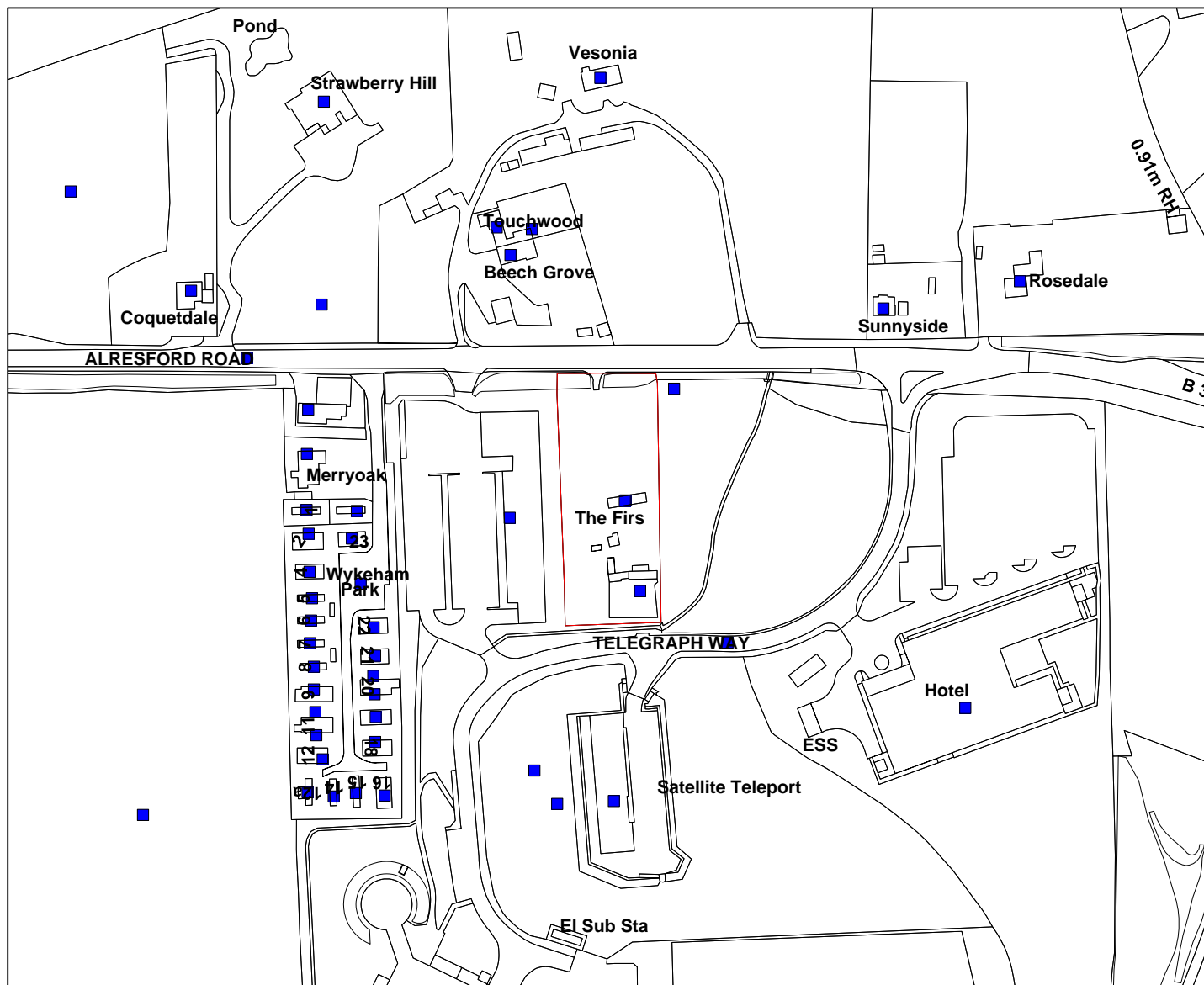


The Firs, Alresford Road, Winchester

10/01557/FUL



Winchester
City Council



Legend

Km 0.05 0.1 0.15 0.2

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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	03 November 2010
SLA Number	00018301

Scale:

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DEVELOPMENT CONTROL COMMITTEE AGENDA 18 November 2010

Item No: 10
Case No: 10/01557/FUL / W20421/04
Proposal Description: Demolition of existing dwelling and outbuildings and erection of replacement five bedroom detached dwelling with detached garage
Address: The Firs Alresford Road Winchester Hampshire
Parish, or Ward if within Winchester City: Chilcomb
Applicants Name: Mr Malkeat Singh
Case Officer: Mr Nick Fisher
Date Valid: 21 July 2010
Site Factors:

Civil Aviation
Contaminated Land Consultation
South Downs National Park.

Recommendation: Application Refused

General Comments

This application is reported to Committee because of the number of letter of support received.

Site Description

The application site is located within the countryside on the Alresford Road, just outside the settlement boundary of Winchester. It is close to the Percy Hobbs roundabout and has the INTECH site to the south and west. Beyond the INTECH car park is the Morn Hill mobile home park. Access to the site is taken from Alresford Road to the east of the dwelling. The site is located at a higher level than the road and there is a noticeable slope up from the road.

The site currently contains a single storey dwelling which has been recently extended and appears to be in a habitable condition. The garden area surrounding the dwelling is in a un-kept / overgrown state. There are numerous outbuildings within the site which appear to be in a poor condition. There is also a residential mobile home on the site.

There is close board fencing upon sections of the site's external boundaries. There are various trees and bushes in close proximity to the boundary some of which are under the control of the applicant.

Proposal

It is proposed to erect a large five bedroom, two storeys dwelling with basement accommodation. It is proposed that the building is located centrally in the site in relation to the front and rear boundaries. The proposed building will replace the existing single storey house on the site; the building has recently been extended under permitted development. It is also proposed to erect a large garage / outbuilding to serve the house.

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The plans submitted as part of the application show that it is proposed that a mobile home will be kept / retained at the site. A search of the planning history for the site shows that the mobile home is without planning permission.

It is proposed to alter levels within the site and to create a more substantial driveway and larger access at the front of the site onto Alresford Road. The new widened access will require the removal of several trees adjacent to the access; the access will be served by a set of gates. It is proposed to erect a new 2.2m fence along the southern boundary.

Relevant Planning History

06/03522/FUL - Demolition of existing cottage, mobile home and outbuildings; erection of 1 no detached five bedroom dwelling with detached garage. Refused 24th January 2007. Appeal Dismissed 19th September 2007.

07/00406/FUL - Demolition of existing cottage, mobile home and outbuildings; construction of 1 no. three bedroom dormer bungalow and detached garage (RESUBMISSION). Permitted 10th April 2007.

08/02274/FUL - Demolition of existing cottage, mobile home and outbuildings and replace with 1 no. four bedroom chalet style dwelling with detached single storey garage and garden store. Refused 19th December 2008.

Consultations

Engineers: Drainage: No objection. The applicant proposes to use a septic tank, however in this location it would be preferable to return treated effluent to the ground and a mini treatment works should be provided. The applicant must liaise with the Environment Agency and obtain a Consent to Discharge before the disposal system is discharged and also gain Building Regulations approval.

Engineers: Highways: No objection. This proposal does not contain any significant highway issues and is unlikely to impact on highway safety.

Environmental Health: Information held by this Service suggests that the proposed development is situated on land that has been used historically as a scrap yard and abattoir. Given that the proposed development is situated on land where contamination is suspected for all or part of the site and involves a use that would be particularly vulnerable to the presence of contamination, an appropriate contamination assessment should be submitted as part of the application process.

Conditions should be placed upon any consent that require that written verification is produced by a suitably qualified person approved after development has ceased and prior to occupation to demonstrate that the works have been overseen by a suitably qualified person. A condition should be placed upon the development to cease should unexpected contamination be found. Works shall not recommence before an assessment of the potential contamination 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.

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Trees: Following the submission of a arboricultural impact appraisal and method statement there is no objection to the proposal, subject to conditions.

Environment Agency: The Environment Agency has no objection to the proposed development as submitted. The agency are aware of potential contamination in the vicinity of this site. It is noted that a sustainable urban drainage is proposed, these should not be placed in areas of contamination as this can result in mobilisation of contaminants.

Hampshire County Ecology – No objection, subject to conditions.

Southern Water: No objection, the applicant should contact the Environment Agency regarding the discharge / processing of foul sewerage. Information regarding the future management of the SUDS system is required.

South Downs National Park : Object to the proposal. A previous permission was refused in 2008 because the proposal would involve the loss of a small dwelling. Since then permitted development rights have been used to extend the property. It is questioned if this approach is correct. The extensions have resulted in a dwelling with a greater floor-space. The dwelling now proposed would be more visible from the Intech car Park, it is noted that the ridge height is the same as the dormer bungalow approved in 2007, that was a much more modest building with consequently less impact.

Representations:

Chilcombe Parish Meeting: - Support the proposal.

"I have visited the site twice in the capacity of Chair of Chilcomb Parish Meeting, seen the plans as amended to conform to guidance from WCC and discussed the application with the Applicant. The site is currently a mess and screened from all surrounding properties. A dwelling already exists of a size that appears to allow the increase in size proposed. Provided that suitably safe road access is created, the application will improve the site with minimal impact outside of the curtilage".

6 letters of support received.

- The site is a un-kept state and the development will tidy and improve the site and local area;
- The proposed house will enhance the area;

Relevant Planning Policy:

Winchester District Local Plan Review

DP1; DP3; DP4; DP13; H3, CE5; CE23; T1;T2;T3;T4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

PPS 9 Biodiversity and Geological Conservation

PPS 23 Planning and Pollution Control

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Supplementary Planning Guidance
South Downs Planning Guidelines.
Winchester District Landscape Assessment

Planning Considerations

Principle of development

The proposed development is considered to be contrary to policy CE23 of the Winchester District Local Plan. It is considered that there are robust and justifiable reasons for refusal.

The proposed development is for a large detached replacement dwelling. The authority has refused two previous applications at the site (06/03522/FUL and 08/02274/FUL) for large detached dwellings. The 2006 application was subsequently appealed and dismissed by an Inspector (ref APP/L1765/A/07/203846) It is considered that this decision and the contents of the Inspectors report are pertinent to this determination.

With regard to the dismissed scheme, the Inspector concluded that whilst the site is reasonably well screened from most directions a proposed large dwelling would have a limited effect upon the character and appearance of the area; however such argument could frequently be used in support of similar development in the countryside. Additional housing development in areas such as this of scattered housing would harm the character and appearance of the countryside. It is considered that the Inspector clearly judged that a large replacement building would be contrary to planning policy and harmful to the area, this scheme has failed to overcome the Inspectors decision.

The proposal is contrary to policies CE23 and DP3 of the WDLPR 2006. The principle of replacement dwellings can be acceptable subject to the criteria contained in policy CE23. In this case the existing dwelling is modest and not particularly prominent within the area. The proposed dwelling and garage due to their size (in terms of footprint), bulk and location within the site, will be clearly viewable from surrounding public and private locations. Although the site's boundaries offer limited screening, it is considered that the proposed replacement dwelling and garage will be visually intrusive within the countryside. It is also considered that the proposed replacement dwelling fails to respect the low key character of the existing building on the site. The proposal therefore fails to comply with the criterion (i) of policy CE23.

With regard to criterion (ii) regarding the potential for the loss of a small dwelling at the site, since the last refused planning application, the applicant has extended the dwelling under permitted development. The property can no longer be considered to be a small dwelling as defined by the policy; therefore criterion (ii) does not apply.

The proposed plans show the retention of an unauthorised mobile home at the site, the applicant has confirmed that this will be used as part of the construction process and will be removed when building work finishes.

With regard to the requirement for contributions for public open space and Hampshire County Councils Transport Improvement scheme, the proposed replacement dwelling is not required to make contributions because it will reinstate a dwelling at the site.

The proposal is considered to be contrary to policy DP1 of the WDLPR because there is

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insufficient information regarding proposed landscaping at the site; insufficient information has been provided regarding the amount of excavation and change in levels and associated relocation of the spoil. Additional information is also required regarding the proposed site entrance and associated retaining walls, changing in levels and gates. Furthermore insufficient information has been provided regarding levels of contamination at the site and a remedial strategy.

Impact on character of area and neighbouring property

The existing bungalow and associated outbuildings on the site are single storey and due to its ramshackle nature and the site's vegetation does not impact within the street scene or wider countryside views. The proposed replacement dwelling would have a significant impact due to its larger size, poor massing and articulation and would therefore be detrimental to the character and visual amenities of the countryside and South Downs National Park. It is the case that in the winter time when there is less foliage on the trees upon the boundaries, the site becomes more prominent when viewed from the Alresford Road.

Whilst it is acknowledged that the local area has experienced some development within the recent past and has been subject to change, it is considered that the building is poorly designed and will appear harmful to the appearance and character of the area.

The design and general appearance of the proposed replacement dwelling is considered to be contrary to policies CE23 and DP3 of the Winchester District Local Plan Review and Planning Policy Statement 1 – Delivering Sustainable Development. The building fails to respond to the countryside nature of the site (i.e. the building is suburban in appearance and style, and fails to respect the local vernacular), in addition the building is excessively bulky, and poorly articulated. The proposed building does not appear to be of any particular style and lacks character and identity. Due to the fact that the proposed replacement dwelling will be viewable from public and private locations to the side and rear, the poor design / appearance of the building is considered to harm visual amenity.

Whilst it is acknowledged that the height of the proposed building is the same as the approved replacement building, it is the case that the mass of the building (including the three storey section of the building to the rear) and particularly the depth of the side elevations will result in a building that is not appropriate in relation to the site's rural location. It is also considered that the proposed garage building is excessively large, and of an appearance more suited to an urban area and is not subservient to the main house.

The proposed entrance gates are considered to relate poorly to the rural character of the access road to the north of the site. The land to the side of the road is primarily characterised by verges containing trees and hedges. The addition of a larger entrance area with gates and retaining walls, which are features more commonly seen in urban areas will harm the countryside character and appearance of the area. The proposed close board fencing to be introduced to parts of the boundary will lead to the further urbanisation of the countryside.

Landscape/Trees

The submission contains sufficient information to demonstrate that the proposal will not harm the neighbouring trees. Sufficient justification has been provided to demonstrate

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that it is acceptable to remove some of the smaller trees on the site's boundaries in the vicinity of the proposed access.

The site / development relies upon on existing trees that screen the site when viewed from certain localities within the area. The vast majority of the trees are not owned or controlled by the applicant, so it is not possible to impose a condition on the development to ensure that they are retained. Insufficient landscaping has been proposed within the site to ensure that the building will not appear to be prominent. It is important that further planting is proposed upon the western boundary with the car park, rear boundary (southern) with the INTECH access road and front boundary with Alresford Road to reinforce the boundaries and reduce the prominence of the site

Highways/Parking

There is no objection to the continued use of the site's access or parking and turning facilities.

Ecology

The applicant has submitted full ecological information that has been examined by Hampshire County Councils ecology service. The proposal will not harm local ecology or wildlife if the development proceeds in accordance with suggest conditions.

Contamination

It is expected that the site is contaminated and information regarding this matter should have been provided with the application.

Recommendation

Application refused for the following reasons:

1 The proposed development is contrary to policies DP3 and CE23 of the Winchester District Local Plan Review 2006 for the following reasons:

- a) The proposed replacement dwelling with associated garage responds poorly to the countryside location. The proposed buildings are poorly scaled / massed, excessively large with excessive depth. The proposals will result in a prominent form of development and increased visual intrusion within an area of countryside to the detriment of the character and appearance of the area. It is considered that the replacement building does not reflect the low key character of the existing building.
- b) The appearance and size of the entrance area lead to the further urbanisation of Alresford Road and will appear to be out of character with the rural appearance and nature of the area.
- c) Insufficient landscaping has been proposed upon the site boundaries to reduce the prominence of the building, this is important because the site relies upon nearby trees and planting that are not controlled by the applicant.
- d) The introduction of further close board fencing upon the site boundaries will result in increased urbanisation of the countryside.

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2 The proposed development is contrary to planning policies DP1 and DP13 of the Winchester District Local Plan Review for the following reasons:

- a) Insufficient information has been provided to deal with the potential for contamination at the site, a contamination assessment is required because the previous uses at the site may have contaminated the ground.
- b) Insufficient information has been provided regarding the amount of excavation and change in levels required by the development. Insufficient information has been provided regarding the relocation / use of the spoil.
- c) Insufficient information has been provided regarding the proposed site entrance and associated retaining walls, changing in levels and gates.
- d) Insufficient information has been provided regarding future landscaping at the site.

Informatives

1. 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, CE4, CE5, CE23, H3, RT4, T1, T2, T3, T4, T5,