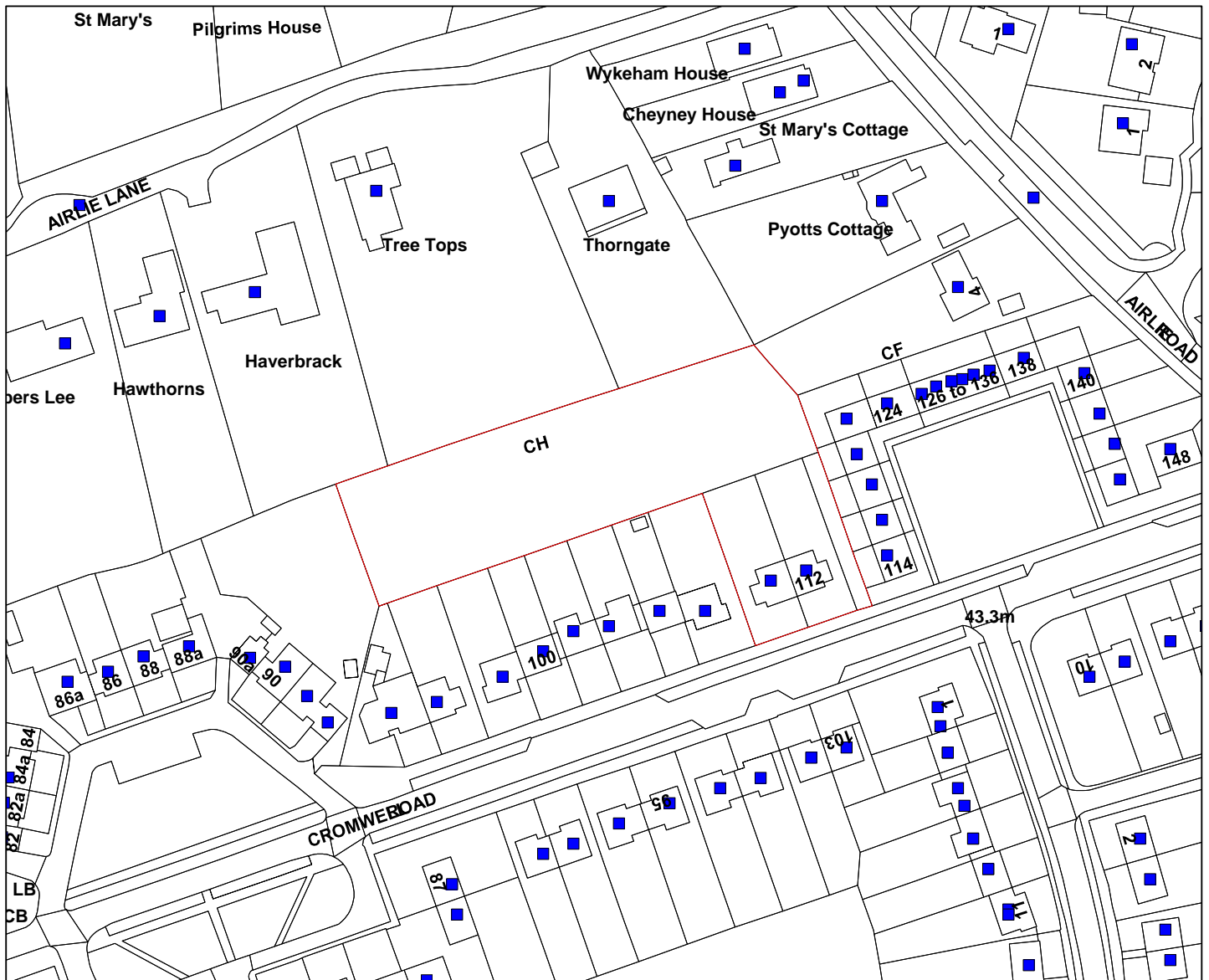


110 Cromwell Road, Winchester

10/00062/FUL

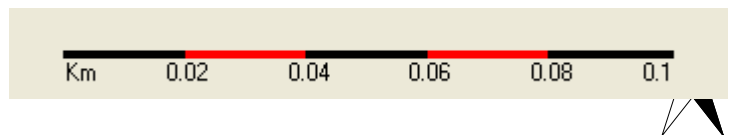


Winchester
City Council



Legend

Scale:



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|---------------------|-------------------------|
| Organisation | Winchester City Council |
| Department | Development Services |
| Comments | |
| Date | 24 November 2010 |
| SLA Number | 00018301 |

WINCHESTER CITY COUNCIL
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Item No: 5
Case No: 10/00062/FUL / W21707
Proposal Description: Demolition of 110 and 112 Cromwell Road and use of former allotment site for the construction of 10 no. dwellings to provide affordable housing
Address: 110 Cromwell Road Winchester Hampshire SO22 4AD
Parish, or Ward if within Winchester City: St Luke
Applicants Name: A2 Dominion Group
Case Officer: Andrea Swain
Date Valid: 19 February 2010
Site Factors: Within 50m of Listed Building
Within settlement
Recommendation: Refusal.

General Comments

This application is reported to Committee at the request of Councillor Thompson (see appendix 1) who requests that the item be considered by the Planning Development Control Committee for the following material planning reasons:

1. Scheme will provide 10 much needed affordable houses.
2. Homes will be built to a good environmental standard.
3. Makes good use of land which is currently unused.

Site Description

The site is located at the eastern end of Cromwell Road in the Stanmore area of Winchester, near to the road junctions with Stuart Crescent and Airlie Road. This part of Stanmore was developed by the local authority in the inter war period in the style of a Garden Suburb. There is a mix of semi-detached houses and small terraced blocks in red brick and clay tile, all with good rear garden areas and grassed frontages behind low fences and hedges. There are further grassed areas between the pavement and the road where mature trees have been planted which gives the area a strong landscaped character.

The site is to the rear of numbers 96 to 112 Cromwell Road and was previously used as allotments, although it has lain vacant in recent years. It forms a buffer between the properties in Stanmore and larger detached properties in Airlie Lane to the north west which are screened by a row of mature beech trees along the north eastern boundary within the long gardens of the properties in Airlie Lane. This group of trees are an important asset for the area, in terms of their amenity value and contribution to the street scene along Airlie Lane and for the purpose of screening the properties along Airlie Lane from the site. This group of trees is also mentioned in the Sleepers Hill Local Area Design Statement (LADS) study area, which also notes the importance of mature trees in the area.

To the north east of the site is a development of sheltered bungalows and houses arranged in a 'U' shape around a shared garden which has resulted in small, narrow private gardens, little more than 4 metres deep to the boundary. These gardens are

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below the allotment site level and there is a 1 metre high retaining wall along much of the north eastern boundary.

The rear garden of number 4 Airlie Road also shares the north eastern boundary with the site. In the northern most corner of the site, next to number 4 but not sharing a boundary with the site, is a large detached Grade II property known as Pyotts Cottage built in the Arts and Craft style of architecture. To the south east are the rear gardens of numbers 96 to 110 and to the south west the garden of number 92 Cromwell Road. Further to the south east is a small parade of shops and houses, including two hairdressers, a general store, a post office, a fabric shop and tattoo parlour, all which front onto a public green. There is a regular bus service stopping close to the site and serving the town centre. On the opposite side of Cromwell Road to the south east is a large park and play area.

The former allotment site is rectangular in shape, with a north east – south west orientation and is 0.3 hectares in area. Although it is long, at approximately 92 metres, it is relatively narrow with a width of between 22 and 25 metres. Land at numbers 110 and 112 Cromwell Road is included in the site to provide access from Cromwell Road. This adds an area that is approximately 33 metres deep and 23 metres wide, creating an 'L' shaped site. The site is bounded on all sides by the gardens of the surrounding properties and there is approximately a 5 metre fall in level across the site from east to west.

Proposal

The application seeks full planning permission for the development of 10 new affordable dwellings, with associated bin and bike stores, car parking for 13 cars, and landscaping. It is intended that the housing would be managed by a Housing Association. The development consists of 6 No. three bedroom dwellings, 2 No. two bedroom dwellings, 1 No. two bedroom flat and 1 No. one bedroom flat. The existing properties at 110 and 112 Cromwell Road would be demolished and access taken from Cromwell Road. The houses have been designed to current HCA (Homes and Communities Agency) and HQI (Housing Quality Indicators) standards, including Secure by Design and Lifetime Homes and expect to meet Code for Sustainable Homes Level 4.

To the site frontage with Cromwell Road, numbers 110 and 112, which are currently 3 bedroom properties, would be demolished and replaced with a pair of semi-detached 2 bed properties (units 9 and 10) designed to reflect the more conventional style of the Stanmore Estate, with red brick and clay tile roofs and front and back gardens. Two parking spaces are located to the rear of these properties. The new access to the site would be to the south west of this semi-detached pair, next to number 108 Cromwell Road. The access road continues to the rear of the site where it runs along the north west boundary with the properties in Airlie Lane. The access is to be designed as a shared surface.

In the corner of the 'L' shaped site is a two storey building containing 1 No. one bedroom and 1 No. two bedroom flats (units 7 and 8). The remaining dwellings back onto the rear gardens of numbers 96 to 108 Cromwell Road and have been designed with mono pitched roofs to prevent overlooking and overshadowing of these rear gardens. Units 1, 2, 5 and 6 are two pairs of 3 bedroom semi-detached properties. Units 3 and 4 are detached 3 bed properties. Units 1 to 6 have side and front amenity areas and cycle / bin stores to the front. Two parking spaces for units 1 and 2 are located in the south west

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corner of the site, to the front of unit 1. Two parking spaces are located between the detached units 3 and 4. A further 7 shared parking spaces are located along the north eastern boundary of the site. Units 1 – 8 are of contemporary design with mono pitched roofs with single ply grey membrane materials to the main body of the buildings. These are pitched to accommodate solar renewable energy collectors. Single storey elements to the side of each building will have sedum roofs. To the front, the buildings will have traditional materials with clay tile hanging and red stock bricks and timber cladding. Windows will be grey painted timber. A timber close board fence will provide a boundary to the whole of the site.

In accordance with 'Secure by Design' standards, the front garden areas of units 1 – 6 will be screened from the public realm by a metal mesh screen fence with a planting screen, to provide defensible space.

Units 1- 6 show a narrow strip of land between them and the boundary line. This is present for two reasons; first, it will allow construction to occur without inconveniencing the neighbours in Cromwell Road; and second, it will provide the Housing Association that manages the houses with a maintenance zone that will allow access to boiler flues and rainwater pipes etc. without having to enter the dwelling itself. For security reasons, this zone would be fenced and gated at both ends, with access only granted to the Housing Association.

The rear of units 1 – 6 will be some 21 metres from the rear of numbers 96 to 108 Cromwell Road. There are no rear windows facing towards these properties. There will be a distance of between 10 and 14 metres from units 1 – 8 and the north western boundary of the site which is shared with the rear gardens of the detached properties in Airlie Lane.

The density of the scheme is 33 dwellings per hectare.

Relevant Planning History

No relevant planning history.

Consultations

Engineers: Drainage:

A public foul sewer is available onto which the development must connect in liaison with Southern Water. Storm water is to be disposed of in a sustainable way with the use of water butts and permeable paving. Conditional Permission

Engineers: Highways:

Conditional Permission

Environmental Health:

Information held by this Service has not highlighted any potentially contaminative land uses located on or within the immediate vicinity of the development site. Conditional Permission.

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Landscape Officer:

Objection. Proximity of trees to the small gardens will create future pressure to remove branches in order to increase light to the gardens and the properties. The amenity planting beds are not well thought out with meaningful areas integrated into a well designed layout but are rather spaces left over. There is a lack of general amenity space within the scheme, although it is accepted that there is a recreation ground close to the development. Concern with regard to the lack of screening boundary vegetation between the site and the gardens of 96 – 108 Cromwell Road. The close board fence along the boundary would create a hard tunnel. The wire mesh fencing proposed to screen the front gardens from the access road would be harsh and uninviting. Due to the shady nature under the tree canopies screening planting may not be successful here.

Strategic Housing:

Support : “Strategic Housing firmly supports the proposal to provide 10 affordable homes on this redundant site and Housing Officers have worked closely with the applicant for several years to make the development of this land a reality. There is a desperate need for affordable housing in Winchester with over 3000 households currently on the list in need of rented, social housing. Of those 3000 there are 1432 households who want to live in Stanmore, with very few alternative sites capable of providing affordable housing.

Not only does the proposal make best use of the site by providing predominantly 3 bedroom, family homes, but it does so whilst raising the quality standards of affordable housing in the district. The homes have been designed to meet Level 4 of the Code for Sustainable Homes and, if approved, this will be the first affordable housing scheme in the district to meet this sustainability target. The reduced carbon footprint these homes will have will of course benefit the environment, but will also yield savings in heating and water costs for the occupants. In addition to this the scheme has been designed to meet the Lifetime Homes standard to ensure that the units could be easily adapted to meet the needs of disabled or infirm residents.

Stanmore community groups and resident associations have expressed a desire for these homes, if built, to be allocated to local people. This approach is supported by Strategic Housing and proposals are being investigated to ensure that this can be done within the framework of the Council’s current Choice Based Lettings scheme. There have been a handful of comments received during the consultation process that this scheme would be an undesirable place to live due to the proximity of the mature trees. The Council’s choice based allocation system ensures that only people who would genuinely want to live in these properties would bid for them. With the sheer numbers of people on the housing waiting list I am confident that, if built, this scheme will be a popular place to live, generating a high degree of interest whilst complimenting the balance and sustainability of the wider community.”

Trees:

Conditional Permission.

Environment Agency:

The Environment Agency has no objection in principle to the proposal as submitted and suggest informatives.

Ecology Officer

Further information sought prior to determination.

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Design Review Panel:

“The panel considered that, whilst the design was commendable in certain respects, the scheme is currently unsatisfactory in terms of site layout. The panel felt that the most significant weakness was the north facing orientation of the mono-pitched dwellings which would result in virtually no sunlight entering the habitable rooms, and the overshadowing of the private external areas. The panel recommended that the form and orientation of the buildings be reconsidered in order to try and provide more natural light and a better living environment for the future occupants. In addition, the Panel questioned the amount of site given over to circulation space for vehicles, and that the best part of the site was used for parking. The panel also questioned the use of tile hanging to adequately express the nature of the forms satisfactorily and hence undermine the design rationale. The panel were concerned about the fenestration of the semi-detached dwellings fronting onto Cromwell Road which, though replicating the form of the buildings in the vicinity appears in certain respects somewhat arbitrary. The panel did consider that the choice of such an interesting architectural style was useful in order to try and enhance this rather overshadowed site, but that the proposed layout does not make best use of this rather difficult site and needs reconsidering.”

Representations:

City of Winchester Trust:

“The Trust has no objection to the introduction of houses of contemporary design on the allotment site, but is concerned that the blank face they will present to the road will provide no sense of place, and indeed could make it difficult for the new residents to integrate socially with each other as well as with those living in the established houses on Cromwell Road. While appreciating that possible overlooking might be the main reason for this design, it is felt that to prevent the possibility of the new affordable housing becoming a ghetto, some way should be found of connecting their residents with the outside world and preventing the new road turning into a dead area that would be an unpleasant approach to the houses. The asymmetrical design of the replacement semi-detached houses facing onto Cromwell Road seems somewhat contrary, and therefore causes considerable concern. It is wondered why, having obviously taken care to reflect the gables of the demolished houses and their neighbours, this has then been negated by the detailing of the front elevation. Why are the windows over the staircases of the two houses at different levels? – there seems no logical reason for this. Why is the roof over the front doors offset so that if it’s raining the person going into Unit 10 will probably be dripped on and rain could get into the interior because of the outward opening front door? – this seems impractical. Why is it proposed to add additional materials by having a coloured Trespa panel at the corner that results in a flat roof because it can’t be incorporated under the main roof? – there seems no logical reason for this. The rear elevation is free of gimmicks such as this, and the suspicion is therefore raised that they are to make sure that everyone is aware that this is an exciting contemporary development. It is felt that the replacement houses on Cromwell Road should pay more respect to the simple symmetrical character of the other houses in this award-winning estate. There is no need for them to be so aggressively idiosyncratic because the new buildings behind will be visible from the road, and their uncompromisingly different outlines will make it clear that this development is unlike most others. The Trust therefore objects to this application.”

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31 letters of objection received.

Impact on neighbours:

- Loss of privacy to neighbouring properties
- Crown lifting of trees will increase loss of privacy
- Unacceptably tall for back land location
- Noise and disturbance from new road
- Loss of security
- Impact from lighting
- Fence on south boundary should be increased in height to protect security of houses in Cromwell Road
- Proposed boundary fence will cause overshadowing to neighbouring properties.
- High roofs and solar panels unsightly to neighbouring properties

Impact on character of area:

- Density too high for the area
- Out of keeping with the area
- Impact on trees
- Does not follow guidance recommended by the Arboricultural Report
- Impact on setting of Grade II Listed Pyotts Cottage
- Historic tree belt forms vital setting to Pyotts Cottage
- Loss of existing pair of semi-detached detrimental to character of area
- No regard for Sleepers Hill Local Area Design Statement

Poor Design:

- Poor light to new dwellings
- Lack of light to new dwellings will create pressure to fell trees
- North facing gardens for new dwellings
- Poor quality housing as a result of high density
- 1.8 metre high galvanised steel fences to front gardens not acceptable.
- No details of future lighting around new dwellings
- Does not conform to the model for defensible space – poor passive surveillance
- Materials and detailing must be made certain
- Poor landscape design, external lighting and boundary treatment
- Proposed materials will not weather well.
- Rear maintenance space will create security problems
- Proposed fences out of character with open plan nature of Stanmore.
- Apple tree in rear garden will drop fruit into inaccessible maintenance zone and attract vermin
- Design is very industrial

Loss of Allotments:

- Loss of potential amenity space
- Contrary to PPG17 Planning for Open Space, Sport and Recreation July 2002 Annex A – loss of open space should not be permitted unless an assessment has been undertaken which has clearly shown the open space or the buildings and land is surplus to requirements. Any applicant for planning permission must demonstrate that the land or buildings are surplus to requirements.

Highways:

- Increase in traffic
- Lack of parking

Other Matters

- Impact on wildlife

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- No section 106 contributions
- Loss of family housing to facilitate development

1 petition received with 8 signatures

Impact on neighbours

- Poor relationship between new houses and neighbouring properties
- Noise and disturbance from new access road

Impact on character of area

- No regard to Development Plan or Sleepers Hill Local Area Design Statement
- Density out of character with Stanmore
- Fencing out of character and unacceptable
- No consideration given to existing design themes in Stanmore
- Development does not enhance the area

Design

- Poor environment for future occupants

Loss of allotments

- Loss of community amenity area

Highways

- Reduced level of parking for proposed development will put pressure on existing parking problems
- Access road will impact on trees

Relevant Planning Policy:

South East Plan 2009:

SP3, CC6, H5 and NRM11

Winchester District Local Plan Review

DP.1, DP.3, DP.4, DP.5, DP9, H3, H.5, H.7, RT.4, T2, T.4,

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 9 Biodiversity and Geological Conservation

PPG 13 Transport

PPG 17 Planning for Open Space, Sport and Recreation

Supplementary Planning Guidance

Sleepers Hill Local Area Design Statement

Other Planning guidance

Guide to the Open Space Funding System

Winchester Housing Needs Survey

Planning Considerations

Principle of development

The site is within the settlement boundary of Winchester, where policy H3 permits residential development subject to the other relevant policies of the Development Plan being satisfied. Policy H5 requires those sites proposing 15 or more dwellings, or which are 0.5 hectares or more in area, to provide 40% affordable housing. This proposal is for

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10 units, and the site area is 0.3 hectares. In this instance, policy H5 would not apply, however, the proposal is for 10 units, all of which would be affordable and managed by a Housing Association. Given the policy position the Council could not require the development to provide affordable units.

The proposed density of the development will be 33 dwellings per hectare which is in accordance with policy H7. However, policy H7 also requires 50% of a housing development to be one and two bedroom dwellings. This development proposes only 40% one and two bedroom dwellings. However, the mix has been proposed in consultation with Winchester City Council Housing Officers, and given the fact that all of the housing is intended to be affordable, a flexible approach to this policy is considered acceptable on this occasion.

The Sleepers Hill Local Area Design Statement (LADS) boundary borders the site and includes within it the important tree belt on the north west boundary. One of the aims of the LADS is to protect the woodland appearance of the landscape structure within its boundary.

There is also an issue of principle regarding the residential development of this land which was previously used as allotments as this falls within the definition of open space in policy terms.

The land has not been allotments for many years and, as a result, it has become overgrown and currently serves no useful purpose. Given its location behind the existing properties in Cromwell Road, and the shady nature of this narrow site caused by its close proximity of mature trees, it is not considered suitable as allotments or a general amenity area for the Stanmore Estate, especially given the location of the large park on the other side of Cromwell Road.

In the circumstances it is considered that there is no meaningful potential to use this site for amenity or other recreation purposes and it is therefore effectively surplus to requirements. As such the proposal is in accordance with the advice contained in PPG17 and does not conflict with the Recreation and Tourism policies of the Local Plan.

The principle of the development is considered to be acceptable, subject to the other relevant plan policies, Government Guidance and Sleepers Hill LADS.

Design/layout

The design solution for the new dwellings is contemporary, but nevertheless incorporates the use of more traditional materials such as red brick and clay tile hanging, to reflect the materials of the Stanmore Estate. This design solution is considered to be acceptable and will not harm the visual amenities of the area (see impact on character of area below).

The buildings at the front of the site, which will replace numbers 110 and 112 Cromwell Road have been designed in a more conventional manner, compared to those units at the rear, to reflect the character of the Stanmore Estate. This design solution is considered to be acceptable. The footprint of these units has been contained within the footprint of the existing houses in order to ensure that the relationship to the adjacent single storey bungalows to the north east, and the existing houses in Cromwell Road to the south west,

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is not adversely affected. These units have conventional front and back gardens which are considered to be acceptable in terms of size and layout.

A larger building containing the two flats turns the corner in the north east corner of the site. The upper floors of these units have been pulled back from the rear of the units, in order to reduce to an acceptable level the impact of the buildings on their neighbours in Cromwell Road. Being located to the north west of Cromwell Road gardens, there will be no material overshadowing of these spaces from the proposed development. This building has been designed to address both north west and south east aspects and this is reflected by their access points, with each flat having its own front door and private garden.

There are no windows at ground or first floor level in the rear of the units that sit on the site boundary and side windows have been limited to ensure everyone's privacy is maintained. For the residents to the north west in Airlie Lane, a boundary fence will restrict ground level views, while the existing trees will assist in filtering direct views of neighbouring dwellings from first floor rooms, which are all bedrooms and bathrooms, and so will be occupied for limited periods of the day. Given the distance of these houses from the boundary, the proposed development is not considered to cause an unacceptable level of overlooking to these properties.

The proposed gardens for units 1 – 6 are to the front of the properties. However, it is considered that these north west facing gardens will enjoy little light, especially given the size, overhang and shading effect of the mature trees on the boundary. The neighbouring trees dominate the application site and it is considered that they would have an overbearing impact upon the new houses located towards the rear boundary.

Furthermore, Secure by Design standards, requires 1.8 metre high fences to be erected on the garden boundaries. These mesh metal fences and gardens dominated by the neighbouring trees are considered to create a very poor living environment for the future occupants of the new dwellings, contrary to policies DP3 and DP5 of the Development Plan and the advice contained in PPS3. Similarly, the ground floor rooms to these dwellings will have limited windows receiving direct sunlight. Whilst high level roof lights will provide light to the kitchen areas from the south, the living rooms and ground floor bedrooms will have limited direct sunlight from the north west facing windows. As such this development would provide a poor living environment for the future occupants of these dwellings, contrary to the advice contained in PPS3.

Impact on character of area

The proposed development will be largely screened from the public realm by the existing houses in Cromwell Road, however, there will be views into the site over the top of the bungalows to the north east and from the private gardens of properties in Airlie Road and Airlie Lane. It is considered that the use of red brick and clay tile, will assist in integrating the new houses into the Stanmore Estate, and the contemporary design will add to the variety of the local environment, in accordance with policy DP3.

The Grade II listed house, 'Pyotts Cottage' to the north west is considered to be of sufficient distance away for its setting to not be adversely affected by this development.

Landscape/Trees

The Tree Officer has raised no concern with regard to the direct impact of the

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development on the important trees on the north west boundary. In other words it should be possible to build the proposed development without causing significant damage to the trees.

However, the Landscape Officer has raised concern with regard to the future pressure that will be created by the occupants of the new dwellings, to cut back these trees to allow more light to the gardens and houses, and also to reduce tree detritus in gardens and on the access road. As explained above, the neighbouring trees dominate the site and their physical presence and shading would have a substantial and negative impact upon the amenities of the occupiers of the new dwellings. It would therefore be difficult for the Council to resist proposals to carry out works designed to reduce the effects of the trees which could harm their visual amenity value. It is acknowledged that the trees are growing on land outside the site, so certain works would need third party permission, but there remains significant potential for the landscape value of these trees to be eroded. As such the proposal is considered to be contrary to policy DP4 of the Development Plan and the aims of the Sleepers Hill LADS, which seeks to protect these important trees.

There is little space within the development to provide a well landscaped environment that will contribute to maintaining and enhancing the visual and environmental character of the area, contrary to policy DP5 of the Development Plan and the advice contained in PPS3.

Highways/Parking

It is proposed to provide a total of 13 unallocated car parking spaces, which given the nature of the proposal and its location to public transport links and other services, is deemed acceptable. 19 secure and under cover cycle parking spaces are also proposed. The layout of the site ensures that a service vehicle can enter the site, turn and leave in a forward gear. With regard to transport contributions, allowing for the existing dwellings which are to be removed, this development would be required to provide a contribution of £31940. The Transport Contributions Policy does not specifically make any differential between open market and social housing development. The fact that the proposal has a reduced number of parking spaces would mean that occupiers will be more reliant on alternative modes of transport, which the contributions seek to enhance. In the absence of planning obligations to secure the appropriate transport contribution the proposal is contrary to policy DP9 of the Development Plan.

Housing

The provision of 10 new affordable units is welcomed given existing level of need within the district identified as approx 3,000 in Winchester, with 1,432 wanting to live in Stanmore. The proposed mix reflects the housing need in the area and it is intended that the units would be available in perpetuity to the social rented sector, given their management by a Housing Association, albeit that there is no planning policy requirement for this .

However, it is important that all new housing, including those proposals which relate to the provision of affordable units, are acceptable in all aspects of their design. As explained above, it is considered that the future living environment of the occupants of the new dwellings in units 1 - 6 will be poor, given the north west facing gardens surrounded by 1.8 metre high security fences, the proximity of the buildings and gardens to the important

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mature tree belt on the north west boundary and the poor natural lighting available to the ground floor rooms.

Furthermore, it is considered that there is insufficient space to provide a well landscaped environment. As such the design and layout of the development is not considered to be satisfactory, and the proposal is recommended for refusal.

Public Open Space

Normally housing development attracts a payment towards the provision of public open space and sport in the area in accordance with policy RT4 of the Local Plan. Affordable Housing units should make this contribution unless they can show through a viability report that the development cannot bear all or some the cost. No such viability report has been submitted with this planning application and it is proposed, in part, to refuse permission on this basis.

In the event that a viability report demonstrated that the applicant could not make a full contribution in accordance with the policy, and this was considered by officers and found to be acceptable, there would be justification to require the units to be 100% affordable as this would be the only reason for adjusting the level of contribution even though there is no Housing policy requirement to make any of the units affordable.

Ecology

Further survey work has been requested by the Ecology Officer which is presently been undertaken. The Ecology Officer's response to this additional survey work will be reported in the Update sheet.

Other Matters

- Unacceptably tall for back land location
- Noise and disturbance from new road
- Loss of security
- Impact from lighting
- No details of future lighting around new dwellings
- Fence on south boundary should be increased in height to protect security of houses in Cromwell Road
- Proposed boundary fence will cause overshadowing to neighbouring properties.
- High roofs and solar panels unsightly to neighbouring properties
- Density too high for the area
- Loss of existing pair of semi-detached detrimental to character of area
- Does not conform to the model for defensible space – poor passive surveillance
- Loss of family housing to facilitate development
- Fencing out of character and unacceptable

The buildings will be no higher than the existing dwellings in Cromwell Road.

It is considered that there is sufficient distance from the access road to neighbouring properties for there to be no unacceptable noise and disturbance.

It is also considered that the erection of dwellings on this presently unused area of land will improve, not reduce, security.

In the event that the application was approved, details of lighting would be requested by way of planning condition. Levels of lighting would be consistent with the suburban

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character of the area.

It would not be considered appropriate to increase the height of the boundary fencing, as this could impact on the amenities' of adjoining neighbours. The height of the proposed fence is no higher than fences allowed under permitted development rights. It is considered that there is sufficient distance from neighbouring properties for there to be no unacceptable visual impact from the roofs and solar panels.

The density (33 dwellings per hectare) is considered to be acceptable for this suburban location and would not be detrimental to the character of the area (see Design and Layout/Impact on character of the area above).

The proposed replacement dwellings have been designed to reflect the character of the Stanmore Estate. As such the loss of the existing dwellings is not considered detrimental to the character of the area.

Notwithstanding the fact that the proposed security fences are considered to contribute to the creation of an unacceptable living environment for the occupiers of the new units, the mesh material will provide limited views into, and out of, the gardens for security purposes and the living room windows would look onto the access road to further provide limited surveillance of public areas.

The houses to be demolished are to be replaced by family houses.

The mesh fencing is not considered appropriate in this location as set out above. The boundary fencing is the same as other boundary fences in the vicinity.

Conclusions

Notwithstanding the positive contribution that this development would be able to make in terms of providing the opportunity for much needed affordable housing provision in Winchester, it is considered that the design and layout of the dwellings would not provide a satisfactory living environment for the future occupants of the new units. The proximity of the houses and gardens to the important tree belt on the north west boundary would create pressure to carryout works to these trees or even to remove some of them. This would be likely to detract from the visual amenities of the area.

Furthermore, the layout of the development does not provide sufficient space for landscaped amenity areas to maintain and enhance the visual and environmental character of the area. The development fails to make adequate provision for improvements to transport and the highway network. As such the proposal is contrary to the policies of the development plan, Government Guidance and the advice contained in the Sleepers Hill LADS and is recommended for refusal for the reasons set out below.

Recommendation:

That planning permission be refused for the following reasons:-

1. The proposal is contrary to policies DP3, DP4, DP5 and DP9 of the Winchester District Local Plan Review, Government Guidance contained in PPS3 and the advice contained in the Sleepers Hill Local Area Design Statement in that:

- i) The line of mature trees growing along the site's north west boundary dominate the rear of the site and would overshadow, and have an overbearing impact upon, units 1 – 6. This development would not provide a satisfactory living environment for the future occupants of these new dwellings, particularly in terms of light reaching the gardens and downstairs rooms of these units, and the visual impact of the 1.8 metre high mesh

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metal security fence required on the garden boundaries would further erode the residential amenities of the occupiers...

ii) The close proximity of the houses and gardens (units 1-6) to the important tree belt on the north west boundary would create pressure to carryout works to, or remove, these trees in order to allow more light to reach the gardens and houses, and also to reduce tree detritus in gardens and on the access road. Given the substantial impact of the trees upon the living conditions of the occupiers of the houses it would be difficult for the local planning authority to resist these works which would be likely to harm the visual amenity of the trees to the detriment of the area's character.

iii) The layout of the development does not provide sufficient space for landscaped amenity areas to maintain and enhance the visual and environmental character of the area.

2. The proposal is contrary to policy RT4 of the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

3. The development fails to make adequate provision for improvements to transport and the highway network in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the existing network arising from this development.

Informatives

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

South East Plan 2009:

SP3, CC6, H5 and NRM11

Winchester District Local Plan Review

DP.1, DP.3, DP.4, DP.5, DP9, H3, H.5, H.7, RT.4, T2, T.4,

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 9 Biodiversity and Geological Conservation

PPG 13 Transport

Supplementary Planning Guidance

Sleepers Hill Local Area Design Statement

Other Planning guidance

Guide to the Open Space Funding System

Winchester Housing Needs Survey