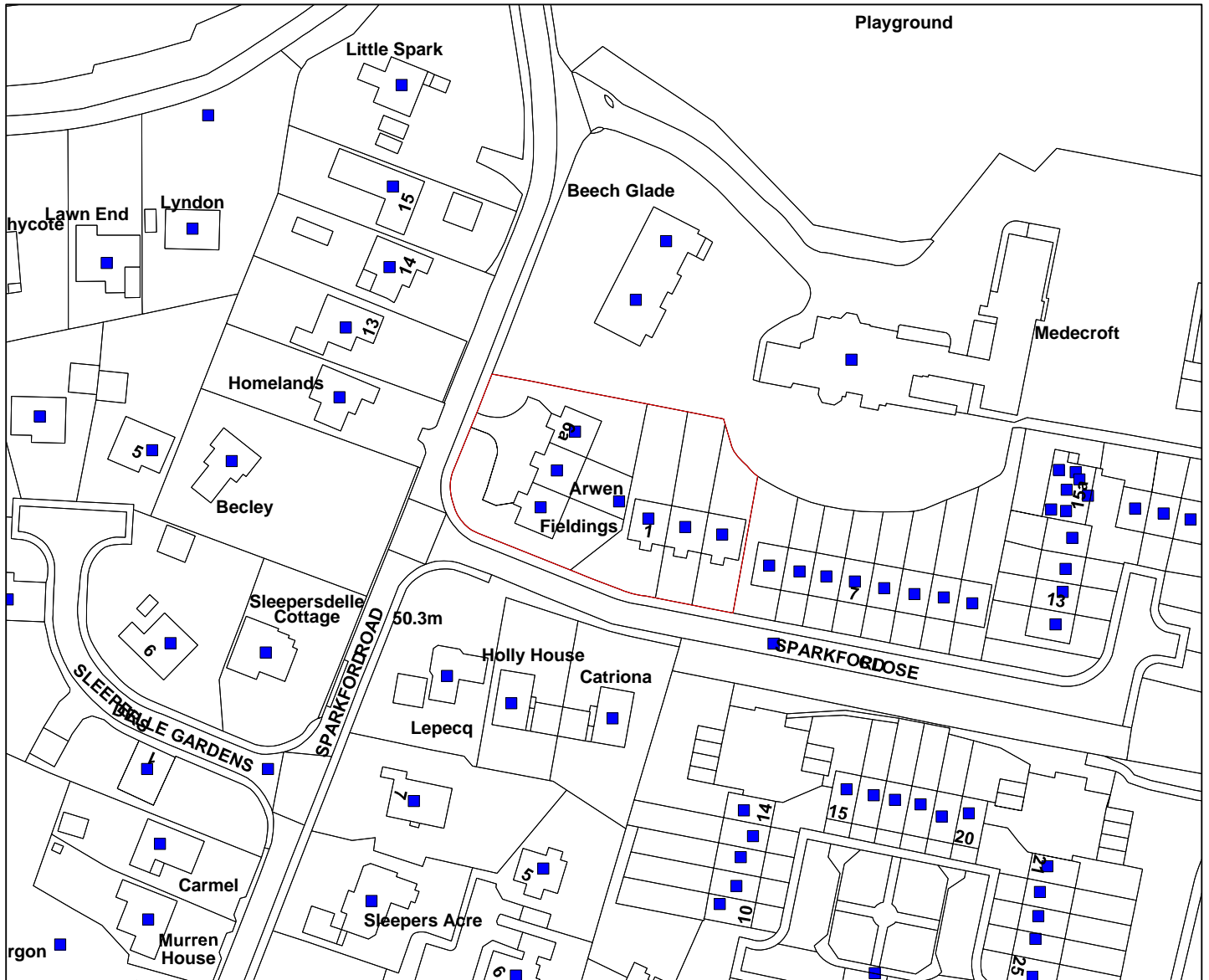


Junction of Sparkford Rd and Close, Winchester



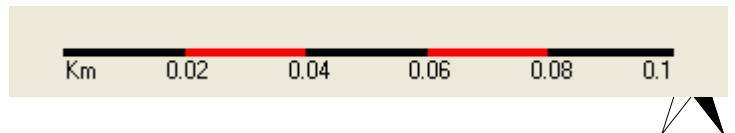
Winchester
City Council

10/00076/FUL



Legend

Scale:



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Organisation	Winchester City Council
Department	Planning department
Comments	
Date	13 October 2010
SLA Number	00180301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 1
Case No: 10/00076/FUL / W21686
Proposal Description: (AMENDED PLANS AND DESCRIPTION) Erection of one 3 storey building and one 4 storey building to provide 99 student bedrooms, following the demolition of 6 dwellings
Address: Land At Junction Of Sparkford Close And Sparkford Road
Winchester Hampshire
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Abbotswood Properties
Case Officer: Elaine Walters
Date Valid: 15 February 2010

Recommendation: PERMISSION

General Comments

This application is reported to Committee because of the number of objections received

Amended plans have been received showing a rear multi-function courtyard and later amendments show 5 no. fully disabled access bedrooms and lifts in both proposed buildings.

Site Description

The site measures 0.19Ha. On site at present are two terraces of three dwellings and all 6no. dwellings are two storeys in height. All these houses are owned by the applicant and were in use for student housing.

The site lies close to the University campus, at a distance of approximately 200-250m to the John Stipe theatre building, up Sparkford Road.

The terrace of 3 no. dwellings 6a Sparkford Road, Arwen and Fieldings, have an off road parking area, separated from the Sparkford Road by a raised bund with mature trees which are protected by a Tree Preservation Order.

On Sparkford Close the dwellings to be demolished are Nos 1-3; these units have parking areas in front of the houses. The frontage is open and grassed on to Sparkford Close. There is a small Cherry tree on the boundary with No.4 Sparkford Close overhanging this site, which is to be retained.

To the rear each dwelling has a fenced private garden. There are views into the University of Winchester Medecroft site. There is no public pedestrian or vehicle access from this site into the University of Winchester land to the north at present. There is a Whitebeam tree in the rear garden of No. 1 Sparkford Close which is to be retained and will stand on the proposed new rear mixed use courtyard.

Levels fall from north to south on the site by approximately 2.85m, as shown through

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section A-A on the submitted drawings, and from west to east on Sparkford Close by circa 0.65m shown on section C-C on the submitted drawings.

Opposite the site, on the southern side of Sparkford Close, there are three large detached dwellings, set back from the road and screened by mature trees on the frontage. Further to the south east, there is a substantial landscape strip of mature trees screening the rear of the dwellings on Wentworth Grange. Adjacent to the application site, on Sparkford Close, is a long terrace of 8 no. three storey dwellings, Nos.4-11 all with open grassed areas and a parking space to the front. Sparkford Close terminates in a turning head surrounded on three sides by terraces of two and three storey dwellings. The fourth, southern boundary, is marked by mature trees to the rear of Wentworth Grange and there is a public footpath across this land.

On Sparkford Road, to the north of the site, the University of Winchester Beechglade building is screened by a 2m high close boarded fence at the back of the pavement. On the opposite side of the road, to the west of the site, the road is characterised by large detached two storey dwellings screened by mature roadside trees.

Proposal

It is proposed to demolish the two terraces of dwellings on site at present and erect two blocks of student accommodation, comprising four, five and seven en-suite bedrooms sharing core facilities. The new buildings are proposed on a similar footprint, albeit larger, to the demolished dwellings. The Proposed Building One, facing Sparkford Road, is 2 ½ storeys high and approximately 9m in height, 12m from the University of Winchester building, Beechglade. Facing Sparkford Road, Building Two is 3 ½ storeys high measuring 11.2m to the top of the parapet on the east of the building. It is sited between 1-1.8m from the site boundary and between 2.9-3.8m from the three storey building adjacent at No.4 Sparkford Close.

The latest amended plans show a multi-function courtyard to the rear of the proposed new buildings, which can be accessed by vehicles from Sparkford Close, and is also proposed as an amenity area for the new buildings. The vehicle entrance runs between the two proposed buildings, it measures approximately 4.4m in width, between the proposed cycle stands to either side. 5 no. parking spaces are shown in the rear courtyard, these could be used by any disabled students who apply to bring a car to the site and can also be used for operational parking. The refuse lorry can reverse into this vehicle entrance to avoid it blocking Sparkford Close.

The existing vehicle entrances off Sparkford Road and Sparkford Close, are to be closed off and will be planted with boundary hedging and only pedestrian accesses are proposed on to Sparkford Close from Building Two.

There is a pedestrian link shown on the submitted plans from the application site through to the University of Winchester site from Beechglade and the University have advised that *'...if the development goes ahead we would be willing to allow pedestrian access through our Medecroft campus.'*

Materials proposed are stock bricks and ivory render, aluminium and timber windows and natural slates.

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Both buildings are proposed to be used for student accommodation for the University of Winchester. The University is not party to the application but the applicant has stated the accommodation will be let directly or through the University Managed Housing Scheme run by the University.

Relevant Planning History

No previous planning applications on this site.

There have been pre-application consultations and discussions on this current proposal. The applicant also refers to recent permission for student accommodation at Queens Road; 382 units of student accommodation were permitted under application 07/02101/FUL in 2008.

Consultations

Engineers: Drainage:

On the originally submitted application: Southern Water should be consulted to assess if there is sewerage capacity, as resident numbers will increase five fold. Storm water to suitable soakage system and permeable paving to be used.

On the amended plans: The amendments show a substantial increase in the hard landscaping to the rear of the two buildings. Although this can be positively drained to soakaways, permeable paving should be used for part of this area. **Condition 10.**

Engineers: Highways:

On the originally submitted application: Object due to the lack of any on-site parking provision.

Following receipt of a Transport Statement in May 2010: The suggestion that the site can be served from the Medecroft campus for all purposes requiring vehicle access except for refuse collection, is unsustainable as the applicant has no control over this third party land. Refuse collection would require a vehicle standing on Sparkford Close for a considerable period of time thereby contravening the Traffic Regulation Order. In addition there are likely to be other deliveries from retailers and take-aways, whose vehicles would have to park or wait on Sparkford Close. In addition there is no disabled parking on site.

On the amended plans: the application is now acceptable from a highways point of view. A transport contribution of £34545 would be necessary toward schemes on the Council's Approved List of Schemes. The shared parking court at the rear of the buildings and an off street service area accessed off Sparkford Close will allow vehicles to reverse into the site and service the buildings clear of the public highway. The shared court yard allows for operational parking without affecting the residents on Sparkford Close.

The applicant's Management Plan will need to be secured through a condition and other highways conditions are required. **Conditions 7-9.**

Environmental Protection:

In view of the increased occupation on site, sealed acoustic glazing units are required with acoustic trickle ventilators to facilitate passive ventilation without the need to open the windows. In addition a full acoustic report to assess the potential from noise break out from the development must be submitted. **Condition 12.**

Building Control:

On the originally submitted application: Means of escape in case of fire appears

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unsatisfactory in some areas. I have not seen any provision for people with disabilities on this plan. A building regulations application will be required.

On the amended plans: Disabled access bedrooms and a lift have been provided in each building, in accordance with current Building Control Regulations Part M and BS 8300 requirements. Any details will be taken into consideration at building control stage.

Landscape:

On the originally submitted application: The proposals are currently unacceptable as there is insufficient information to properly assess impact of development on site and surrounds.

On the amended plans: Approve subject to **conditions 3-5**.

The revised layout resolves earlier landscape concerns regarding adverse impact of parking bays on the local street scene character. Parking bays in a contained courtyard space by the main entrance at the rear of buildings, creates a legible and functional external space that links well with adjacent university site at Medecroft. There is a balanced ratio of hard and soft landscape with reinforcement of existing boundary vegetation to reinforce landscape structure between buildings. The boundary treatment along the road frontages consists of vertical railings and new hedgerow with retention of existing mature trees and some new tree planting in Sparkford Close to soften building elevations which greatly enhances local character.

Trees:

A revised Arboricultural Implications Assessment and Method Statement, in accordance with BS5837:2005 is required for the new layout as well as standard tree protection conditions. **Condition 6**.

Urban Design:

On the originally submitted application: Required amended drawings with pedestrian access reinstated on to Sparkford Close and the bin stores moved away from the side elevation of the buildings. [*These amendments have now been received*].

On the amended plans: "Satisfied with the layout of the buildings and the height of the buildings and the general style and architectural detailing, provided that good quality materials are used which should include a soft stock brick, timber or powder coated window frames, timber doors and natural slate or patinated zinc standing seam roofs".

Condition 13.

Southern Water:

On the originally submitted application: The exact position of the public water main must be determined on site by the applicant before the layout of the proposed development is finalised. **Condition 11.**

Initial investigations show there is currently inadequate capacity in the local foul sewer network. Additional off-site sewers or improvements to existing sewers will be required.

The amended plans included confirmation that the surface water would go to soakaways and this satisfied Southern Water (subject to Building Regulations approval of the drainage layout).

Hampshire Constabulary, Crime Prevention Officer:

On the originally submitted application: The Design and Access statement does not address security. 'What are the developers intending to put in place to reduce the possibility of crime, disorder and the fear of crime for residents and visitors?' The alleyway between Building Two and the existing houses must be gated. Also, there is

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easy access to the ground floor balconies which may also assist a criminal to climb to the balcony above.

On the amended scheme: The Design and Access statement was amended to address security.

The Crime Prevention Officer commented that the third floor rooms may not have a protective communal front door as do the rooms on the lower floors, this will reduce their security. To make each room more secure they should be fitted with certificated PAS23/24 doorsets including BS3621 locks.

Also, Juliet balconies are still present on the ground floor.

[A subsequent amended plan has omitted these ground floor balconies and ensured that that third floor flats will have secure access at second floor level].

Representations:

City of Winchester Trust:

“There seems no reason on architectural grounds to object to the demolition of these houses to make way for student accommodation, although it is appreciated it will clearly have a considerable effect on the character of the locality, which will no doubt cause much distress to local residents. It might, however, be beneficial to the neighbourhood as a whole by reducing demand for student accommodation in the nearby Stanmore estate.”

“While the neat design of the new blocks seems acceptable, it would be very useful...if the drawings of all the elevations were coloured or shaded to denote the changes between brick and render...And where are the rainwater goods to be positioned?”

“It is regretted that the use of solar panels or photovoltaic tiles has not be considered for at least Building 2, which would appear to be sited to make best use of either of these installations.” **Condition 13 & 14**

49 letters received objecting to the original application for the following reasons:

- **Design:** The proposed 3 and 4 storey institutional buildings will tower over the neighbouring 2 storey dwellings. The buildings are too large and do not reflect local distinctiveness, it is a variation of a design used on Chilbolton Avenue. The adjacent houses have low pitch roofs not the steep mansards proposed here. The slab-fronted design does not blend with the adjacent residential properties.
- **Noise and disturbance:** There will be an increase in noise and anti-social behaviour especially late at night, from students walking home and from parties on site. Live-in wardens and the University Security personnel cannot intervene adequately before neighbours' are disturbed. Litter will increase including bottles and cans in gardens. This is worsened by the late weekday license at the students union. Any use of the external “garden” for summer parties must be prevented. This site in the valley acts as an amphitheatre, neighbours can hear the words of the music being played from existing houses. The University Deputy Vice Chancellor, commented recently ‘the University has had difficulty with neighbours in Orchard House seeking quiet enjoyment of their properties. This disrupts local residents sleep. PPG24 recognises that residents may reasonably expect to sleep with their windows open. A noise impact assessment should have been provided.
- **Change in character of the area/ studentification:** This is a leafy suburb of mature trees and single residential dwellings. It is distinct from the University campus to the north which has many tall buildings. The existing University Medcroft Campus is set well back from the road. The proposed huge blocks of flats are inappropriate in this residential area. This application will increase student occupation on Sparkford Close by over 100%, Already only 8 of the 27 properties are owner-occupied, and out of 19

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rented properties 16 are rented to students. (4-8 student living in each property). The applicant's references to Queens Road, Domain and Erasmus Park residences are irrelevant, neither are located on residential streets.

- **Overlooking:** Windows will look into children's' bedrooms, kitchen and dining room in houses across Sparkford Close. Increased height and high level windows will have a far greater impact. This problem will be compounded by the balconies located on the south facade of block 1, facing Sparkford Close. [*These balconies have now been omitted*]
- **Government good practice:** Councils should avoid high concentrations of students in specific streets. Councils can now control their spread through planning permissions for new Homes in Multiple Occupation (HMO). Government Guidance on student accommodation refers to: (i) Limiting the impact of students in residential areas. (ii) An increase in the proportion of students in further education living at home.
- **Loss of residential:** This results in the loss of much needed affordable homes in Winchester. The existing dwellings could revert to family starter homes. This accommodation will only be used for part of the year. Housing is at a premium in Winchester for those who live here all year round.
- **Numbers:** Total occupation could be higher with friends visiting. Can the Council guarantee the maximum numbers at the accommodation block?
- **Future use:** Cut backs are likely to restrict growth and the University has not entered an agreement to rent the rooms. Many students will live at home (Policy S4 in the South East Plan).
- **Traffic and parking:** No parking provision is proposed for the students on site. Parking and access is already a big problem in the area. Sparkford Close is a small cul-de-sac, effectively a single carriageway. Continuous construction over the past 8 years has left these roads permanently damaged. Student's often drive dangerously, at speed. Visitors, taxis, take-aways, shopping delivery vehicles and over 100 parents dropping off and picking up 6 times a year, plus visitors will have to use Sparkford Close. Refuse collection uses Sparkford Close blocking traffic for 5 minutes at a time and preventing emergency vehicles access. Students will park on gardens, get permits, or leave cars in Stanmore.
- **Student pick-up and drop-off:** The applicant states vehicle access would be provided via the adjacent University of Winchester Medecroft Campus but the University has not agreed to this. [*The later amendments show a rear courtyard which will provide 5 no, parking spaces for a scheduled system of pick up and drop off*].
- **Discrepancies:** Abbotwood Properties wrongly stated they had "a positive response from attendees" of their meeting on 23rd October 2009. There are inaccuracies in the Design and Access statement. There are no 4 storey flats on Sparkford Road, the maximum height is 3-storeys and near the site the houses are all 2-storey.
- **Insufficient information on the plans:** No datum heights and conflicting dimensions are offered. The adjacent house is 10.6m on the drawings but our measurement on site suggests 9.6m. The 3 storey block floor to floor heights on the section would not fit within the elevation of the 4-storey block. Ground level proposed is uncertain. 3D views should have been provided.
- **Trees and hedging:** The elevations suggest large trees which do not exist and will take 10 years to reach this size. The largest tree is in the approximate position of a large copper beech, with a TPO, that was ring barked by the Applicant.
- **Maintenance:** The Developer argues the existing houses are an eyesore. This is due to their lack of maintenance. This raises concerns for maintenance of the new development.

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- **Alternative sites:** This will not reduce pressure for student housing in Stanmore as the University is closing on campus accommodation. Has consideration been given to alternative sites within the University boundaries? The University has always been landlocked, and the planners need to develop a sensible scheme that accommodates its future requirements. This is allowing individual schemes whilst ignoring the bigger picture.
- **Disabled access:** Only 14% (16 bedrooms) can be accessed by wheelchair users and these are not adequately sized. [*The later amendments show disabled rooms to a 1:20 ratio to meet the British Standard requirement*].
- **Code for sustainable homes:** Only code 3 will be achieved, this is the minimum for affordable housing. No mention of construction methods, waste management or sustainable urban drainage (SUDS) proposals.
- **Drainage:** The sewer has inadequate capacity for this development. Southern Water should respond and the Developer should address this.
- **Internet:** Infrastructure on this street is struggling and BT has no plans to improve it. Will the student housing be supplied through the University or added to our already overburdened area?

Following consultation on the amended plans which include a rear parking courtyard and disabled access 15 additional letters of objection were received:

- **Amendments** don't overcome the previous objections. Proposal still does not accord with PPS1 the design is not high quality nor does it reinforce local distinctiveness. or PPS3, which seeks to create mixed and sustainable communities, this will further destroy the local community balance.
- **Traffic and parking** will be made worse with on site parking. The rear courtyard is too narrow to accommodate all the parents collecting students. Will require excessive reversing which can pose a risk to pedestrian safety and turning in neighbours drives which is dangerous to small children. No parking is laid out. The University cannot ban students from owning nor bringing cars to Winchester, at weekends students use the South Downs Student village car park. 2nd, 3rd and post grads here are more likely to have cars keeping them at friend's houses or on the street beyond the parking control zones. Students will presumably also be able to use the hard standing for parking at weekends. The Management Plan states no cars are allowed on site but in reality is there going to be 24 hour patrols?
- **Lack of amenity space:** With parking in the rear courtyard students will use the front garden, increasing potential for noise.
- **Precedent:** if this is allowed the rest of Sparkford Close will be subject to demolition and replacement with student flats.
- **Long term use:** the higher rent and restrictions (on parking/parties etc) will not attract 2nd and 3rd students as proposed. What will the building then be used for.
- **Management Plan:** This is indicative and does not form part of the application. It allows parties, if 22 a year that is one every weekend. Also noise is only to be restricted after 11pm yet children nearby go to bed at 7pm. The University of Winchester is no longer undertaking to provide the management of these flats and this implies they predict problems. The wording of the Management Plan is irrelevant and unenforceable as this application is for off-campus student accommodation, in particular Section 2.1.2 and 2.4.2 re car parking.
- **Stanmore:** this cannot be said to have a positive effect on student numbers in Stanmore.
- **Detail:** Still no levels on drawings, no visual impact studies.
- **Student pick up:** It will not be possible to control the arrival and departure of 104

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students over a weekend, with the other students living in the cul-de-sac the congestion will be intolerable and dangerous. There will be a backlog of parents waiting in the Close.

- **Servicing:** The refuse lorry will block the road and service vehicles will park illegally on footpaths and verges. [*The Highways Engineer is satisfied that the refuse lorry can reverse into this site to collect, as can service vehicles*].
- **Bin enclosures:** A solid enclosure is required. The proposal shows bins stored along the side of the flats, this is unsightly and a potential health hazard as bin lids are left open. [*Bin stores have been moved to the grassed area at the rear of the building*]
- **Precedent for refusal:** an application to convert a dwelling into 11 separate rooms on Chilbolton Avenue was unanimously rejected by Winchester City Council's planning committee, citing 'devastation of the Avenue' and 'different lifestyles which will destroy the character of the area' .
- **Pedestrian access to the University:** the pavement on Sparkford Road is too narrow for this increase in pedestrian traffic, pedestrians have to step out into the road if meeting a buggy or wheelchair.

Reasons aside not material to planning and therefore not addressed in this report

- **House value:** Values of the non-student houses are bound to decrease.

Relevant Planning Policy:

South East Plan:

CC6: Character of the environment

SP3: Urban focus of development

NRM11: Energy efficiency/renewables

Winchester District Local Plan Review

DP.1, DP.2, DP.3, DP.4, DP.5, DP.6, SF.6, H.3, T.1, T.2, T.3, T.4, W.1

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS3 Housing

PPG24 Planning and Noise

Planning Considerations

Principle of development

The housing policies of the Local Plan do not specifically address the provision of student accommodation. However the site lies within the settlement boundary of Winchester where the principle for such development is not in conflict with the Local Plan and the site is already in use for 6 no. houses used as student accommodation.

Policy SF.6 incorporates provision for the development of new facilities within the settlements and this includes that relating to educational establishments. Paragraph 8.37 recognises that such developments can involve the construction of buildings which are likely to be of high architectural profile, by virtue of their function and location.

Policy W1 requires that development respects the particular architectural and historic qualities of the town as a whole and its landscape setting.

The applicant refers to the University of Winchester 2009 Masterplan which seeks to increase the University's managed accommodation on or near its campus to ensure that

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all 1st, 2nd and 3rd year students can live in halls of residence. The Masterplan states that the University experiences significant demand for managed accommodation for all students. Such accommodation allows the University to respect the community and minimise disturbance particularly when compared to students living in non-managed private housing.

Government Guidance on student housing

In February 2010, the previous Government announced that it proposed to create a new use class (C4 Small HMOs) to bring such uses within planning control. Prior to this time, a group of up to 6 people living as a single household (such as a shared student house) was not treated as a material change of use from a Class C3 family dwelling house. In June 2010 the Coalition Government announced that it intended to retain the new Use Class, but from October, changes of use from Class C3 to Class C4 would be permitted development. As a result, changes of use from dwelling houses to small HMOs would not normally require planning permission. Following a short consultation, the Government announced on 7 September that it would proceed with this approach and laid the regulations before Parliament.

The applicant refers in the Design and Access Statement to Government Guidance in the form of the 2008 Communities and Local Government (CLG) Report 'Evidence Gathering – Housing in Multiple Occupation and possible planning responses'. This report preceded the change in the use classes order, recognising "the problems associated with high concentrations of HMOs [Houses in Multiple Occupation] and in particular in relation to areas where there are high concentrations of student housing and population, a term now known as "studentification"

In its conclusion the 2008 CLG Report states that "The development of purpose-built student accommodation has been promoted across many university towns and cities and forms an essential element of university accommodation and expansion plans." "It was considered that additional accommodation should be provided on campus and in areas which were in close proximity to the university and to relevant services and public transport". The report does state however, that: "Creating a greater number of managed bedspaces has the potential to draw students out of the private rented sector, but this will only happen if living in managed accommodation is perceived to be preferable to living in private housing. One issue with this type of accommodation is the cost." The report also refers to a predicted "significant demographic change" with a sharp fall in the number of 18 to 20 year olds, who make up 70 per cent of entrants to full-time undergraduate programmes, between 2009–2019 before rising again in 2027.

There is no national policy guidance (PPS/PPG) or development plan policies which deal specifically with student accommodation. As a result it is considered that there is no basis to oppose the proposal simply because it is intended to provide student accommodation.

Design/height/layout

The proposed buildings replace two existing terraces of student housing. The existing dwellings are red brick with grey concrete pantiles, grey and terracotta tile hanging, they have flat roofed porches and white plastic windows. The dwellings to be replaced have no particular architectural merit whilst it is considered that the proposed new buildings would have more attractive architectural details and are proposed in higher quality building materials.

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The 3 no. dwellings to be replaced on Sparkford Road share a single roof plane of grey concrete pantiles. The proposed new Building One is split into two blocks, with a central roof parapet, which relieves the bulk of the building when viewed from the road. Both blocks on Building One have a central vertical panel to be rendered. They are to be constructed in red brick, with render string courses, which also enlivens the façade. On Sparkford Road elevation the new 2 ½ storey building one, sits adjacent to the existing 3 storey University building, Beechglade, which has a higher ridge height, measuring approximately 10m above pavement level. There is also a substantial gap between these buildings of 12m.

Facing Sparkford Close, Building Two is also split into two blocks, constructed in red brick, with render string courses and central rendered panels which highlight the pedestrian entrances on this elevation. The new building will be viewed in relation to the terrace of 3 storey dwellings at Nos. 4-11 Sparkford Close, which are similar in architectural detail to the buildings to be demolished, constructed in red brick with grey hanging tiles. No.4 Sparkford Close measures approximately 9.9m to ridge when measured from the adjacent path. Proposed Building Two measures approximately 0.2m higher to ridge line.

The proposed new buildings are taller than the existing, with Building One proposed at 9m in height, compared to the existing measuring approximately 7.27m to the ridge, and Building Two proposed at 11.2m in height, compared to the existing dwellings measuring approximately 7.27m. However, the height, bulk and massing of these buildings are considered to be appropriate for this site in relation to the existing built form and character of the area.

The proposed buildings are considered to be of an architecturally pleasing design and do not detract from the visual character of the area.

Impact on character of area

The site is currently characterised by two blocks of terraced housing, under the control of the applicant, which were until recently occupied by students as Houses in Multiple Occupation (HMOs). It is considered that the proposal will result in no harm to the visual amenity of the area. The existing buildings are to be replaced with new buildings of similar footprint and similar scale and bulk.

Sparkford Close is characterised on the south side by mature trees, with detached properties set back from the road at the western end, with Holly House and Catriona nearest the application site. To the east lies the rear of the terrace properties on Wentworth Grange. The north side of Sparkford Close is characterised by the terrace of dwellings to be demolished and the adjacent three storey terrace, Nos. 4-11. These eight dwellings progressively step down the slope on Sparkford Close to the east, each with slightly lower ridge lines.

The proposed Building Two facing Sparkford Close, has a similar visual rhythm to the existing dwellings Nos. 4-11 which are viewed alongside this site. The new building has a vertical emphasis, with central render panels above the entrance doorway, which repeats the central brick panel of Nos. 4-11. The proposed building is also split into two blocks, facing Sparkford Close, with a central roof parapet. Roof parapets are also present on the terrace Nos. 4-11. The new building also has a change in the ridge height descending down Sparkford Close, this drop in levels matches the drop in ridge lines along the terrace of Nos. 4-11.

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Similar design features are replicated on Sparkford Close, with flat roof dormers in the roof of Proposed Building One, which are similar to the rhythm of gables bays at the University of Winchester Beechglade building adjacent. This part of Sparkford Road is characterised by mature trees and hedging, with a close boarded fence to Beechglade adjacent to this application site. There are large detached dwellings set back from the road behind mature landscape planting. It is proposed to stop up the existing vehicle access on to Sparkford Road and to underplant the existing protected mature trees on the road frontage with a boundary hedge.

Impact on neighbours

The proposed new buildings are higher to the ridge line and have further floors of accommodation compared to the buildings to be demolished. However, it is considered that this increase in height will not harm neighbours' private amenity with overlooking because of distance between properties and proposed screening to the site frontage.

These buildings face on to the neighbouring properties across a public road. It is considered that the bedrooms on the front elevation of the dwellings are already overlooked by the existing student bedrooms and by the public highway to some extent.

The proposed new buildings measure approximately 26m from the nearest neighbour across Sparkford Close and approximately 31.5m across Sparkford Road. This is considered to be sufficient distance to prevent materially harmful overlooking sufficient to warrant a reason for refusal.

Furthermore, there are mature trees on the frontage of the neighbouring properties on Sparkford Close and Sparkford Road which offer the neighbours' properties privacy from this site, even in the winter months.

It is considered that the proposed new buildings do not have a materially harmful overshadowing or overbearing impact on neighbours. The buildings replace existing terraces of dwellings and the nearest neighbours on Sparkford Road and Sparkford Close are oriented gable to gable with the proposed new buildings. The Proposed Building Two projects approximately 3m further north than the rear wall of No. 4 Sparkford Close adjacent. The new building measures approximately 3.8m away at this point and whilst there is a proposed increase in height from the existing building, this is not considered to result in materially harmful overbearing.

Proposed Building Two lies to the west of Nos. 4-11 Sparkford Close, the proposed increase in height of the new building would cause the rear gardens of the neighbours to fall into shadow slightly earlier in the evening however this cannot be considered to be materially harmful overshadowing, sufficient to warrant a reason for refusal.

Activity associated with the development and the Management Plan

The Management Plan has been offered by the applicant and is proposed to be subject of a s106 legal agreement. This Plan covers aspects of Traffic/Parking Management; Access and Egress of Pedestrians; Cyclists and Vehicular Traffic; CCTV Monitoring; Operational Site Management; Refuse Storage and Collection; and Antisocial Behaviour and Noise.

It is considered that the details of this Management Plan are sufficient to reduce the

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potential for anti-social behaviour from the students on site. There is also a condition proposed to ensure that a full acoustic report is produced, with noise protection recommendations (**Condition 12**).

Landscape/Trees

The Landscape and Tree Officers have visited the site and met with the applicants to ensure that the proposal retains and protects important trees, particularly those TPO trees on the Sparkford Road frontage.

New hedging and planting is proposed on the site boundaries and in the rear multi-function courtyard.

Highways/Parking

The rear parking courtyard provides adequate disabled parking and operational parking for servicing of the accommodation and it also allows the refuse vehicle to reverse in off Sparkford Close to prevent an obstruction of the highway.

The applicant states that the rear parking courtyard will be used for a booked system of pick up and drop off for students each term and this is in line with the University current arrangements for accommodation.

The applicant states in the management plan that Abbotswood Properties will provide Operational Managed Parking on site controlled through a Civil Penalty notice scheme operated by Car Parking Partnership who also manage the University Parking.

Student pick-up and drop-off

The applicant states that students will be able to reserve one of the operational managed car parking spaces with Abbotswood for loading. They consider student departure at the end of the academic year is not condensed and do not believe that detailed traffic management will be required at this time of year.

The applicant lists a number of factors that account for reduced congestion and consider there are practical considerations for 2nd and 3rd year students which limits the numbers of students who may wish to depart or arrive on the same day. These include different timetables for different Universities and colleges, exam results with some students leaving shortly after their exams have been completed whilst others wait for their results, some staying and/or returning for re-sits. Also a significant number of students stay on in the accommodation through the following academic year. Nevertheless any disruption which could be caused during this period of the academic year would be relatively short-lived and it is considered that it would be difficult to justify a refusal on this basis.

Amenity space

Unlike a development for private residential dwellings, there is no requirement under the current public open space strategy for the provision of on-site amenity space. There is also no requirement for a financial contribution for the provision of sports and play areas within the ward boundary. It is considered the rear courtyard provides sufficient amenity space for use by students living on this site.

Precedent

Each application must be considered on it's merits. These proposed buildings are close to the University campus and the proposed accommodation and it is considered that the

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demolition of 6 no. dwellings in use for student accommodation is acceptable in this instance.

Long term use

A section 106 legal agreement is proposed to restrict the use of the accommodation to halls of residence for students at the University of Winchester.

A separate planning application would be required for any material change of use of the building which would be considered on its merits. It is considered that there is sufficient demand in the longer term for this student accommodation.

Disabled access

The amended plans now show 5no. disabled access bedrooms and lifts to be provided in the buildings which meets the British Standard requirements on disabled access.

Sustainability

The applicant proposes that the development will achieve Sustainability Code Level 3 and planning **condition 16** has been added in order that details are provided of the sustainable measures to be incorporated.

Planning Obligations/Agreements

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

Recommendation

That planning permission be granted subject to the following conditions and the securing of an appropriate planning obligation (the terms of which shall be approved by the Head of Legal Services) for the following provisions under section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

1. a highways contribution of £34,545.00
2. to secure the use of the buildings as halls of residence to serve students of the University of Winchester;
3. to incorporate the proposed Management Plan for the accommodation.

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

Conditions/Reasons

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).

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

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures [and boundary treatments]
- car parking layout:
- other vehicle and pedestrian access and circulation areas:
- hard surfacing materials:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

Soft landscape details shall include the following as relevant:

- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- manner and treatment of watercourses, ditches and banks:
- implementation programme:

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

4 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

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4 Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees to comply with DP.1, DP.3 and DP.4 of the Winchester District Local Plan Review.

5 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.

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

6 A revised Arboricultural Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site.

Inspection of fencing: The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced so that it can be inspected and deemed appropriate and in accordance with the approved Method Statement. Telephone 01962 848317.

Construction of special engineering under tree canopies: 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 848317.

Limit of arboricultural work: No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement

No deviation from agreed method statement: Any deviation from works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing to the Local Planning Authority.

Arboricultural Supervision: A person (Arboricultural Supervisor) who is suitably qualified and experienced in Arboriculture and who has a sound knowledge of BS 5837 (2005) shall be employed to write the Arboricultural Impact Assessment, Arboricultural Work method statement and tree protection plan. The appointed Arboricultural supervisor shall supervise the installation of the tree protection measures.

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

7 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.

7 Reason: In the interests of highway safety.

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8 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.

8 Reason: In the interests of highway safety.

9 The existing access(es) to the site shall be stopped up and abandoned and the footway 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.

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

10 Detailed proposals for the disposal of foul and surface water from the buildings shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before occupation

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

11 The developer must agree with Southern Water and the Local Planning Authority, prior to the commencement of the development, the measures to be undertaken to protect the public water supply main. Once agreed the development shall be carried out in accordance with the approved measures.

11 Reason: To protect the water mains infrastructure from damage during construction.

12 A full acoustic report to assess the potential from noise break out from the development shall be submitted to and approved by the Local Planning Authority in writing before the development commences. Sealed acoustic glazing units must be installed in the building with acoustic trickle ventilators to facilitate passive ventilation without the need to open the windows. Works which form part of the noise protection recommendations, together with the installation of the sealed acoustic glazing, shall be completed before the building is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

12 Reason: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwelling are not exceeded.

13. Prior to the commencement of development, typical details shall be submitted to and approved in writing by the Local Planning Authority which include annotated plans, sections and elevations at 1:10 and 1:20 scale of the following details:

- Rooflights
- Dormer windows (which should have lead roofs and cheeks)
- Parapet wall detail
- Porch and door surrounds
- Windows (which should have reveals of 100mm minimum)
- Balconies
- Plinths

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- Railings
- All other boundary treatment.

Reason: To protect the amenity of the area.

14 Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: To protect the amenity of the area.

15. The development and use hereby permitted shall be implemented and operated in strict conformity with the accompanying management plan and any variation thereto shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the site in particular and the area in general.

16. Before the development hereby permitted is commenced details of the measures to be incorporated within the design and management of the development to meet sustainable development objectives, including renewable energy provisions, carbon footprint reduction, sourcing of materials, local labour and reference to the Code of Sustainable Homes shall be submitted to and agreed in writing by the Local Planning Authority prior to development commencing. The development shall not be completed other than in accordance with the approved details.

Reason: In order to ensure that the development addresses the need to meet sustainability objectives in accordance with policy DP.6 of the Winchester District Local Plan and Planning Policy Statement 1.

17. Details of the provision to be made for the storage and disposal of refuse from the units of accommodation shall be submitted to, and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. This provision shall be fully implemented in accordance with the approved details before the units are occupied.

Reason: In the interests of the amenities of the locality.

18. No development shall take place until a Construction Method Statement and Construction Code of Practice for limiting the emission of noise and dust from all demolition and construction activities on the site has been submitted to and approved in writing by the Local Planning Authority. Development shall not commence until the measures approved in the scheme have been fully implemented and they shall be adhered to throughout the construction period

Reason: To protect the amenities of the occupiers of nearby residents.

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.

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2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

South East Plan policies: CC6: Character of the environment; SP3: Urban focus of development;

NRM11: Energy efficiency/renewables

Winchester District Local Plan Review 2006: DP.1, DP.2, DP.3, DP.4, DP.5, DP.6, SF.6, H.3, T.1, T.2, T.3, T.4, W.1

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. All works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5. 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.