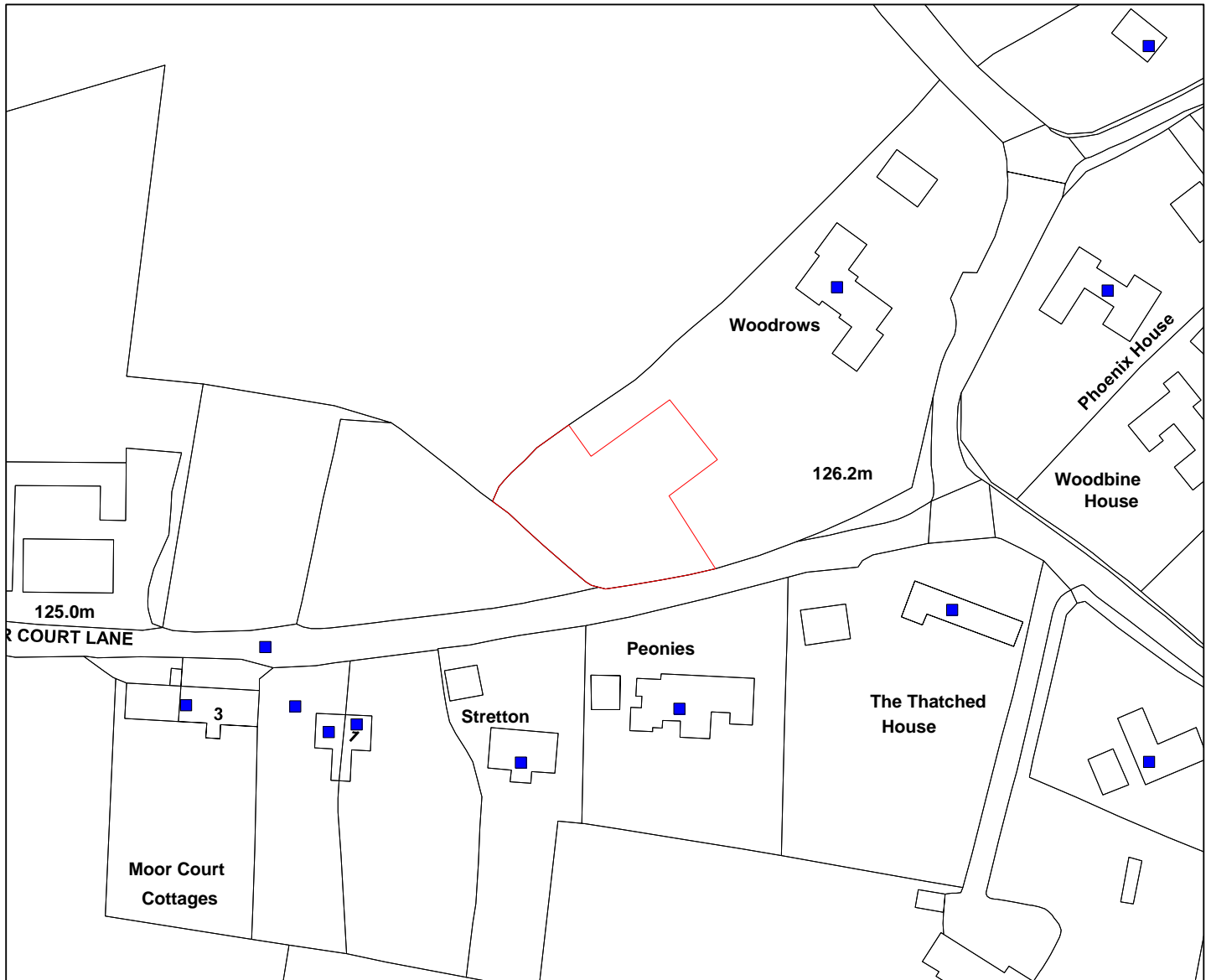


Woodrow's. Westley Lane, Sparsholt

10/00763/FUL

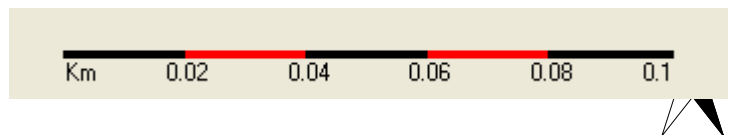


Winchester
City Council



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	14 July 2010
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 5
Case No: 10/00763/FUL
Proposal Description: Erection of 1 no. four bedroom dwelling with associated parking, access and boundary treatment
Address: Woodrow's Westley Lane Sparsholt Winchester Hampshire
Parish, or Ward if within Winchester City: Sparsholt
Applicants Name: Mr Andrew Page
Case Officer: Nick Parker
Date Valid: 22 March 2010
Site Factors: Sparsholt - updated 2008

Recommendation: Application Permitted

General Comments

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

Revised drawings have been received – refs: 0045/100A, 679/05A and 08A – which show the ridge of the roof on the eastern half of the building reduced in height by approximately 500mm, with a similar reduction in the corresponding height of the gable element.

Site Description

Woodrow's is a recently erected, large house located on the north-west side of Westley Lane in Sparsholt, within the Sparsholt Conservation Area. The site comprising the current application is to the west of the house, and lies on Moor Court Road (an unclassified road) rather than Westley Lane. The site is used as garden land associated with Woodrow's and there are a number of mature trees that border the site. The site lies within the defined settlement boundary of Sparsholt.

Proposal

The application is for the erection of a new four-bedroom dwelling on the site, together with a garage, access, landscaping and boundary treatment. The proposed house would be partly one-and-a-half and partly two storeys in height, with elevations of brick and tile-hanging and a steeply pitched clay tiled roof. It would be oriented on the site in a north east - south west direction, with the front elevation facing Moor Court Lane, and the (two storey) rear elevation having a northerly aspect over the open fields adjoining the conservation area. Stylistically, the house would have a vernacular/Arts and Crafts appearance, with varied eaves heights and projecting gables.

A new access is proposed to be formed off Moor Court Lane, which is a single carriageway unclassified road.

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Relevant Planning History

97/01728/FUL - (Amended Description) - Replacement detached six bedroom dwelling and triple garage with games room over - Permitted - 20/01/1998.

Consultations

Historic Environment Team:

Original plans:

Overall, the proposal would be likely to enhance the character and appearance of the conservation area, provided that the larger scale of the central gable is reduced and, as a result, the lowered eaves becomes the dominant element in the composition of the front elevation. It will be important to ensure that appropriate landscaping is included to reinforce the existing boundary to Moor Court Lane, and that appropriately informal surfacing materials are employed around the building, to respect the essentially rural character of the area. The applicants should be invited to consider revisions to the elevations, as suggested above, in order to ensure that the scheme complies with the relevant Historic Environment policies of the Winchester District Local Plan Review.

Amended plans:

These revisions are considered welcome in conservation area terms, as they would further reduce the scale of the building and militate against the tendency for the original, un-revised scheme to reflect the more unwelcome and out-of-scale elements of some of the larger houses recently built in this part of the conservation area.

It is understood that, although the revised site plan does not indicate it, the applicant is also willing to remove the connecting wall between the proposed house and garage, which would also be welcome, for the reasons set out in the original consultation response.

As discussed, it will be important for the applicants to commit to a sensitive planting and landscaping scheme for the front of the property, in order to reinforce the well-treed character of this part of the conservation area, which is strongly recognised in the Conservation Area Character Assessment.

Engineers: Drainage:

No objection, subject to ensuring the use of permeable materials for the drive and hardstandings and promotion of the use of rainwater harvesting for re-use on garden areas.

The applicant is to use a package treatment plant for the disposal of foul water and its position, and that of the drainage field, is shown on drawing No. 679/04. Storm water would go to a suitable soakaway system.

Engineers: Highways:

No objections, subject to Conditions 7 to 10, and a financial contribution towards highway improvements.

Landscape Team (Trees):

No objection, subject to tree protection measures (Conditions 5 & 6). The Arboricultural

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Impact Assessment (AIA) reflects accurately the quality and category of tree stock.

With regard to the proposed tree retention and tree loss, there are no major issues arising from an arboricultural point of view. There are just two trees proposed to be removed which are of no great merit. The site is very tight, with trees all round. There will be a lot of work that will require arboricultural supervision, but confident that this can go ahead without too many problems. There may be future pressures on the remaining trees from future residents. However, confident that any problems can be resolved with suitable pruning. The Method Statement provides the retained trees with adequate protection during the development of this site.

Natural England:

Comments to be reported at the Committee meeting.

Environment Agency:

No objections, but refers the applicant to the Environment Agency groundwater policies in the updated Groundwater Protection: Policy & Practice (GP3) document, available from the website.

Representations

Sparsholt Parish Council:

Objects, for the following reasons:

- The proposed development is not in keeping with Policy DP.3 on several counts:

(ii) In terms of design, scale and layout responds positively to the character, appearance and variety of the local environment... The scale, positioning and layout of the proposed dwelling is not in keeping with the other properties in the vicinity. The size and massing of the development is cramped compared with adjacent properties; underlined by the provisions for foul water treatment located outside of the boundary for the proposed dwelling.

(iv) provides for ease of movement. The proposed access is directly opposite the existing access to Peonies and only separated by a narrow single track road that will also serve the near-by Moor Court Farm Business Park – (planning ref 09/00846/FUL) and other nearby neighbours. It is recommended the application is refused on the basis that the location of the entrance is likely to cause undue danger.

(vii) does not have an unacceptable adverse impact on adjoining land uses or property. The height and dominance of the proposed development compared with the chalet bungalow directly opposite the proposed dwelling is unacceptable

- Policy HE5 for *developments within Conservation Areas should preserve or enhance the character appearance of the area.* It is suggested the proposed dwelling fails to meet this policy on points (i) or (ii). It is also contrary to the Sparsholt VDS DG10

- *Housing Mix and Density policy 6.71/6.72 looks to encourage smaller dwellings....*The proposed development is for a four bedroom family house and

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again misses the opportunity to address the need for smaller properties in the village.

- The Sparsholt Village Design Statement looks to protect the existing hedges, banks and ditches, especially along the lanes - DG7. The new entrance to the proposed development does not avoid creating damage to the current landscape along this quiet leafy lane. From its junction with Westerly Lane, the northerly bank of Moor Court Lane is lightly wooded with no interruptions for property access; the introduction of a new access would have a detrimental impact on the character and amenity value of this visually important village area – para.15 of Sparsholt VDS.

The Parish Council requests that this application be referred to Committee for a decision rather than being decided by officers.

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

- Lack of public consultation;
- Poor access, causing highway problems and contrary to Policy T2 of the Local Plan;
- Poor site for new dwelling;
- Design of dwelling too high and out of character with other properties in the area;
- The massing of the proposed dwelling in relation to its plot size is out of character with the area;
- Loss of hedgerow, trees and landscape framework unacceptable and contrary to Policies DP4, DP5 and CE5 of the Local Plan.

Relevant Planning Policy

South East Plan 2009

The South East Plan was formally revoked on 6th July 2010 and therefore no longer forms part of the Development Plan of the District. As a result, its policies are not material to the consideration of planning applications

Winchester District Local Plan Review

Policies H3, CE5, DP3, DP4, DP5, DP9, HE4, HE5, RT4, T2

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development
PPS 3 Housing (amended 2010)
PPS 5 Planning and the Historic Environment
PPG 17 Planning for Open Space, Sport and Recreation

Supplementary Planning Guidance

Sparsholt Village Design Statement adopted 1999. Revised version (draft) compiled in 2007.

Planning Considerations

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The main planning issues relate to:

The principle of development;

The impact of the development on the character of the conservation area and wider landscape setting;

The impact on highway safety; and

The impact on residential amenity.

Principle of development

The site lies within the settlement boundary of Sparsholt, as defined in the adopted Winchester District Local Plan Review (WDLPR). Policy H3 of the WDLPR allows for new residential development in such areas. The recent amendments to PPS3 relate to the removal of garden land from the definition of “previously-developed land”. Whilst the proposal does involve the development of existing garden land, the principle of developing the land for residential purposes is established through it being located within the defined settlement boundary of the village. It is considered that refusing this proposal solely because it involves the development of part of a garden, would not be sustainable. Other amendments to PPS3 include removing the minimum density standards for new residential development. In this instance, it is considered that one of the main issues relates to the impact the development will have on the character of the area, which is explored further in subsequent paragraphs.

Character of the conservation area and wider landscape setting

The Conservation Area Character Assessment (CACA) notes that, within the conservation area, there is an interesting mix of cottages and larger historic houses such as Halston and Sparsholt Manor, although the village is beginning to be dominated by large executive-style detached homes such as those on Lambourne Close and at the western end of Home Lane. The CACA advises that such houses are more typical of the suburban development found in parts of Winchester and do not reinforce the rural character of Sparsholt. In the vicinity of the proposed development (grouped around the junction of Home Lane, Westley Lane and Moor Court Lane), the properties at Woodrow’s, Phoenix House and Woodbine are large houses of the type described in the CACA. However, the scale of buildings along Moor Court Lane is more modest, reflecting earlier development, and there are two storey (Stretton, 1 & 2 Moor Court Cottages, Moor Court Farm) and one-and-a-half storey (The Thatched House - Grade II) buildings as well as single storey (3 Moor Court Cottages) dwellings. These are all of a traditional form with pitched roofs, of varying pitches, in slate, thatch and tile. Opposite the site, on the south side of Moor Court Lane, is a building (Paeonies) of one-and-a-half storeys, with a form of mansard and flat roof over the larger part of the building.

It is considered that there has been a clear attempt in the design of the proposed new dwelling to acknowledge this smaller scale of traditional building, with steeply sloping roofs and lowered eaves and a roof form that reduces the overall massing of the building, especially when viewed from within the conservation area on Moor Court Lane. The amended plans address the Conservation Officer’s original concern, as the larger scale of the central gable has been reduced and, as a result, the lowered eaves become the dominant element in the composition of the front elevation. The north elevation, which is of one-and-a-half/two storeys with half dormers and a central gable,

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would be viewed only in glimpses through the tree cover in longer views into the conservation area. The proposal will not affect the significant views identified in the CACA (looking north over the open fields beside Moor Court Farm).

The materials proposed for the building – fair faced brickwork, tile hanging, oak gable details and timber windows – reflect those of a number of buildings in the conservation area, and are traditional in their appearance. The garage proposed to be sited in front of the house is also of traditional appearance, timber clad, with a steeply pitched tiled roof. It is therefore concluded that the proposed house would preserve the character and appearance of the Sparsholt Conservation Area and meets the requirement of Policy DG10 of the Sparsholt Village Design Statement, in that the development represents an appropriate mass of building that is proportionate to its plot and neighbouring buildings.

Landscaping and trees

It is considered that it will be important to ensure that the existing tree cover within and on the boundaries of the site, is retained and protected during construction works and that appropriate landscaping is included to reinforce the existing boundary to Moor Court Lane, in accordance with the Village Design Statement (Policy DG.7) and the relevant policies of the Local Plan. The application is supported with an Arboricultural Impact Assessment and Method Statement, which highlights that, of the 30 trees surveyed within the site, 28 will be retained and only 1 low category tree and only 1 low category group would need to be removed. The statement also recognises the need to protect the retained trees during construction works. To ensure that appropriate tree protection measures are employed and an appropriate landscaping scheme is secured, it is considered necessary to apply Conditions 3 to 6 to secure these details prior to the commencement of development.

Overall, the amended proposals are considered to preserve the character and appearance of the conservation area, and accord with Policies HE4, HE5 and DP3 of the adopted WDLPR and with the objectives of the Sparsholt Village Design Statement.

Impact on highway safety

The proposals involve the creation of a new vehicular access onto Moor Court Lane, which is an unclassified road. The Council's Highway Engineer has visited the site and observed that Moor Court Lane is a narrow rural lane having low traffic volumes; vehicle speeds are also constrained by the narrow width of carriageway and the horizontal alignment. The Highways Engineer has observed traffic speeds of approximately 20mph in the proximity of the application site along Moor Court Lane, which represents a stopping sight distance of 25 metres, as recommended in the Manual for Streets guidance. Three on-site car parking spaces are proposed, together with on-site turning, which accords with the requirements of the Winchester Residential Parking Strategy. It is anticipated that the proposal would generate up to 10 additional traffic movements per day. The Highway Engineer concludes that the proposal would not result in any significant highway issues and is unlikely to cause sufficient demonstrable harm to highway safety to warrant the refusal of planning permission. A highway visibility splay condition is proposed to secure a safe access to the site (Condition 9). It has been demonstrated that the condition can be complied with, as the amended plan ref. 0045/100 Rev A indicates the extent of public highway land within which the visibility splay falls. Therefore, the implementation of the highway visibility splay can be secured satisfactorily

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without having to rely on independent third party land over which the applicant has no control. On the above basis, the proposal is considered acceptable from a highway safety perspective and accords with the transportation policies of the WDLPR and the guidance set out in the Manual for Streets document.

Residential amenity

The proposed dwelling would be sited approximately 50m away from Woodrow's, with its side elevation adjacent to the new boundary. A number of established trees and shrubs are positioned between the properties. The distance between the two properties, their orientation and intervening vegetation cover are such that it is considered that the residential amenity of respective occupiers would be preserved. The proposed dwelling would be set back from Moor Court Lane by approximately 12-15m. There are properties located on the opposite side of the lane and Peonies is located opposite the proposed new access. Existing vegetation to the front boundary of Peonies, and the vegetation that is to be retained and supplemented at the application site, would minimise any significant overlooking between sites. On the above basis, it is considered that the proposed development would not harm residential amenity and accords with Policy DP3 of the WDLPR and Policy DG7 of the Sparsholt VDS, in that it would not overshadow or impose on neighbouring properties.

Other Matters

The applicant has secured the required financial contributions for Public Open Space (£1554.00) and highway improvements (£5457.00), as required through Policies RT4, DP9 and T5 of the WDLPR, by way of a unilateral undertaking to the satisfaction of the Council.

Conclusion

The site is considered appropriate for residential development, as it lies within the settlement boundary of Sparsholt. The proposed development is considered to preserve the character and appearance of the conservation area and would not cause demonstrable harm to highway safety or residential amenity. The scheme is therefore considered acceptable and accords with the relevant housing, conservation and highway requirements of the adopted Winchester District Local Plan Review and also accords with the objectives of the Sparsholt Village Design Statement (draft), subject to the conditions set out in the officer's recommendation below.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for Public Open Space and Highway Improvements, 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

Application Permitted, subject to

a) The applicant entering into legal agreements to secure the following:

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**A contribution of £1554.00 towards funding Public Open Space;
A contribution of £5457.00 towards funding Hampshire County Council's Highways scheme;**

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

and

b) 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. Prior to the commencement of development, details of the proposed materials to be used in the external elevations to the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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

3. 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.

4. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

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5. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 949-AIA-FINAL2 written by Barrie Draper of Ecourban Consulting dated 15th March 2010, shall be installed prior to any demolition, construction or groundwork commencing on the site.

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 949-AIA-FINAL2. Telephone 01962 848317.

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.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement 949-AIA-FINAL2. Any deviation from works prescribed or methods agreed in accordance with Method Statement 949-AIA-FINAL2 shall be agreed in writing to the Local Planning Authority.

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

6. 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 the commencement of development work.

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

7. The proposed access and drive 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.

8. 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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9. Before the development hereby approved is first brought into use, visibility splays of 2 metres by 25 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

10. Prior to the completion of development, a cut-off drain shall be provided to prevent the egress of surface water onto the public highway.

Reason: In the interests of highway safety

11. The development shall be carried out using permeable surfacing, which shall thereafter be retained. Any replacement surfacing shall be undertaken using permeable surfacing materials, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid surface water run-off exacerbating the risk of flooding.

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

Policies H3, CE5, DP3, DP4, DP5, DP9, HE4, HE5, RT4, T2

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing (amended 2010)

PPS 5 Planning and the Historic Environment

PPG 17 Planning for Open Space, Sport and Recreation

Supplementary Planning Guidance

Sparsholt Village Design Statement adopted 1999. Revised version (draft) compiled in 2007.

Nicholas Parker

From: janice.whittle [janice.whittle@virgin.net]
Sent: 27 May 2010 10:06
To: planning
Cc: Cllr Keith Wood
Subject: Planning application 10/00763/FUL Woodrows, Sparsholt

Sparsholt Parish Council wishes to object to the above planning application on the following grounds:

The proposed development is not in keeping with **Policy DP.3** on several counts

(ii) In terms of design, scale and layout responds positively to the character, appearance and variety of the local environment...

The scale, positioning and layout of the proposed dwelling is not in keeping with the other properties in the vicinity.

The size and massing of the development is cramped compared with adjacent properties; underlined by the provisions for foul water treatment located outside of the boundary for the proposed dwelling

(iv)provides for ease of movement ...

The proposed access is directly opposite the existing access to Peonies and only separated by a narrow single track road that will also serve the near-by Moor Court Farm Business Park – planning ref 09/00846/FUL and other nearby neighbours. It is recommended the application is refused on the basis that the location of the entrance is likely to cause undue danger.

(vii) does not have an unacceptable adverse impact on adjoining land uses or property...

The height and dominance of the proposed development compared with the chalet bungalow directly opposite the proposed dwelling is unacceptable

§ Policy HES for developments within Conservation Areas should preserve or enhance the character appearance of the area...

It is suggested the proposed dwelling fails to meet this policy on points (i) or (ii). It is also contrary to the Sparsholt VDS DG10

§ Housing Mix and Density policy 6.71/6.72 looks to encourage smaller dwellings

The proposed development is for a four bedroom family house and again misses the opportunity to address the need for smaller properties in the village

§ The Sparsholt Village design statement looks to protect the existing hedges, banks and ditches .especially along the lanes - DG7

The new entrance to the proposed development does not avoid creating damage to the current landscape along this quiet leafy lane.

§ From its junction with Westerly Lane, the northerly bank of Moor Court Lane is lightly wooded with no interruptions for property access; the introduction of a new access would have detrimental

impact on the character and amenity value of this visually important village area – **para 15 of Sparsholt VDS**

The Parish Council requests that this application be referred to committee for a decision rather than being decided by officers.

Regards,

Janice Whittle

Clerk to Sparsholt Parish Council

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