

Appleridge, Northfields, Twyford

10/00557/FUL

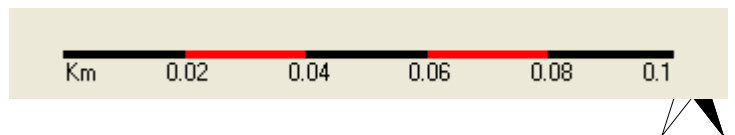


Winchester
City Council



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	21 December 2010
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 2
Case No: 10/00557/FUL / W17512/07
Proposal Description: 2 no. two bedroom semi-detached dwellings with associated parking, turning and amenity areas (AS AMENDED)
Address: Appleridge, Northfields, Twyford, Winchester, Hampshire
Parish, or Ward if within Winchester City: Twyford
Applicants Name: Hazeley Developments Ltd
Case Officer: Lorna Hutchings
Date Valid: 24 March 2010
Site Factors: Twyford
National Park
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received. There is an associated application at 'The Bourne' site (10/00589/FUL and 10/00590/FUL), for residential development. This was considered at a viewing sub committee on 20th December and was approved subject to a legal agreement. Amended plans have been received to reduce the height and depth of the two houses in line with changes made to the related applications. A further amendment has been agreed to improve the window detail visible to the car park and public realm on the west elevation of H1.

Site Description

This site is located in the north of Twyford within the defined settlement boundary. The site is at the end of Northfields and Appleridge to the east of the main road. It is situated in between existing new housing development to the west comprising a variety of two storey detached and semi detached properties and the proposed development site of 'The Bourne'. This is a sloping grassed site formally the garden area to a large detached house. The site is overhung by trees to the rear.

Proposal

The proposal is for 2 no. 2 bed semi detached houses with rear gardens and 4 no. parking spaces to the west side.

Relevant Planning History

08/01207/FUL 2no. three bed detached and a 2no. semi detached two bed dwellings, ancillary buildings and associated amenity space; upgrade of existing access road – Appleridge, Northfields, Twyford, Winchester Hampshire SO21 1NZ - Application Permitted - 05/09/2008

Consultations

Drainage: The applicant proposes to connect the dwellings to the public foul sewer with

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storm water going to soakaway. Permeable paving should be used wherever possible and the use of water butts promoted. No objection subject to the granting of building regulations approval. [Condition 02]

Trees: No objection subject to tree protection measures being implemented. [Condition 12]

Strategic Housing: There is no requirement for affordable units on the Appleridge site, provided that the site of the previous planning application is wholly subsumed within the new application site.

Natural England: No objection.

Environmental Protection: This is considered to represent the most sensitive end-use regarding vulnerability to the presence of contamination. Conditions recommended. [Condition 03]

Southern Water: No objection; a formal application is required to SW for connection to sewerage main. [Informative 02]

Archaeology: Given the results of previous archaeological investigations in the immediate vicinity of this application site, I raise no objection to the amended proposals on archaeological grounds. [No conditions recommended]

Environment Agency: No objection low environmental risk.

SDNP: No objection.

Urban Design: The revised elevations are improved.

Highways: No significant highways issues. [Condition 05]

Landscape: No objection. This proposal will continue the building line on the south side of Appleridge in the same manner as adjacent housing development. No real opportunity to seek landscape enhancements. [Condition 08, 09, 10]

Ecology: Additional reptile and breeding bird information has been provided in response to initial concerns. No objection subject to condition. [Condition 04]

Representations:

Twyford Parish Council:

2 Dwellings with access from Northfields (10/00557/FUL)

Summary of TPC's Objections

Main objections

Policies

A	Failure to analyse character of site and surroundings Failure to identify key features	DP1 (i) (iii)
B	Failure to prepare master plan	DP2
C	Conflict of character of Bournefields. Breaking down of character areas between Northfields and Bournefield. Adverse impact on surroundings land and property	
D	Distance from accessible facilities excessive– (see table)	DDP (ii) (iv) (vii) (viii)
E	Vehicular and Pedestrian access, inadequate and unsafe	DP4 (i) (v)

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- | | | | | | |
|---|---|--------------------|----------------------|---------------------------|-------------|
| - | <u>Via Bourne Lane</u> | Foot/cycle/c
ar | Day/night
/danger | Main Rd/use of
Main Rd | T3 |
| - | <u>Via Shipley Rd</u> | Foot/cycle/c
ar | Day/night
/danger | Main Rd/use of
Main Rd | |
| F | Impact of Mill on living conditions not taken into account and harmful. | | | | DP11 |
| G | Premature as WCC have not reviewed its own policies to take account of their impact on SDNP as required by Environmental Act. | | | | DP12 / DP13 |
| H | Failure to plan comprehensively with adjoining lane of which it forms part and to make provision for on site open space and affordable housing. | | | | DP |

Conditions if approved

1. Open space provided for football etc at Northfields
2. Footpath route to countryside via Northfields
3. Highway contributions for safe access to village (T10)
4. Design details
5. Full analysis of Mill impact.
6. Full archaeology

TPC vision for site

- a. Entirely new scheme to be worked out following review of WDLP Policies, as required by Environment Act.
- b. Full analysis of landscape character, relationship to Industrial Estate and Mill.
- c. Lower density; access only via Bournefields
- d. Maintain Bournefields character; re-establish boundary hedge between Northfields and Bournefields by an existing line.
- e. Capacity of Bourne Lane
- f. Precedent and the future of adjoining sites; Open space and footpaths particularly need for open space, limitations of access.

6 Household objections

- Traffic health and safety and volume;
- Now in the South Downs National Park;
- Impact on Character;
- Loss of trees;
- Overlooking;
- Loss of wildlife and protected species;
- Levels and heights inappropriate;
- Lanes are too narrow;
- Poor visibility out of Shipley Road;
- Scale is out of keeping;
- Location plan is not up to date;
- Will change character of area;

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- Out of keeping in size and design and height;
- Overbearing;
- Traffic and speed surveys are inadequate and inaccurate and done on quieter days;

Relevant Planning Policy:

South East Plan 2009:

CC1, CC4, CC6, CC7, H1, H3, H4, H5, T4, NRM5, NRM11, C2, C4, BE1, SH6, SH8.

Winchester District Local Plan Review

DP.1, DP.3, DP.4, DP.5, DP.9, DP.13, CE.10, HE.1, H.7, T.1, T.2, T.3, T.3, T.5, RT.4.

National Planning Policy Guidance/Statements:

PPS1 Delivering Sustainable Development

PPS 3 Housing

PPS 7 Sustainable Development in Rural Areas

PPS 9 Biodiversity and Geological Conservation

PPG 13 Transport

PPG 16 Archaeology and planning

PPG 17 Planning for Open Space, Sport and Recreation

Supplementary Planning Guidance

Winchester District Landscape Character Assessment

Other Planning guidance

Guide to the Open Space Funding System

Hampshire Biodiversity Action Plan

Manual for Streets

Parking Standards 2009

Technical Paper: Open Space Provision and Funding

Winchester Sites and Monument Record

Planning Considerations

Principle of development

The proposal is to be considered under policies H.7 of the Winchester District Local Plan Review. There is a presumption in favour of the residential development as it is within the defined settlement boundary of Twyford as designated under policy H.3 of the Local Plan. The proposal is also assessed in respect of design policy DP.3 and its impact in the South Downs National Park which main aims are to conserve and enhance the natural beauty, wildlife and cultural heritage of their areas; and to promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

There is an extant planning permission on the site for 2 no. 3 bed dwellings of a different design and with smaller gardens (08/01207/FUL). Now an increased area of land is available on the linked site at 'The Bourne' a revised application is submitted to extend the gardens and propose housing of the same design as that fronting Northfields approved in 10/00589/FUL and 10/00590/FUL.

Design/layout

The proposal is for 2 simple brick dwellings with casement windows with arched

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headers and a soldier course at 1st floor level, with a half hipped roof and porch feature. The units are set back slightly from Northlands and front the road in keeping with the building line here.

Amended plans have been received to reduce the depths and heights of the properties and fenestrate the west side elevation to the parking area and public realm, as with the adjacent site and application.

The proposed dwellings are considered to be in keeping with the character of the area in accordance with DP.3. The proposal accords with PPS3 and the mix of unit sizes provide for 50% 2 bed units in accordance with policy H.7

Impact on character of area and neighbouring property

The properties will have no materially harmful impact on any neighbouring properties. There is plenty of distance to the existing neighbour to the south (Bournewood House) and this boundary is also very well treed.

Windows have been inserted overlooking the existing car park to the west side to improve detailing as noted above, this will have no harmful impact on the property to the west due to the distance between of 18.5m.

Trees

Adequate tree protection is proposed for the large sycamore and trees to the rear of the site. This is linked in with the approved application (10/00589/FUL) and is shown in Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/Appleridge001 as amended and sent in December 2010. [Condition 12]

Highways/Parking

This application is an amendment to an earlier scheme and so the proposal will add little additional traffic to the road network. Parking is provided in accordance with minimum parking standards and is suitably located in a convenient position immediately to the side of the properties and is overlooked for security. A condition is recommended to ensure that it is laid out in accordance with the approved plans. [Condition 05]

Ecology

A Reptile Mitigation Strategy Report (Including Breeding Birds) by Hampshire Ecological Services, July 2010 has been submitted, which considers the potential of the site as habitat for such species and a suitable mitigation strategy. This is also conditioned for implementation. [Condition 04]

Conclusion

The proposal is therefore considered acceptable for the above reasons and it will fit well into the street scene of Northlands and Appleridge in keeping with the existing and approved housing.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for open space and highways, 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.

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Recommendation

Application Permitted, subject to the following condition(s):

Recommendation

APPROVE – subject to a Section 106 Agreement for:

- 1. A financial contribution of £7,490 towards sustainable highway improvements.**
- 2. A financial contribution of £23,500 towards the provision of public open space through the open space funding system.**

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

Conditions

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal using SuDS principles have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before occupation of the dwellings hereby approved and thereafter retained.

Reason: To ensure effective disposal of the foul and surface water and to protect the principal aquifer and groundwater Source Protection Zone 1 (for a public water supply) beneath the site and ensure appropriate infrastructure is in place prior to re-occupation of the site.

3 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

4 Works shall be carried out in accordance with the reptile and breeding bird mitigation works set out within sections 5 and 6 of the Reptile Mitigation Strategy Report (Hampshire Ecological Services, July 2010), unless otherwise approved by the LPA. Prior to occupation of the dwellings a report, provided by an ecologist, detailing the mitigation

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works carried out and results of the translocation, shall be submitted to and approved in writing by the LPA.

Reason: To ensure the protection of reptiles and nesting birds.

5 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

6 Construction of the dwellings hereby permitted shall not commence above ground level until details and samples of the materials to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

It is recommended that the roof materials used are either natural slate or a plain clay tile. Bonnet hip tiles are recommended to be used. Any brick to be used for the housing shall be a soft stock red or multi red. UPVC windows are acceptable if recessed as required below.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

7 Construction of the dwellings hereby permitted shall not commence above ground level until 1:20 fully annotated plans, sections and elevation detail of the following, including annotated reference to the samples of the materials to be used, are submitted to and approved by the Local Planning Authority including:

- Eaves
- Hips
- Ridges
- Chimneys and flues
- Windows (to be recessed by a minimum of 100mm)
- Window heads, sills and lintels
- Surrounds to windows
- Entrance doors
- Porches
- Metre boxes and cabinets

Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area to comply with policy DP.1 and DP.3 of the Winchester District Local Plan Review.

8 Construction of the dwellings hereby permitted shall not commence above ground level until full details of the 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:

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- hard surfacing materials:
- means of enclosure, including any retaining structures and all boundary treatments:
- other vehicle and pedestrian access and circulation areas:
- existing and proposed finished levels or contours:

Soft landscape details shall include the following as relevant:

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

The landscape works for the approved scheme as amended should be based on the original 'Indigo' landscape drawing.

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

9 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.

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

10 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.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

11 Details of any solar panels or other items or works required in association with providing details in compliance with the Code for Sustainable Homes Code Level 3 and 4 as required, affecting the external appearance of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwellings. Development shall then be carried out in accordance with those approved plans.

Reason: In the interests of the visual amenities of the area.

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12 Tree protection

Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/Appleridge001 as amended and sent in December 2010 written by Kevin Cloud of Technical Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Inspection of fencing

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/Appleridge001 as amended and sent in December 2010.

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.

Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/Appleridge001 as amended and sent in December 2010.

No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/Appleridge001 as amended and sent in December 2010 shall be agreed in writing to the Local Planning Authority.

Arboricultural Supervision

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

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

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Informatives:

01 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.

02 The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to divert / protect the public water supply main. A formal application for connection to the public sewerage system is required in order to service this development. For further advice the applicant is advised to contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH tel 01962 858688 or www.southernwater.co.uk

03 All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300; Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

South East Plan 2009: CC1, CC4, CC6, CC7, H1, H3, H4, H5, T4, NRM5, NRM11, C2, C4, BE1, SH6, SH8.

Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.9, DP.13, CE.10, HE.1, H.7, T.1, T.2, T.3, T.3, T.5, RT.4.