

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 18 June 2003

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**WINCHESTER CITY COUNCIL**

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**PDC 322**

**PLANNING      DEVELOPMENT      CONTROL  
COMMITTEE**

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**Development Control Applications**

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**18.06.2003**

### **THE AVAILABILITY OF BACKGROUND PAPERS**

In deciding what recommendation to make on each of the following applications, the Director of Development Services has had regard to all documents contained in the application file. The following list specifies the categories of documents which may be found on such a file although in any particular case there may be no documents in that category.

1. Application form, required certificates, plans and drawings.
2. Correspondence between the Planning Department and the Applicant or the Applicant's agents.
3. Correspondence, including correspondence between the Planning Department and other Departments of the Council or other Authorities.
4. Notes of site visits, meetings and discussions.
5. Representations received from any party.
6. Amended plans and drawings.

Background papers may be inspected prior to the meeting to which this report is made and for 4 years thereafter beginning with the date of the meeting.

### **THE STATUS OF OFFICER RECOMMENDATIONS**

Members of the public are reminded that, as will all reports submitted to Councillors for decision:

- The recommendations contained in a report are those made by the officers at the time the report was prepared. Circumstances may cause a different recommendation to be made at the meeting.
- The officers' recommendations may not be accepted by the Committee.
- A final decision is only made once Councillors have formally considered and determined each application.

### **THE REASONS FOR COMMITTEE CONSIDERATION**

Applications are referred to Committee for any of the following reasons. The letter at the beginning of each recommendation indicates the reason for referrals.

- 'M' A Councillor registers a request that a planning application be referred to Committee.
- 'P' A Parish Council submits representations contrary to the Officer recommendation.
- 'C' The Case Officer or Team Manager considers the application to be controversial or potentially controversial or the application is for a major development..
- 'O' Four or more representations are received which are contrary to the Officer's recommendation.
- 'D' Any planning applications submitted by or on behalf of a Member or Officer of the Council which they have notified to the Director of Development Services.

### **THE CONDITIONS ATTACHED TO RECOMMENDATIONS**

Many of these conditions are shown in code, This saves on costs. Details of the conditions are circulated to all Parish Councils and are held in the Planning Department

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 Changes to the recommendation in the summary may have occurred you are advised to check  
 the recommendation in the attached main report

**DEVELOPMENT CONTROL COMMITTEE SUMMARY**

Item No: 01	<b>Location:</b> 43 Siskin Close Bishops Waltham Southampton Hampshire SO32 1RP	<b>Case No:</b> 03/00834/FUL	<b>Ref No:</b> W11836/04	<b>Recommendation</b> REF
Item No: 02	<b>Location:</b> Rossella Grange Drive Otterbourne Hampshire SO21 2HZ	<b>Case No:</b> 03/00254/FUL	<b>Ref No:</b> W08717/01	<b>Recommendation</b> PER
Item No: 03	<b>Location:</b> Vine Cottage Turkey Island Shedfield Southampton Hampshire SO32 2JE	<b>Case No:</b> 03/00745/FUL	<b>Ref No:</b> W07029/04	<b>Recommendation</b> PER
Item No: 04	<b>Location:</b> SJD Humphrey Holdings Northfields Poultry Farm Northfields Twyford Winchester Hampshire SO21 1NZ	<b>Case No:</b> 03/00302/FUL	<b>Ref No:</b> W01091/20	<b>Recommendation</b> PER
Item No: 05	<b>Location:</b> Grange Copiers Winchester Road Waltham Chase Hampshire SO32 2LX	<b>Case No:</b> 03/00727/FUL	<b>Ref No:</b> W06431/08	<b>Recommendation</b> PER
Item No: 06	<b>Location:</b> Tripps End High Street Twyford Winchester Hampshire SO21 1NW	<b>Case No:</b> 03/00501/FUL	<b>Ref No:</b> W10943/03	<b>Recommendation</b> PER
Item No: 07	<b>Location:</b> Parchment Street Project 9A Parchment Street Winchester Hampshire SO23 8AT	<b>Case No:</b> 03/00711/LIS	<b>Ref No:</b> W00601/15LB	<b>Recommendation</b> PER
Item No: 08	<b>Location:</b> Parchment Street Project 9A Parchment Street Winchester Hampshire SO23 8AT	<b>Case No:</b> 03/00710/FUL	<b>Ref No:</b> W00601/16	<b>Recommendation</b> PER
Item No: 09	<b>Location:</b> Willis Pianos 24 North Walls Winchester Hampshire SO23 8DB	<b>Case No:</b> 03/00406/FUL	<b>Ref No:</b> W02900/10	<b>Recommendation</b> PER

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Item No: 10	<b>Location:</b> 1 Colebrook Place Winchester Hampshire SO23 9LP
	<b>Case No:</b> 03/00892/FUL
	<b>Ref No:</b> W17633/01 <b>Recommendation</b> REF
Item No: 11	<b>Location:</b> Twyford Moors Garage Main Road Colden Common Winchester Hampshire SO21 1RN
	<b>Case No:</b> 03/00607/FUL
	<b>Ref No:</b> W13507/05 <b>Recommendation</b> REF
Item No: 12	<b>Location:</b> Twyford Moors Garage Main Road Colden Common Winchester Hampshire SO21 1RN
	<b>Case No:</b> 03/00608/FUL
	<b>Ref No:</b> W13507/06 <b>Recommendation</b> REF
Item No: 13	<b>Location:</b> Rosenheim 42 St Cross Road Winchester Hampshire SO23 9PS
	<b>Case No:</b> 03/00255/FUL
	<b>Ref No:</b> W11275/03 <b>Recommendation</b> DMR
Item No: 14	<b>Location:</b> Rosenheim 42 St Cross Road Winchester Hampshire SO23 9PS
	<b>Case No:</b> 03/00258/FUL
	<b>Ref No:</b> W11275/05 <b>Recommendation</b> DMR
Item No: 15	<b>Location:</b> Land At Long Park Lane Crawley Hampshire
	<b>Case No:</b> 03/00294/FUL
	<b>Ref No:</b> W09728/03 <b>Recommendation</b> DEFE
Item No: 16	<b>Location:</b> Garages Rear Of 152 - 154 Greenhill Road Winchester Hampshire
	<b>Case No:</b> 03/00764/FUL
	<b>Ref No:</b> W16661/03 <b>Recommendation</b> PER
Item No: 17	<b>Location:</b> Enniskerry Sleepers Hill Winchester Hampshire SO22 4NE
	<b>Case No:</b> 03/00224/FUL
	<b>Ref No:</b> W16187/06 <b>Recommendation</b> PER
Item No: 18	<b>Location:</b> Mansard House Easton Lane Easton Winchester Hampshire SO21 1DQ
	<b>Case No:</b> 03/00785/FUL
	<b>Ref No:</b> W00409/08 <b>Recommendation</b> PER
Item No: 19	<b>Location:</b> The Hermitage Retirement Home Cheriton Road Winchester Hampshire SO22 5HW
	<b>Case No:</b> 03/00549/FUL
	<b>Ref No:</b> W01292/26 <b>Recommendation</b> REF

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Item No: 20	<b>Location:</b> 25 Hasted Drive Alresford Hampshire SO24 9PX <b>Case No:</b> 03/00954/FUL <b>Ref No:</b> W18308	<b>Recommendation</b> PER
Item No: 21	<b>Location:</b> Land Adjacent To 38 Anthill Close Denmead Hampshire <b>Case No:</b> 03/00454/FUL <b>Ref No:</b> W13962/04	<b>Recommendation</b> PER
Item No: 22	<b>Location:</b> Flagstaff Stables Clarendon Way Winchester Hampshire SO22 5QL <b>Case No:</b> 03/01006/FUL <b>Ref No:</b> W02297/28	<b>Recommendation</b> PER
Item No: 23	<b>Location:</b> Glen Deep 14 Bentley Close Kings Worthy Winchester Hampshire SO23 7LG <b>Case No:</b> 03/00988/FUL <b>Ref No:</b> W08302/05	<b>Recommendation</b> PER
Item No: 24	<b>Location:</b> Shearers Arms Owslebury Bottom Owslebury Winchester Hampshire SO21 1LY <b>Case No:</b> 03/00165/FUL <b>Ref No:</b> W03293/09	<b>Recommendation</b> DEFE
Item No: 25	<b>Location:</b> 29 - 31 Broad Street Alresford Hampshire SO24 9AS <b>Case No:</b> 03/00800/LIS <b>Ref No:</b> W03115/06LB	<b>Recommendation</b> REF
Item No: 26	<b>Location:</b> Phoenix Cottage Station Hill Itchen Abbas Winchester Hampshire SO21 1BD <b>Case No:</b> 03/00993/FUL <b>Ref No:</b> W18172/01	<b>Recommendation</b> REF

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Item  
**01** **Parish** Bishops Waltham  
**Conservation Area:**  
**Case No:** 03/00834/FUL  
**Ref No:** W11836/04  
**Date Valid:** 31 March 2003  
**Grid Ref:** 454181 117761  
**Team:** WEST **Case Officer:** Mr Simon Avery  
**Applicant:** Mr David R Jenkins  
**Proposal:** Detached brick summerhouse to side  
**Location:** 43 Siskin Close Bishops Waltham Southampton Hampshire SO32  
1RP

**Representations**

6

**Officer Report**

**History**

W11836: Amateur radio mast and aerials (18m). REF 17/04/1990

W11836/01: Amateur radio mast and aerials. TEMP PER: 12/06/1990

W11836/03: (AMENDED DESCRIPTION) Two storey side extension with bay window and single storey rear extension (Retrospective) PER: 14/09/1999

**Policy**

Development plan

WDLP: EN5

HCSP: C1

Emerging development plan

WDLPR DP3, DP5

**Consultations**

Landscape - the proposal is likely to have a detrimental impact on the adjacent hedge and trees. The existing vegetation is important because the site is on the edge of the countryside.

**Representations**

The Parish Council would request the summer house only be used in conjunction with domestic use of the dwelling.

5 neighbours, (representing 2 households on Albany Drive) have made representations, they do not object to the summerhouse but are concerned about building materials being left on the verge opposite 1 Albany Drive.

**Assessment**

This property is a large detached house at the end of a close adjacent to the open countryside. The proposal is for a brick summer house to be located in the side garden forward of the dwelling. It will be close to the side boundary and the boundary adjoining No 41 Siskin Close. There are three trees along the boundary near this corner and more trees in close proximity within the neighbours garden. The aboricultural officer has indicated that the trees within close proximity of the proposal are highly unlikely to be retained in the long term due to the impact of the development.

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The loss of these trees will also mean that the summer house will be visible from the adjoining countryside. Your officers consider that this proposal would have a detrimental impact on the surrounding trees and would be visually intrusive.

**Recommendation**

O - THAT PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASONS:-

**Conditions/Reasons**

01 Development as proposed would be contrary to Policy UB3 of the Hampshire County Structure Plan and Policy EN5 of the Winchester District Local Plan, and would be likely to prejudice Proposals DP3 and DP5 of the emerging Winchester District Local Plan Review, in that it would be likely to have a detrimental effect upon trees and hedges that form an important visual amenity at the edge of urban development.

**Informatives**

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

Hampshire County Structure Plan Review: UB3  
Winchester District Local Plan Proposals: EN5  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5

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Item	<b>Parish</b>	Otterbourne
<b>02</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/00254/FUL
	<b>Ref No:</b>	W08717/01
	<b>Date Valid:</b>	5 February 2003
	<b>Grid Ref:</b>	445762 121830
	<b>Team:</b>	WEST
	<b>Applicant:</b>	Mr R Barker
	<b>Proposal:</b>	(AMENDED DESCRIPTION) First floor dormer window to front to provide additional rooms
	<b>Location:</b>	Rossella Grange Drive Otterbourne Hampshire SO21 2HZ
	<b>Case Officer:</b>	Lisa Booth

**Representations**

4

**Officer Report**

**History**

W08717 - Erection of a double garage and two storey extension - Permitted 23/07/85

**Policy**

Development plan

HCSP(R) - UB3, C1, C2

WDLP - EN5, C1, C2, C19

Emerging Development Plan

WDLP Review Deposit and Revised Deposit: DP3, C1, C22

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Supplementary Planning Guidance  
Village Design Statement - None  
Other - None

Government Policy  
PPGs - None  
Circulars - None

**Consultations**  
None

**Representations**

Neighbour (135 Pitmore Road) Concern - Out of character with existing dwelling - type of glazing, height, use of room not stated on plans, too vague - Views SW & NW elevation therefore will be overlooked, will be too obtrusive and affect pleasure from garden.

Neighbour (137 Pitmore Road) Object - Overlooking, loss of privacy when fir trees removed - Plans not detailed enough, why does room C have to be glazed? - Out of character with architectural design and will alter the look of the original house - Close to boundary and will feel like being looked down on when in garden.

Neighbour (119 Pitmore Road) Comment - Look out of character with original architectural design and spoil look of house when viewed from Grange Drive.

Neighbour (131 Pitmore Road) - Dormer out of character with design of house - Overlook garden and neighbours garden - Hope window will be glazed.

**Assessment**

The property is a detached dwelling situated off a private road of dwellings situated on large plots. It is built of red brick and brown ridged tiles. The existing dwelling sits at an angle within the plot. It has a detached garage and parking to the front. There are large garden areas to the side with well-established landscaping to the boundaries, with fencing in parts.

The proposal is for a pitched roof dormer window to be built on the front of the dwelling on an existing cat slide roof extension. It will create additional accommodation in the roof space of the extension for a bathroom and a separate cupboard to serve the new bedroom that is to be created from the old bathroom.

Because of the positioning of the dwelling at an angle within the plot the north-east and south-east elevations are prominent from the gardens and rear rooms of the dwelling in Pitmore Road. However, it is considered that although there could potentially be overlooking issues from the dormer windows, a condition requiring the use of obscure glass and that it should be retained would overcome this issue. The existing bathroom window on the north-east elevation has obscure glass at present, which will also need to be retained as it overlooks the gardens and properties of Pitmore Road. Due to the distances between Rosella and the neighbouring properties in Pitmore Road it is not felt that the proposed dormer will have an overbearing affect on the amenities of the occupiers of the dwellings.

Committee deferred consideration of this application to allow for negotiation to improve the design of the dormer. Amended plans have now been submitted which reduce the width of the dormer and introduce a pitched roof to replace the proposed flat roof.

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Your officers consider the revised scheme is acceptable.

**Recommendation**

O - THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

**Conditions/Reasons**

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

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

**Informatives**

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Proposals:

Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

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Item	<b>Parish</b>	Shedfield
<b>03</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/00745/FUL
	<b>Ref No:</b>	W07029/04
	<b>Date Valid:</b>	1 April 2003
	<b>Grid Ref:</b>	456659 112964
	<b>Team:</b>	WEST
	<b>Applicant:</b>	Dr S Glautier And Ms N Davey
	<b>Proposal:</b>	(AMENDED DESCRIPTION) Two storey extension and porch
	<b>Location:</b>	Vine Cottage Turkey Island Shedfield Southampton Hampshire SO32 2JE
	<b>Case Officer:</b>	Lisa Booth

**Representations**

1

**Officer Report**

**History**

W07029 – Raising of roof and two storey extension – Granted 03/11/82

W07029/01 – Conservatory – Granted 30/09/88

W07092/02 – Two storey side extension and conservatory at front – Granted 27/05/93

W07029/03 – Two-storey extension to side and single storey extension to rear – Permitted 05/09/02



**Policy**

Development plan

HCSP(R) - UB3, C1, C2

WDLP - EN5, C1, C2, C19

Emerging Development Plan - WDLP Review Deposit and Revised Deposit: DP3, C1, C22

Supplementary Planning Guidance

Village Design Statement – None

Other – None

**Government Policy**

PPGs – None

Circulars - None

**Consultations**

None

**Representations**

Parish Council – Object – There is no public transport – There will be inadequate on site parking (question 5 of the planning application has not been answered) and it is a criminal offence to park on Common Land. – This is over-development of the property – There will be insufficient space within the curtilage of the property to turn a vehicle. – Due to the sensitive issues surrounding this site the Parish Council strongly urges a site visit before planning permission is considered.

Neighbour (Rose Cottage) – Concern regarding the footings and new wall in proximity to hedge on boundary. – Concerned if guttering overhangs neighbouring property, as does not want applicants to carry out running repairs from his property. – Extension will take away portion of my view from lounge and garden, instead of looking at trees will see brick wall, take away enjoyment of property.

**Assessment**

The site is located at the bottom of an unadopted track at Turkey Island near to Shedfield Common. The existing property is a two storey detached dwelling built of cream rendered bricks and red clay tiles. There is an existing lean-to extension to the side along the boundary with Rose Cottage and a conservatory on the western elevation of the property. There are slight level differences across the site sloping from east to west.

The proposal is to remove the existing conservatory and lean-to side extension and replace with a two-storey extension to the west elevation, small single storey extension to the side (north) elevation of the property and a porch to the southern elevation. The two-storey extension is stepped down slightly from the roofline of the existing dwelling and will project 4.3m from the line of the existing dwelling and is continued at a single storey height on the northern elevation. The proposed porch is felt to be a minimal extension and does not affect the character of the existing dwelling or its surroundings.

The proposed extension is felt to be in scale and character with the existing dwelling and will have a lesser impact on the neighbouring property than the previous planning application, which was approved by the Committee in September 2002 (ref: W07092/03).

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The Parish Council has objected to the application and refers to lack of parking on the site. There is 3.5m between the proposed extension and the existing boundary, providing ample room to park a car within the curtilage of the dwelling.

Your officers consider the revised scheme is acceptable.

**Recommendation**

O – THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

**Conditions/Reasons**

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

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

02 The materials to be used in the construction of the external surfaces of the extension and porch hereby permitted shall match those used in the existing building.

02 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

03 Details of the foundations to be used in the construction of the proposal shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

03 Reason: To ensure protection of the hedgerow within the curtilage of the neighbouring property.

04 No guttering, foundations or any other elements of the proposal shall encroach onto the neighbouring properties land.

04 Reason: To protect the amenities of the adjacent property.

**Informatives:**

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

Hampshire County Structure Plan Review: UB3, C1, C2

Winchester District Local Plan Proposals: EN5, C1, C2, C19

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1, C22

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Item  
**04** **Parish** Twyford  
**Conservation Area:**  
**Case No:** 03/00302/FUL  
**Ref No:** W01091/20  
**Date Valid:** 3 February 2003  
**Grid Ref:** 448606 125257  
**Team:** WEST **Case Officer:** Mrs Anna Budge  
**Applicant:** Humphrey Farms Ltd  
**Proposal:** Conversion of redundant agricultural buildings to light industrial, research and design studio, warehouse and storage uses.  
**Location:** SJD Humphrey Holdings Northfields Poultry Farm Northfields Twyford Winchester Hampshire SO21 1NZ

**Representations**  
29

**Officer Report**

**History**

W01091 - Erection of extension to provide porch. Granted 6.6.75.  
W01091/01 - Erection of 2 garages. Granted 16.2.76.  
W01091/02 - Erection of 2 storey extension to existing office building and erection of parking shed. Granted 29.9.76.  
W01091/03 - Installation of petrol pump and petrol storage tank. Granted 2.5.80.  
W01091/04 - Construction of access road, erection of replacement mill and store. Granted 20.8.82  
W01091/05A - Erection of 2 pole signs. Granted 22.3.83.  
W01091/06 - Temporary re-siting of 2 feed bins. Granted 12.2.85.  
W01091/07 - 2 storey office extension, car park and relocation of weighbridge. Granted 27.3.86.  
W01091/08 - Temporary re-siting of 2 feed bins. Granted 12.3.86.  
W01091/10 - Erection of porch. Granted 13.4.88.  
W01091/11 - Extension of grain silo. Granted 4.12.89.  
W01091/12 - Egg store and packaging building. Granted 31.1.91.

**Policy**

Development plan

HCSP(R) - EC3, C1, C2, UB3, T1, T2, T4, T5.

WDLP - C1, C2, C13, EN5, EN7, T9.

Emerging development plan

WDLP(R) - DP3, DP5, C6, C16, T1, T3, T4, T5.

Other material considerations

PPG1, PPG7, PPG13.

**Consultations**

Director of Environment, HCC - originally raised concern regarding the car dependent nature of the proposal, the development trip generation, distribution and assignments, the operational assessment and impact at the Twyford crossroads, the requirement for a Green Travel Plan, pedestrian and cycle access to the site and the site access itself.

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Following these original concerns the Director of Environment has continued to negotiate with the applicant and additional information has been provided in respect of all the areas of concern. The Director of Environment is therefore recommending approval subject to a number of conditions and a contribution towards off-site highway improvements.

Landscape Architect - originally recommended refusal on the grounds that no landscape assessment has been carried out as part of the submission and that this was considered essential in such a sensitive location. Indicated that the site is elevated on the downland and is visible from the surrounding landscape. Existing footpaths have views of the building which are alien and unattractive. Considered that their use should not be perpetuated without major benefits being sought. Further comments have been received following the submission of a landscape assessment and a landscaping strategy which state

Environment Agency - state that there is no objection in principle, subject to a number of conditions being imposed.

Southern Water - state that the points and details of any connection to the public sewer will need to be approved by Southern Water and that there are no surface water sewers in the vicinity and that no surface water should be discharged into foul drains as this may cause a flooding problem downstream.

Chief Building Control Officer - stated that based on the structural report submitted that it is clear that a major structural package is to be developed. The main shell of the building is to be supported via an internal steel frame. Discussions have been had regarding the asbestos on the roof and the timber cladding. Indicate that a full check would have to be done as part of any Building Regulations submission.

Environmental Health Officer - stated that there is no objection to the proposal subject to conditions being imposed.

### **Representations**

Twyford Parish Council - comments received which form part of the Parish's objection stating that Policy RD04.43 of the Revised Deposit WDLP(R) should be taken into account as the site is an existing employment site and this policy would allow for the re-building of the existing chicken sheds. Parish Council consider that this policy is a material consideration and would benefit the proposed National Park. Consider that the application is premature pending the consideration of Local Plan objections and the Inspector hearing the arguments at the Local Plan Inquiry. Objection received stating that Policy C16 of WDLP does not allow for substantial reconstruction and the Parish Council consider that this proposal amounts to substantial reconstruction. They consider that the permanence of the buildings is not a primary consideration. In respect of form and bulk they consider that the buildings are inappropriate within the countryside and alien to Northfields and Twyford and that there are no industrial estates or industrial buildings within the village other than the Humphreys site. They do not consider that the proposal is small in scale providing 3100m<sup>2</sup>.

The Parish Council consider that the harmful effects of Northfields Farm as a whole should be taken in account as part of this application and that this is required by PPG7. Highlight that there will be an increase in traffic through 2 road junctions both of which already have severe problems and little prospect of improvement. This is contrary to advice contained within PPG13. State that there is a clear conflict with Policy C16 and annex G5 of PPG7, however they have considered whether there are other material considerations which would provide a possible exception to policy. The Parish have indicated these as enhancement of area, finding use for redundant but permanent building, shortage of employment land in District of locality, shortage of employment within village, solving environmental/pollution

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problems, meeting other development plan objectives. The Parish comments on each of these areas indicating that they consider there are no benefits arising from the proposals under any of these grounds that are sufficient to outweigh policy. The Parish Council conclude by stating that this major industrial proposal should be refused as it is contrary to the criteria within the Local Plan, would result in the establishment of an industrial estate within the proposed National Park in advance of the revised Local Plan which should be the forum for discussions on the site's future, no need for local employment, the buildings could be removed, information that the Council has not requested and other unauthorised uses on the land adjoining the site.

Owslebury Parish Council - object on the grounds of increased traffic through the Hazeley Road/Morstead Road junction.

Compton and Shawford Parish Council - commented that the proposed development would be a visual intrusion to certain parts of their Parish.

CPRE - have stated that they do not wish to make an outright objection, but that they do not wish to make a plea for major improvements in the external appearance of the buildings.  
North Hampshire Chamber of Commerce and Industry - supporting the proposal stating that they are in line with Government guidance on rural diversification providing employment opportunities within rural communities.

Neighbours - 27 letters of objection and concern stating that the site has a problematic access, already causes large vehicles to use unsuitable small roads, congestion in the village, site is already industrial allowed by previous planning committees, to allow disused chicken shed to be reused is not satisfactory, village does not need an industrial estate, removal of chickens from the site calls for a major review of the site's status, area should be designated as brownfield, site is within proposed National Park, land should be considered for housing, site is already a blot on the landscape, change to industrial classification of the feed mill, any conditions will not be enforced by WCC, feed mill should be removed, adverse impact on character of the village, constraints should be applied to remainder of site if application is granted, site should be rejected for residential uses, noise disturbance arising from proposal and comprehensive plan for site should be proposed.

12 letters of support stating that the proposal complies with PPG7 and the WDLP, proposal ought to be considered in light of changing agricultural practices, concern about the Parish Council's stance, proposal would create local jobs to sustain the village, proposal should be seen as an asset to the village, site currently employs many people from the village and is supportive to the village as a whole.

**Assessment**

The site forms part of the Humphrey Farms holding in Twyford and is located within the eastern part of the site. The site currently consists of 6 former poultry houses with hardstanding around. The red line area has been amended following comments at the Sub-Committee and now excludes the other 2 former poultry buildings - one of which has been converted to ancillary storage.

The poultry houses are constructed from blockwork at ground floor level with timber cladding at first floor and metal sheet roofs. The first floor area contained cages where the chickens were kept with the waste being collected on the ground floor. On the southern side of the buildings is an enclosed conveyor belt, which collected the eggs and linked with the packing unit. In addition feed hoppers project from the roof of each building.

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The application site is part of larger area within the control of the applicant. The remainder of the site is used as an egg packing facility, feedmill, offices, workshop, farm shop and storage.

Access to the site is primarily from Hazeley Road to the east of Twyford village centre. An access exists to Shipley Road to the west of the site and this is used for access to the remainder of this site from a westerly direction.

The site lies within countryside, although its western boundary abuts the edge of Twyford. Consequently to the north, south and east of the site there is agricultural land. To the west of the complex there are a number of residential dwellings which are a variety of sizes, some of which are within the control of the applicant. The proposal is for the conversion of redundant agricultural buildings to light industrial, research and development studio, warehouse and storage with new access, parking and landscaping.

The proposed conversion relates to 4 of the existing 6 redundant poultry houses. The ones which are not proposed for conversion are located at the western end of the site and these will be retained by Humphrey Farms Ltd for agricultural storage and packing operations.

The remaining four buildings are proposed to be converted to from a total of 8 new units. The Southern half of the two central units will be demolished as part of the proposal to create a courtyard area providing parking and circulation space. The remainder of these two units will provide approximately 450m<sup>2</sup> of B1(b) (research and development) and B1(c) (light industrial) floorspace.

The unit on the western side of the site will remain as a single structure of approximately 910m<sup>2</sup> and it is proposed that this will be used for B8 (storage and distribution) uses.

The remaining building will be split into 5 smaller units of approximately 220m<sup>2</sup> in area. These are proposed to be used for B1 (b) and B1(c) uses. The total floorarea provided will be 3112m<sup>2</sup>.

Each unit will also have an office area, shower facilities and toilets. Each units will have a pedestrian entrance and a delivery bay with windows provided for light and ventilation. An existing access road is to be upgraded which will link into the existing site access road to the south of the application site. The access road links into Hazeley Road to the south.

The new units would therefore have a separate access road rather than having to go through the remainder of the site, as currently exits.

59 parking spaces are to be provided with 3 HGV spaces. In addition disabled parking is to be provided along with cycle storage and motorcycle spaces.

The site lies within countryside, as identified by the WDLP, and consequently the proposal must be judged against the countryside policies of the Development Plan. Policy EC3 of the HCSP(R) has a presumption in favour of the re-use of rural buildings for industrial, commercial or business purposes. This policy has been expanded by Policy C13 of the WDLP, which has a number of criteria to be complied with. The Policy allows for the re-use of rural buildings for B1 uses and exceptionally B2 and B8. This proposal contains an element of B8 use and therefore your Officers have carefully considered the potential traffic generation and employment issues that such a use produces. The B8 use is only ? of the total floorarea proposed and it is therefore considered that there will still be adequate employment opportunities. The Director of Environment, HCC, has also not raised any traffic issues specifically relating to the B8 use. Your Officers therefore consider that no demonstrable harm will arise from a B8 use and Policy C16 of the emerging WDLP(R) and PPG7 allow for such uses to occupy redundant agricultural buildings.

The existing buildings are of a functional nature, constructed approximately 30 years ago to be used for battery egg production. The site is located on a ridge to the north east of the centre of Twyford village and this area is visible from the north and east in particular. The dominant feature within the landscape is the feed mill itself, although the existing buildings are more prominent at certain views from the north.

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Your Officers consider that the existing buildings are reflective of rural agricultural buildings and cannot therefore be considered alien to this countryside area in terms of bulk, design or form. The proposal will remove the existing machinery associated with egg production ie: feed hoppers and conveyor belt, which will reduce the maximum height of the buildings and their dominant horizontal nature when viewed from the south. In addition the southern halves of the central buildings are to be removed which will result in a significant reduction in built form and consequently visual impact. Your Officers, therefore, consider that criteria (i) of Policy C13 is complied with.

The existing buildings are no longer in use for agricultural purposes, however they are considered to be permanent buildings and therefore should be considered for re-use. The building have a ground floor area constructed from concrete blocks with 6 openings provided at the northern and southern ends of the buildings where waste was removed. The east and west elevations are generally solid with openings provided intermittently for ventilation. The first floor area is constructed from timber which is supported by the concrete blockwork. This part of the buildings is clad in weatherboarding. The roofs are currently corrugated iron, although the Environmental Health Department advised that there is also some asbestos roofing materials present on the site. Following comments made at the Sub-Committee your Officers have sought further clarification from the applicant in respect of the amount of work that would need to be undertaken to enable the buildings to be used for employment purposes. The applicant has submitted information from a structural engineer, which indicates that a new steel frame would be constructed inside the building to support the walls and roof. Once this was in place the existing timber cages could be removed. In addition it is proposed that a brickwork course be constructed to dpc level and new metal cladding put above this level. Your Officers have sought the advice of the Chief Building Control Officer who has indicated that it is a major structural package, however there is no suggestion from him that it will amount to reconstruction. Your Officers have undertaken research into recent Case Law on such buildings and Inspectors have consistently found that such buildings are of permanent construction. It is considered that whilst works will need to be undertaken to allow the re-use of the buildings they are not constructed from temporary materials or are so dilapidated as to fall outside the requirements of criteria (ii) of Policy C13.

The site does not contain any features of historic, architectural, nature conservation, landscape or visual interest and therefore criteria (iii) is not particularly relevant. Representations received have highlighted that the site is within the area covered by the Designation Order for the South Downs National Park. Whilst the National Park designation is a material consideration, as is Policy C6 of the WDLP(R) which refers to it, your Officers consider that it is only marginally relevant and therefore little weight can be attached to it.

Criteria (iv) relates to the scale of the activity proposed on the site. The total amount of floorspace proposed on this site is just in excess of 3000m<sup>2</sup>. This is a substantial amount of floorarea for a rural location and therefore its potential impact has been carefully considered by your Officers. Paragraph 3.49 of the WDLP gives guidance in terms of assessing potential impacts on the locality and your Officers have identified three areas: 1. Impact on amenities of residential dwellings; 2. Traffic impact arising from the proposed development; and 3. Landscape impact. The site is immediately adjacent to the egg packing and feed mill operations carried out by the applicant and consequently any impact must take account of this on-going activities on the site. The site is approximately 240.0m from the nearest residential dwellings in Bournefields, to the south west of the site. It is therefore considered that there will be no impact in terms of noise and disturbance on the amenities of these dwellings as a result of this proposal during normal operating hours. To ensure that there is no potential for disturbance during the evening and overnight, when ambient noise levels will be lower, a condition has been recommended by the Environmental Health Department to restrict operating hours in line with other similar sites around the District.

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To ensure that there is no detrimental impact on the amenities of residents of the centre of the village, a lorry routing agreement has been suggested by the Director of Environment to ensure that all larger vehicles exit in an easterly direction from the site, thereby avoiding the adjoining settlement. The landscape impact issues have already been discussed above, which leaves the traffic impact of the proposal. The Director of Environment, HCC, has carefully considered the impact of the additional traffic in respect of the capacity of the surrounding network. The response from HCC recognizes that there will be an increase in traffic in the local area as a result of this proposal, however it is considered that the road network can accommodate it. In addition a contribution is being sought by HCC towards projects in the local area which are aimed at reducing traffic speeds and encouraging alternative modes of transport. HCC consider that whilst the site is located in countryside, it is on the edge of a village where there are regular bus services and people living locally will be able to walk and cycle to the site. To ensure that these alternative modes of transport are fully exploited a Green Travel Plan will be required. Your Officers, therefore, consider that the impact of the proposal on the surrounding environment and community is acceptable and criteria (iv) is complied with.

The site is already well defined with clear boundaries identified by existing landscaping. The landscaping strategy that has been submitted by the applicant clearly shows where these existing boundaries are and further works that should be undertaken to reinforce them. Your Officers consider that these proposed uses will be well contained within a strong landscaped area and that will be no potential for expansion into the surrounding countryside. Consequently, the proposal complies with criteria (v).

Criteria (vi) refers back to Policy C2 of the WDLP and any other relevant policies. There are a number of other relevant policies identified under the Development Plan and emerging Development Plan policies section of this report. Your Offices consider that all the relevant considerations under these policies have been dealt with fully in the report and it is considered that they are all complied with.

Twyford Parish Council have stated that they consider Policy RD04.43 of the Revised Deposit WDLP(R) to be relevant to this application. This is a proposed new policy that is a result of objections being received to the Deposit Draft WDLP(R). The policy allows existing employment sites within the countryside to extend or have replacement buildings subject to a number of criteria. The Parish Council have indicated that they consider this policy to be a relevant consideration in the determination of this application as the site is an existing employment site and the removal and re-building of the existing structures would have significant environmental benefits. However, your Officers do not consider that this policy can be applied to this application as the site is currently in agricultural use and does not have any extant consent for an employment use (which is defined in the policy as B1, B2 or B8 uses). This view has also been confirmed by the head of the Forward Planning Department, who has stated that this site should not be considered under this policy as it is aimed purely at established employment uses, not those that have yet to undergo conversion works and are in a lawful agricultural use. He has also confirmed that the appropriate policy is Policy C13 of the WDLP and Policy C16 of the emerging WDLP(R).

In conclusion, your Officers consider that this proposal will allow for rural diversification creating employment opportunities for the local area, whilst having minimal impact on the adjoining settlement, improving the visual appearance of the site and that it complies with the requirements of the statutory Development Plan and therefore recommend approval.



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**Recommendation**

O - SUBJECT TO THE APPLICANT ENTERING INTO A SECTION 106 AGREEMENT, THE FORM AND CONTENT OF WHICH WILL BE DETERMINED BY HAMPSHIRE COUNTY COUNCIL, TO SECURE A CONTRIBUTION OF £27500 TOWARDS OFF SITE HIGHWAY IMPROVEMENTS IN THE TWYFORD AREA AND A LORRY ROUTING AGREEMENT THEN PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

**Conditions/Reasons**

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

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development 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.

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

03 No development shall take place until details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The landscaping details shall be in accordance with the Landscaping report prepared by Hillier Landscapes (dated 11 April 2003). Works shall be carried out in accordance with the approved details prior to the occupation of any of the employment units hereby permitted. These details shall include the following:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- hard surfacing materials:

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:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- implementation programme:

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

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04 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.

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

05 No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

06 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development permitted by class A of Part 2 of schedule 2 of the Order, specifically the erection or construction of any gate, fence, wall or other means of enclosure, shall be carried out without the prior written consent of the Local Planning Authority, with the exception of a fence to separate the paddock from the existing alignment of the public footpath.

06 Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

07 The B1 (a) Office use of the units hereby permitted shall remain ancillary and subservient to the primary use of the unit and shall not become a separate or dominant use at any time.

07 Reason: To prevent uses arising which may be inappropriate or over-intensive for the site/premises and/or neighbouring properties.

08 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site other than between the hours of 0800 to 1800 Monday to Friday and 0800 to 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

08 Reason: To protect the amenities of the occupiers of nearby properties.

09 The parts of the existing buildings proposed for removal shall be demolished and all resultant materials removed from the site prior to the commencement of development.

09 Reason: To safeguard the amenity of the locality.

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10 Means of vehicular access to the site shall be from Hazeley Road only.

10 Reason: In the interests of highway safety.

11 Prior to the commencement of development details of the proposed new access road shall be submitted to and approved in writing by the Local Planning Authority. These details shall include proposed surfacing and construction details. Work shall be carried out in accordance with the approved details prior to the occupation of any of the employment units hereby permitted.

11 Reason: To ensure satisfactory means of access.

12 The car park, HGV parking and cycle parking shall be constructed, surfaced and marked out in accordance with the approved plan (Drawing no: 294 P 14 Rev A) before the occupation of the first employment unit hereby permitted. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles or bicycles.

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

13 No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time.

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

14 No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the converted buildings hereby approved by the Local Planning Authority.

14 Reason: In the interests of the appearance of the site and the visual amenities of the surrounding area.

15 No development shall take place until the developer has carried out adequate investigation to assess the degree of contamination of the site and to determine its water pollution potential. The methods and extent of the investigation shall be agreed with the Planning Authority before any work commences. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority.

15 Reason: To prevent pollution of the water environment as the site may be contaminated due to the previous use.

16 The method of demolition and construction for the development shall be carried out in accordance with a scheme to be approved in writing with the Local Planning Authority prior to any development commencing.

16 Reason: The site is in a very sensitive location with respect to groundwater, and in order to protect the quality of drinking water supplies the working methods will need to be carefully considered.

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17 No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent), except site drainage shall be discharged to any surface water drainage system.

17 Reason: To prevent pollution of the water environment

18 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the separator.

18 Reason: To prevent pollution of the water environment

19 Inspection manholes shall be provided and clearly identified on foul and surface water drainage systems.

19 Reason: To prevent pollution of the water environment

20 Soakaways shall not be located in areas identified as contaminated land.

20 Reason: To prevent pollution of the water environment

21 All surface water from roofs should be piped to an approved surface water system using sealed downpipes. Open gullies should not be used.

21 Reason: To prevent pollution of the water environment

22 Any facilities for the storage of fuels and chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

22 Reason: To prevent pollution of the water environment

23 Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

23 Reason: To prevent pollution of the water environment.

24 "The development shall not be occupied until a Green Travel Plan has been submitted to and approved by both the Local Planning Authority and the County Highway Authority. The plan shall be implemented within three months of the occupation of the development and evaluated in accordance with an approved programme."

24 Reason: To accord with Transport Policy objectives in the Hampshire Local Transport Plan.

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25 "No development shall commence before visibility splays of 3 metres by 160 metres at the junction of the access road with the public highway have been provided, and these splays shall be kept free of obstacles. The obstacles to be removed include some woodland fencing and foliage."

25 Reason: In interests of highway safety.

**Informatives**

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

Hampshire County Structure Plan Review: EC3, C1, C2, UB3, T1, T2, T4, T5.

Winchester District Local Plan Proposals: C1, C2, C13, EN5, EN7, T9.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, C6, C16, T1, T3, T4, T5

02. The discharge of trade effluent comprising site drainage to a watercourse or into the ground will require the consent of the Agency under the terms of the Water Resources Act 1991. The applicant/agent is advised to contact our Environment Management Itchen team to discuss this matter further.

03. Under the terms of the Water Resources Act 1991, written approval of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of sewage or trade effluent from buildings or fixed plant into or onto the ground or into waters which are not controlled waters. Such approval may be withheld. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters). The Applicant is advised to contact the Hants & IOW Area Office (Environment Management Itchen Team) to discuss this matter further.

04. Under the terms of the Water Resources Act 1991, the prior agreement of the Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

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Item	<b>Parish</b>	Shedfield
<b>05</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/00727/FUL
	<b>Ref No:</b>	W06431/08
	<b>Date Valid:</b>	18 March 2003
	<b>Grid Ref:</b>	456212 114942
	<b>Team:</b>	WEST
	<b>Applicant:</b>	Clanfield Properties
	<b>Proposal:</b>	Erection of a terrace of 2 No. two bedroom dwellings and 1 No. three bedroom dwelling with associated parking and new access
	<b>Location:</b>	Grange Copiers Winchester Road Waltham Chase Hampshire SO32 2LX
	<b>Case Officer:</b>	Mrs Anna Budge

**Representations**

1

## **Officer Report**

### **History**

W06431 - Change of use from retail shop to car sales. Withdrawn 13 November 1981.  
W06431/01 - Change of use from shop to sale of cars with ancillary cleaning of cars and alterations to shopfront. Granted 26 May 1982.  
W06431/02 - Display of advertisement. Granted 9 June 1982.  
W06431/03 - Use of former car sales premises as hardware store. Granted 14 February 1986.  
W06431/04 - Display of non-illuminated free standing board sign. Refused 17 November 1988.  
W06431/05 - Installation of replacement shopfront. Granted 17 November 1988.  
W06431/06 - First floor office extension and associated parking spaces. Granted 26 February 2001.  
W06431/07 - Demolish existing shop, offices, workshop and store. Erect 4 no. 2 bedroom flats (OUTLINE). Granted 12 March 2003.

### **Policy**

#### Development plan

HCSP(R) - H1, H5, UB3, T1, T2, T5, R2.

WDLP - H1, EN5, T9, RT3.

#### Emerging development plan

WDLP(R) - H2, DP3, RT3, T1, T4.

#### Other material considerations

PPG3, PPG13, SPG on Achieving a Better Housing Mix.

### **Consultations**

City Engineer - no objection subject to conditions.

### **Representations**

Shedfield Parish Council - object stating that a house without a rear access is undesirable on an extremely busy road, two dwellings with garages would be more appropriate to the streetscene rather than dwellings which encourage parking on a busy road and property no 1 extends above the building line of the adjacent dwellings.

### **Assessment**

The site is located on Winchester Road, which is the main road through Waltham Chase. The site is located on the western side of the road and currently consists of a flat roof building fronting onto Winchester Road, with a number of storage building located in a rear yard area. The building is set back at a distance of approximately 15.50m from Winchester Road with a large tarmac parking area in front. The proposal is for the demolition of all the existing buildings on the site and erection of a terrace comprising 2 no two bedroom dwellings and 1 no three bedroom dwelling.

This application is a full planning application for the redevelopment of the site and proposes a terrace of 3 dwellings, which runs virtually the whole width of the site. Two of the units will be 2 bedroom and the final one a three bedroom unit. The proposal therefore complies with the requirements of the SPG and the density is 42.6 dpha, which falls within the range suggested by PPG3 and the Policy DP3 of the emerging WDLP(R).

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The terrace has been sited such that it will have a varied building line to respect the difference in building lines between the property to the north of the site, which is 13.50m back from Winchester Road, and those to the south which are 18.0m back from the highway. The front building lines of the proposed dwellings are marginally further forward than those dwellings immediately to the north and south, however it is considered that there will be no detrimental impact on the character and appearance of the streetscene.

The design of the dwellings is relatively simple to reflect the existing character of Winchester Road. Interest has been created through the use of a varied building line and the introduction of a projecting gable at first floor level on the larger dwelling, which reflects a feature found on properties to the north of the site. It is proposed that the dwellings would be constructed from brick and render with a slate roof, which is considered to be in sympathy with the surrounding area.

The existing tarmac area to the front of the building will be partially retained to provide 6 car parking spaces for the dwellings. The remaining tarmac areas will be removed and replaced with landscaping. Your Officers consider that this will result in a significant improvement to the character of the streetscene. The parking provision is considered adequate by the City Engineer and will not lead to parking on Winchester Road. Each property will also have a bike store and bin store.

Your Officers consider that the proposal will not have any detrimental impact on the adjoining dwelling as there are no side windows and the buildings line ensures that there will be no overbearing impact or loss of light.

The issue raised by the Parish Council regarding rear access is not considered to be a material planning consideration.

Your Officer consider that the proposal complies with all the adopted and emerging Development Plan policies and will result in a significant improvement to the character and appearance of Winchester Road at this point and therefore recommend approval.

**Recommendation**

O - THAT SUBJECT TO THE APPLICANT MAKING APPROPRIATE PROVISION FOR PUBLIC OPEN SPACE THROUGH THE OPEN SPACE FUNDING SYSTEM, THEN PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

**Conditions/Reasons**

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

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development 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.

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

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03 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

04 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B and C of Part One of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

04 Reason: To protect the amenities of the locality and to maintain a good quality environment.

05 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows shall, at any time, be constructed in the first floor of the north or south elevations of dwellings hereby permitted.

05 Reason: To protect the amenity and privacy of the adjoining residential properties.

06 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 to 1800 Monday to Friday and 0800 to 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

06 Reason: To protect the amenities of adjoining properties during the construction period.

07 The existing building(s) on the site shall be demolished and all resultant materials removed from the site prior to the commencement of development.

07 Reason: To safeguard the amenity of the locality.

08 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.

08 Reason: In the interests of highway safety.



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09 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.

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

10 The two bedroom dwellings hereby permitted shall be retained as two separate dwellings and at no time shall works be carried out to combine them to form a larger dwelling nor shall they be used as one dwelling.

10 Reason: To ensure the retention of small units of accommodation as required by Policy H7 of the Winchester District Local Plan and SPG on Achieving a Better Housing Mix.

**Informatives**

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

Hampshire County Structure Plan Review: Policies H1, UB3, H5, T1, T2, T5, R2.

Winchester District Local Plan Proposals: H1, EN5, T9, RT3.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: Policies H2, DP3, RT3, T1, T4.

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Item <b>06</b>	<b>Parish</b>	Twyford
	<b>Conservation Area:</b>	Twyford Conservation Area
	<b>Case No:</b>	03/00501/FUL
	<b>Ref No:</b>	W10943/03
	<b>Date Valid:</b>	21 February 2003
	<b>Grid Ref:</b>	448234 124878
	<b>Team:</b>	WEST
	<b>Applicant:</b>	Mr And Mrs Eales
	<b>Proposal:</b>	Erection of 1 No. single storey two bedroom dwelling with workshop/store and associated access and parking
	<b>Location:</b>	Tripps End High Street Twyford Winchester Hampshire SO21 1NW
	(As amended by plans	received on 26 February 2003

**Representations**

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**Officer Report**

**History**

W10943 - Conversion and extension or outbuilding to form single storey dwelling. Granted 25 January 1989.

W10943/01 - conversion and extension or outbuilding to form single storey dwelling (renewal of W10943). Granted 25 January 1994.

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W10943/02 - conversion and extension or outbuilding to form single storey dwelling (renewal of W10943/01). Granted 23 February 1999.

W11029/05 - conversion and extension of existing outbuildings to form two bedroom bungalow. Withdrawn 3 October 2001.

W11029/06 - Erection of 1 no two bedroom bungalow with associated turning area. Resolution to permit 3 January 2002.

**Policy**

Development plan

HCSP(R) - UB3, T2, R2.

WDLP - H1, EN5, EN7, C7, HG6, HG7, T9, RT3.

Emerging development plan

WDLP(R) - DP3, DP5, HE5, HE6, H2, RT3, T1, T2, T4.

Other material considerations

PPG3, PPG13, PPG15.

**Consultations**

City Engineer - stated that vehicle will just about be able to turn on the site and that the visibility is restricted at the access from the site and that increased use of a sub-standard access would not normally be permitted. However, the City Engineer has noted that consent already exists on the site for an additional dwelling and therefore it is unlikely that a highway reason for refusal could be sustained at appeal and consequently recommends approval, subject to condition.

Landscape Architect - comments that the site is well screened from vantage points and that the proposal will not have any adverse impact on the skyline when viewed from the west. States that there is no objection subject to trees being replaced with others of a suitable species.

Architects' Panel - recommend approval stating that it is a well considered and acceptable proposal.

**Representations**

Twyford Parish Council - no comments.

Neighbours - four letters of comment and concern received stating that vehicles from the site and Bayberry House would meet at right angles, additional building with 1 or 2 cars is dangerous particularly given the amount of traffic using the High Street, concern regarding windows facing directly into back garden and potential for overlooking from additional storey if added at a later date and workshop being used for business purposes.

**Assessment**

The site is currently part of the garden of Tripps End, a substantial detached house set back from the High Street within Twyford. The site has some brick and tile outbuildings on its western boundary and is bounded on its eastern side by an existing brick wall.

The site is also located within the Twyford Conservation Area and abuts the ASLQ for the Itchen Valley on its western boundary. The access to the site is directly from the High Street and links with dwellings to the north and south. The proposal is for the erection of a 1 no single storey two bedroom dwelling with workshop/store and associated access and parking.

The proposal is for a detached two bedroom bungalow within an area that is currently part of the garden to Tripps End. The access to the site will be via existing double gates with the garage retained and a parking and turning area provided.

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The western boundary of the site currently has a single storey outbuilding located along it, which is to be retained and a new workshop/store added.

The proposed dwelling is of a modern design with slate mono-pitch roofs with green oak cladding on the south elevation and brickwork to match the surrounding dwellings on the other elevations. The building has been designed to be orientated to the south and west to ensure that there is no overlooking of Tripps End and Bayberry House. This also allows for maximum use of the amenity space within the site, although an internal courtyard is also proposed.

The dwelling will have minimal impact on the Conservation Area and will not have a detrimental impact on the views into the Conservation Area from the agricultural land to the west of the site. It is therefore considered that Policies HG6 and HG7 are complied with. As the proposal is for a single storey unit there will be no visual impact on the character and appearance of the ASLQ and Policy C7 is complied with.

As the proposal is for a single storey dwelling there will be no impact on the amenities of Bayberry House to the south, as there is existing substantial boundary treatment which is to be retained. Any additional storeys would require the benefit of planning permission and consequently it is considered that Policy EN5 is complied with.

There is no indication from the applicant that the workshop/store is for a business use, however again this would require the benefit of planning permission and therefore the control remains with the Local Planning Authority.

Your Officer consider that the proposal is of a high quality design and will provide a small unit on a confined site which has been designed to minimise its impact on the surrounding environment and neighbouring dwelling and complies with all the requirements of the Development Plan. Consequently, approval is recommended.

**Recommendation**

O - PROVIDED THAT THE APPLICANT IS PREPARED TO MAKE APPROPRIATE PROVISION FOR PUBLIC OPEN SPACE THROUGH THE OPEN SPACE FUNDING SYSTEM, THEN PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

**Conditions/Reasons**

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

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling 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.

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

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03 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

04 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D and E of Parts One of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

04 Reason: To protect the amenities of the locality and to maintain a good quality environment.

05 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows shall, at any time, be constructed in the north elevation of dwelling hereby permitted.

05 Reason: To protect the amenity and privacy of the adjoining residential properties.

06 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 to 1800 Monday to Friday and 0800 to 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

06 Reason: To protect the amenities of adjoining properties during the construction period.

07 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.

07 Reason: In the interests of highway safety.

08 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

08 Reason: In the interests of highway safety.

09 The garage and parking space hereby approved shall not be used for any other purpose than the parking of cars.

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09 Reason: To ensure the provision and retention of the n the interests of local amenity and highway safety.

**Informatives**

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

Hampshire County Structure Plan Review: Policies UB3, T2, R2.

Winchester District Local Plan Proposals: EN5, EN7, C7, HG6, HG7, T9, RT3.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: Policies DP3, DP5, HE5, HE6, RT3, T1, T2, T4.

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Item	<b>Parish</b>	Winchester Town
<b>07</b>	<b>Conservation Area:</b>	Winchester Conservation Area
	<b>Case No:</b>	03/00711/LIS
	<b>Ref No:</b>	W00601/15LB
	<b>Date Valid:</b>	17 March 2003
	<b>Grid Ref:</b>	448166 129584
	<b>Team:</b>	WEST
	<b>Applicant:</b>	Winchester Housing Group
	<b>Proposal:</b>	Alterations to convert to 1 no. retail unit and 1 no. two bed flat, construction of 9 no. one bed flats with bicycle store
	<b>Location:</b>	Parchment Street Project 9A Parchment Street Winchester Hampshire SO23 8AT
	<b>Case Officer:</b>	Mr Neil Mackintosh

**Representations**

2

**Officer Report**

**History**

W601/08 - change of use to meeting rooms and place of assembly, granted 1992

W601/09LB - internal and external alterations, granted 1996

W601/10 - change of use to café/restaurant/bar/entertainment venue, granted 1996

W601/11LB - alterations to convert first and second floors to maisonette, withdrawn 2001

W601/12 - erection of venue with 6x1 bed flats over, withdrawn 2001

W601/13 - Demolition of outbuildings, conversion and construction of venue, 1x2 bed flats and 7x1 bed flats, resolution to grant 25 April 2002

W601/14LB - Demolition of outbuildings, conversion of listed building to venue reception and two bed flat, resolution to grant 25 April 2002

**Policy**

Development plan

HCSPR - E16, E19

WDLP - HG7, HG9, HG10, HG20, HG22, HG23

Emerging Development Plan

WDLPR - HE5, HE7, HE13, HE14, HE15, HE16

Other material considerations

PPG15

**See report on W601/16**

**Assessment**

The affect of the new build upon the setting of this and other listed buildings has been considered above. Listed building consent is required for external and internal alterations to the original building and for the demolition of the rear, modern section.

No9A is a C18 addition to the adjoining C17 No.9. It is less impressive in design and suffers from an inappropriate C20 shopfront.

This scheme differs from the previous one in that the ground floor of the listed building is no longer required as a reception area/bar for the replacement 'venue'. Instead it is proposed that this be a lock-up shop with store. On the first and second floors the proposal remains as before, in that it will form a two bedroom flat. Access to the flat will be from the rear, via a newly constructed balcony. Important historic features of the building are to be retained. For instance, the original stairs will be kept, although they are unusable by modern standards and will be encased to preserve the historic/architectural character of the building.

In the previously approved scheme agreement was not reached with regard to a replacement shopfront. The current proposal proposes less intervention in the front façade and the replacement of the current pseudo-Georgian window with a modern frameless glass bay window. The front door will be replaced with a hardwood timber clad door.

Your Conservation Officer finds the proposals broadly acceptable, subject to conditions.

**Recommendation**

O - THAT LISTED BUILDING CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

**Conditions/Reasons**

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

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

02 Large scale drawings, plans and particulars showing the detailed proposals for all the following aspects of the works shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved before the building is re-occupied:-

- (i) details of shop window, front door and other windows and doors to be installed in the original building;
- (ii) trimming to the stairwell;
- (iii) details of the fire protected lining and treatment of party walls;
- (iv) structural timber repairs.

03 Any part of the building exposed by the demolition work shall be made good and the safety and stability of the part of the building which is to be retained secured.

03 Reason: In the interests of the preservation and character of the listed building/conservation area.

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**Informatives**

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

Hampshire County Structure Plan Review: E16, E19

Winchester District Local Plan Proposals: HG7, HG9, HG10, HG20, HG22, HG23

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: HE5, HE7, HE13, HE14, HE15, HE16

02. Traditional jointing methods should be used for timber work and steel and resin will not be acceptable.

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Item	<b>Parish</b>	Winchester Town
<b>08</b>	<b>Conservation Area:</b>	Winchester Conservation Area
	<b>Case No:</b>	03/00710/FUL
	<b>Ref No:</b>	W00601/16
	<b>Date Valid:</b>	24 March 2003
	<b>Grid Ref:</b>	448166 129584
	<b>Team:</b>	WEST
	<b>Case Officer:</b>	Mr Neil Mackintosh
	<b>Applicant:</b>	Winchester Housing Group
	<b>Proposal:</b>	Conversion to 1 no. retail unit, 1 no. two bedroom flat and construction of 9 no. one bedroom flats with bicycle park
	<b>Location:</b>	Parchment Street Project 9A Parchment Street Winchester Hampshire SO23 8AT

**Representations**

**Officer Report**

**History**

W601/08 - change of use to meeting rooms and place of assembly, granted 1992

W601/09LB - internal and external alterations, granted 1996

W601/10 - change of use to café/restaurant/bar/entertainment venue, granted 1996

W601/11LB - alterations to convert first and second floors to maisonette, withdrawn 2001

W601/12 - erection of venue with 6x1 bed flats over, withdrawn 2001

W601/13 - Demolition of outbuildings, conversion and construction of venue, 1x2 bed flats and 7x1 bed flats, resolution to grant 25 April 2002

W601/14LB - Demolition of outbuildings, conversion of listed building to venue reception and two bed flat, resolution to grant, 25 April 2002

**Policy**

Development plan

HCSPP - UB1, UB2, UB3, H5, H8, E16, E19

WDLP - H1, H5, H7, EN5, HG7, HG9, RT3, T9

Emerging Development Plan

WDLPR - H2, H5, H7, DP3, HE5, HE7, RT3, T4

Other material considerations

PPG3, PPG13, PPG15

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Consultations (replies to consultations on previous scheme W601/13)

Architects Panel - approve, 'the scheme provides an attractive contrast with the retained buildings and is well connected, in terms of form, circulation and selection of materials. A good example of urban regeneration supported by a set of good drawings'.

Urban Designer - approve, 'a creative and appropriate response', slight doubt about height.

Estates - 9a has full and unrestricted right of way over the car park of No.9 to the street.

Engineer - no objection, subject to Section 106 Agreement to deny on-street parking permits

Archaeology - refuse, archaeological field evaluation required

Environmental Health - no objection, subject to a Noise Report regarding adequate sound insulation.

Southern Water - no objection

**Representations**

Palmer Fry on behalf of Ancient Order of Foresters, freehold owners of 9 Parchment Street - object, over development of the site and will have a major impact on setting of No.9, an important Grade 2 listed building. Access to 10 flats across private car park is totally inappropriate. Disturbance during building.

Hicks Baker on behalf of Royal Hotel - object, inadequate provision for access, no car parking, over development, loss of light to hotel bedrooms, overlooking, incongruity of design.

City of Winchester Trust - to be reported in Committee

**Assessment** (of original scheme as reported to 25/04/02 Committee)

No.9a Parchment Street was last known as 'The North Pole', a bar and music venue. The property

comprises a listed, three storey building fronting Parchment Street with a single storey 'venue' to the rear.

The proposal is to demolish the rear part of the building and erect a purpose-built venue with a block of

seven, one-bed flats above. The ground floor of the listed building would be used as a reception area

and bar for the venue, and the rest converted into a two-bed maisonette. The flats above the venue would

result in a five storey building and this has been designed in a contemporary manner. This application has

been submitted by a local housing association and it is intended that all of the residential units would be

social housing, to let.

Policy - This proposal should be considered in the light of the policies listed above. This is a City centre site, well within the H1 policy boundary, and the assumption is that the best use should be made of such an under-used site for residential purposes. There is a demand here for one-bed flats and the Housing Department would welcome such units for social housing. The provision of a venue would add to the viability and vitality of the City and, as it would be purpose-built, sound insulation measures could be incorporated, to avoid the problems encountered by the North Pole. Any proposal must comply with normal planning criteria, as outlined in Policy EN5, and must be appropriate for the setting of adjacent listed buildings and within the Conservation Area as a whole.

Design - The proposed block of flats is unusual, in that it has been designed with a light-weight, monopitch roof and the cladding materials are cedar and zinc. The fenestration is also modern in its approach. The Committee will be shown a model and perspective drawings to illustrate how it will 'sit' in the context of the Conservation Area and between



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listed buildings. The Architects Panel and DNA Urban Design are both satisfied that this concept will not adversely affect either of these important interests.

Car parking - None is proposed and the applicant is willing to agree that none of the occupiers will be entitled to on-street parking permits.

Access - There is to be no vehicular access to the flats and residents would gain access, on foot, from the side of No9. Parchment Street.

Archaeology - This development is likely to have a significant impact upon archaeological remains within the site, depending upon the depth at which they survive and the proposed foundation design. Insufficient information on this has been provided by the applicant and the City Archaeologist recommends that permission be refused. However, it should be possible to overcome this problem by insisting upon a legal agreement to secure adequate study before the planning permission may be issued.

Objections - Most of the objectors feel that the design of the building is inappropriate for the setting. However, your officers find this contemporary approach acceptable in this particular location, where any impact is contained. Your officers share the view of the Trust concerning the Parchment Street elevation and are expecting an amended design that is more in keeping with the street scene.

The main area of concern is the affect that the proposal would have on the adjoining properties, in particular No.9 Parchment Street and The Royal Hotel. Pedestrian access is through the former and the freeholders are concerned that their office car park will become a public thoroughfare. However, 9A enjoys an unrestricted right of way across this land and it is unlikely that 8 flats would generate sufficient foot traffic to cause inconvenience to office workers.

The Royal Hotel complains that the proposed five-storey building is less than 8m from the rear of the hotel and that, as a result, letting bedrooms will suffer from loss of light and overlooking. However, as these are not residential living rooms it is felt that loss of amenity is not an issue here. Their other objections are either not a matter for the Planning Committee or may be controlled by means of planning conditions. This also applies to objections from other neighbours, in particular the disruption that will undoubtedly occur during building operations.

Conclusion - The radical design of this proposal is considered to be appropriate for this setting and the concept of 8 additional, social housing units is welcomed. The provision of zero parking is not seen as a problem and nearby residential occupiers are unlikely to suffer in the long term. The existing venue has been a source of noise complaint and this proposal provides an opportunity to replace this important facility in a building that has better sound insulation properties. Your officers recommend that permission be granted.

The Planning Committee accepted this recommendation and resolved that planning permission should be granted, subject to conditions, provided that a legal agreement was signed to secure the following;

- a) that all flats are made available as social housing to rent,
- b) appropriate provision is made for public open space through the funding system and
- c) that all residents are not entitled to on-street parking permits.

Part (c) is no longer necessary but the applicant is willing to agree to (a) and (b). However, the legal agreement has not been signed, nor the planning permission issued, because the applicant has had second thoughts concerning the viability of a 'venue'. Not only is this now considered to be economically unsound but could be an on-going problem with regard to the disturbance of neighbours.

The current proposal is to replace the 'venue' with two additional flats and a lock-up shop. This means that the site would accommodate 9x1 bed flats in a new and modern building and the original listed building would be converted into the shop with a 2 bed flat over. The resulting new building is very similar to that which was previously approved by the

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Committee but, because of reduced ceiling heights at ground floor level, the overall height of the building is marginally less than before.

The increase in flat numbers from 8 to 10, means an increase in pedestrian access through the car park of No.9, Parchment Street but the City Estates Officer points out that 9a has full and unrestricted access across this car park. The overall effects of the revisions are not considered to be sufficient to warrant refusal of the scheme. The scale, mass, design, materials, layout and siting of the new building have already been considered acceptable to the Local Planning Authority. Your officers consider the proposal to be acceptable but the City Archaeologist recommends refusal because no archaeological field evaluation has taken place. There has been an opportunity to do this but neither the applicant nor the land owner is willing to do this in advance of planning permission.

**Recommendation**

O - THAT PROVIDED THE APPLICANT ENTERS INTO A LEGAL AGREEMENT IN A FORM TO BE DETERMINED BY THE CITY SECRETARY AND SOLICITOR TO ENSURE:-

- (i) THAT ALL FLATS ARE MADE AVAILABLE AS SOCIAL HOUSING TO RENT, AND;
- (ii) THAT APPROPRIATE PROVISION IS MADE FOR PUBLIC OPEN SPACE THROUGH THE OPEN SPACE FUNDING SYSTEM, THEN PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

**Conditions/Reasons**

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

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building 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.

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

03 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

03 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

04 Details of the provision to be made for the storage and disposal of refuse from the 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 dwelling is occupied.

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

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05 Details of bicycle parking and storage facilities shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed facilities shall be provided before the building is occupied and thereafter retained for these purposes.

05 Reason: As the site has no car parking facilities and in the interests of sustainability.

06 The shop unit hereby permitted shall be used only for purposes within Classes A1 or A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to those Classes in any Statutory Instrument revoking or re-enacting that Order with or without modification) and for no other purposes.

06 Reason: To restrict the use of the unit in the interests of local amenity.

### Informatives

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

Hampshire County Structure Plan Review: UB1, UB2, UB3, H5, H8, E16, E19  
Winchester District Local Plan Proposals: H1, H5, H7, EN5, HG7, HG9, RT3, T9  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, H5, H7, DP3, HE5, HE7, RT3, T4

02. All works including demolition and construction should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours Saturday and at no time on Sundays 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.

03. No materials should be burnt on site. Where the Health and Housing Service substantiate allegations of statutory nuisance, an Abatement Notice may be served under The Environment Protection Act 1990. The applicant is reminded that the emission of dark smoke through burning of materials is a direct offence under The Clean Air Act 1993.

04. It is recommended that the applicant liaises with Hampshire Highways Winchester Area Sub-Unit with a view to a traffic management plan during building operations.

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Item	<b>Parish</b>	Winchester Town
<b>09</b>	<b>Conservation Area:</b>	Winchester Conservation Area
	<b>Case No:</b>	03/00406/FUL
	<b>Ref No:</b>	W02900/10
	<b>Date Valid:</b>	12 February 2003
	<b>Grid Ref:</b>	448331 129784
	<b>Team:</b>	WEST
	<b>Applicant:</b>	Mr B Stevens
	<b>Proposal:</b>	Erection of 2 no. three bedroom dwellings, extension and change of use of shop to provide 1 no. two bedroom flat, refurbishment of existing one bedroom flat and alterations to existing access
	<b>Location:</b>	Willis Pianos 24 North Walls Winchester Hampshire SO23 8DB
	<b>Case Officer:</b>	Mr Neil Mackintosh

**Representations**

5

**Officer Report**

**History**

Previous use of site as piano shop/workshop and for takeaway food sales

**Policy**

Development plan

HCSPP - H1, H5, UB3, E16, E17, T2

WDLPP - H1, H7, EN5, RT3, HG7, T8, T9

Emerging development plan

WDLPP- H2, H7, DP3, RT3, HE5, T1, T4

Other material considerations

PPG3, PPG13

Achieving a Better Mix in New Housing Development

**Consultations**

Landscape - imaginative design, needs further consideration of boundary and surface treatment

Conservation - a good scheme that should enhance the Conservation Area

Architects Panel - makes a positive contribution towards the car park but is intrusive to the East

Highway Engineer - refuse, inadequate parking/turning, should consider a no parking scheme

EA - no objection in principle, opportunity might be taken to de-culvert drainage channel

Southern Water - protection/diversion of public sewer will need to be agreed

Archaeology - site is of little archaeological interest

**Representations**

CoWT - imaginative and innovative, could well be acceptable but may be too big?, do not approve of rear

extension to existing building.

Three letters of representation (one including a petition) from residents of North Walls - see below

**Assessment**

The Committee considered the following report at the meeting on 22nd May 2003.

24, North Walls is an end-of terrace property, in brick and slate, of the late Victorian era. It has a shop window on its frontage and has, in recent years, been use as a Chinese Takeaway and a piano salesroom. A large timber building fills much of the rear of the site and was last used for piano storage. This outbuilding is unattractive and clearly visible from North Walls and the adjacent public car park. Conservation Area Consent has been granted for its demolition.

The proposal is to build two, three-bedroom houses on the site of the timber building and to convert the original frontage building to one two-bedroom and one one-bedroom flats. This would comply with the 'Better Mix' policy.

The new building is, as noted by CoWT, 'imaginative and innovative'. Although three storeys high, it makes use of an arched, zinc roof to accommodate the upper floor. The walls are a mixture of render, oak panelling and glass.

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The lack of garden space is made up for by providing decking and external stairs. To avoid overlooking of gardens to the East all windows in this elevation are well above head height. This part of North Walls, although just within the Conservation Area, lacks the character and historic interest of much of rest of the City. This is exacerbated by the large area of surface car parking to the West and North of the site.

The terrace, of which No.24 forms a part, is numbered 24 to 36 and consists of 13 individual units. All are in residential use other than the application site. Individual letters of objection have been received from Nos. 30 and 33 and a petition from No.28 has been signed by Nos. 26-33 inclusive. They object to the design of the new building, loss of privacy in rear gardens, the setting of a precedent and the use of public land. No.30 objects specifically to the modern design and materials, whereas No.33 requests that the materials used on the North Walls frontage should be carefully controlled.

Your officers consider the design and materials of the proposal are appropriate for this area. Overlooking and loss of privacy are not an issue, bearing in mind the configuration of the windows on the East elevation. No public land is being used and this will not set a precedent for the development of other rear gardens in North walls, as each site must be judged on its own merits and none of the others has a large wooden workshop.

The height of the proposed new building is greater than that which exists but, bearing in mind that it is to the North East of houses and gardens it is unlikely to have a deleterious effect on these.

The Committee heard from Councillor Nelmes, a Ward Member, who stated that she very much appreciated the design of the proposed building, that its development would not affect any future development on the adjoining St.Peter Street car park and that overlooking would not be a problem. However, she did express concerns on behalf of the neighbours regarding loss of light to the rear gardens of No.25 and beyond. The architect for the scheme has now sent in additional information in this regard and this will be displayed in Committee. In summary, he states that the position of the new building will create a small additional area of afternoon sunlight in the rear garden of No.25 but that the height will result in a slightly increased area of shade further down the garden. With regard to daylight, as opposed to direct sunlight, owing to his choice of materials, the garden should benefit from reflected light. He concludes "the new roof will significantly increase the daylight in the adjacent garden for much of the day and will create quite a good shelter and sun trap garden".

The Committee was also concerned that the site might contain archaeological deposits and that this had not been taken into account. The Sites and Monuments Officer has since re-confirmed that the site of the proposed building is unlikely to be of any archaeological interest, as it lies outside the infilled defensive City ditch.

Your officers consider that this scheme will enhance the Winchester Conservation Area and will not harm the amenities of neighbouring residential properties and that planning permission should be granted.

**Recommendation**

O - PROVIDED THAT THE APPLICANT IS PREPARED TO MAKE APPROPRIATE PROVISION FOR PUBLIC OPEN SPACE THROUGH THE OPEN SPACE FUNDING SYSTEM, THEN PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

**Conditions/Reasons**

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

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 18 June 2003

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

02 No development shall take place until details of the following having been submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out as approved and fully implemented before the buildings are occupied.

- (a) details, including samples, of all external facing and roofing materials;
- (b) large scale plans and particulars of alterations to the existing building;
- (c) landscaping, including hard surfacing, planting and the protection of existing trees;
- (d) the provision to be made for the parking and turning of cars;
- (e) details of secure and short stay cycle parking;
- (f) the proposed treatment of the existing culvert and protection/diversion of the existing public sewer;
- (g) provision to be made for the disposal of refuse.

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

03 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.

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

04 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A,B,C,D,E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

04 Reason: To protect the amenities of the locality and to maintain a good quality environment.

05 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no other than those expressly authorised by this permission shall, at any time, be constructed in the east elevation(s) of dwelling hereby permitted.

05 Reason: To protect the amenity and privacy of the adjoining residential properties.

06 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 0800-1800 Monday to Friday and 0800-1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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06 Reason: To protect the amenities of adjoining properties during the construction period.

07 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.

07 Reason: In the interests of highway safety.

08 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

08 Reason: In the interests of highway safety.

09 Detailed proposals for the disposal of foul and surface water . 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 the buildings are occupied.

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

### Informatives

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

Hampshire County Structure Plan Review: H1, H5, UB3, E16, E17, T20

Winchester District Local Plan Proposals: H1, H7, EN5, RT3, HG7, T8, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, H7, DP3, RT3, HE5, T1, T4

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Item	<b>Parish</b>	Winchester Town
<b>10</b>	<b>Conservation Area:</b>	Winchester Conservation Area
	<b>Case No:</b>	03/00892/FUL
	<b>Ref No:</b>	W17633/01
	<b>Date Valid:</b>	4 April 2003
	<b>Grid Ref:</b>	448566 129173
	<b>Team:</b>	WEST
	<b>Applicant:</b>	A Nason
	<b>Proposal:</b>	First floor extension to rear
	<b>Location:</b>	1 Colebrook Place Winchester Hampshire SO23 9LP
	<b>Case Officer:</b>	Mr Neil Mackintosh

### Representations

9

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**Officer Report**

**History**

W04766/01 - demolition of outbuildings and erection of rear extension, permitted 1981

**Policy**

Development plan

HCSP - UB3

WDLP - EN5

Emerging development plan

WDLPR - DP3

Other material considerations

PPG1, PPG15

**Consultations**

None

**Representations**

City of Winchester Trust - no objection, subject to careful attention to detailing.

Representations from 2,6,7 and 11 Colebrook Cottage, Colebrook Place saying 'no objection'.

Representation from 2 Colebrook Place withdrawing previous letter and raising objection to the bulk and mass of the extension.

Representation from 15 Colebrook Street raising objection on grounds of significant loss of light and amenity.

**Assessment**

No 1 Colebrook Place is an end of terrace dwelling. This proposal is for a first floor extension above the existing single storey extension at the rear. The existing extension is located adjacent to the northern boundary, providing access to the rear garden. The proposal will have a pitched slate roof, matching red bricks and timber frame windows.

No 2 Colebrook Cottage has a window looking towards the proposed extension but, apart from an adverse effect upon outlook, loss of light is not an issue because this extension is to the north.

However, No 15 has a small rear garden about 8.5 metres in depth which faces south. The proposed extension would significantly reduce light to an unacceptable level.

Your officers consider the proposal would have a detrimental effect on the amenities of the adjoining residents.

**Recommendation**

O - THAT PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASONS:-

**Conditions/Reasons**

01 Development as proposed is contrary to Policy UB3 of the Hampshire County Structure Plan Review and Proposal EN5(vii) of the Winchester District Local Plan, and would be likely to prejudice Proposal DP3 of the emerging Winchester District Local Plan Review, in that it would have an unacceptable adverse impact on the residential use of 15, Colebrook Street, by reason of overshadowing and loss of light and outlook.



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**Informatives**

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

Hampshire County Structure Plan Review: UB3, E19

Winchester District Local Plan Proposals: EN5, HG7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE5

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Item	<b>Parish</b>	Twyford
<b>11</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/00607/FUL
	<b>Ref No:</b>	W13507/05
	<b>Date Valid:</b>	17 March 2003
	<b>Grid Ref:</b>	447987 123287
	<b>Team:</b>	WEST
	<b>Applicant:</b>	Mr B Stevens
	<b>Proposal:</b>	(AMENDED DESCRIPTION) Demolish existing garage buildings and erect 2 No. four bedroom detached dwellings and 1 pair of two bedroom semi-detached dwellings with associated garages, parking and alterations to existing access (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
	<b>Location:</b>	Twyford Moors Garage Main Road Colden Common Winchester Hampshire SO21 1RN
	<b>Case Officer:</b>	Mr Steve Nangreave

**Representations**

9

**Officer Report**

**History**

The following planning applications are pertinent to this proposal

W13507/01 - Alterations to front elevations, landscaping of forecourt areas, including the provision of outside display of cars.

Granted subject to conditions, 19<sup>th</sup> April 1994.

W13507/02 - Removal of planning conditions 02, 03, and 04 of planning permission W13507/01.

Refused 25<sup>th</sup> February 2000.

W13507/03 – Demolition of existing buildings and erection of 5 no. four bedroom dwellings and 1 no. three bedroom dwelling with attached garages.

Refused 5<sup>th</sup> April 2001.

W13507/04 - 2 No. four bed detached and one pair of three bed semi-detached dwellings with associated garages/parking and alterations to existing access.

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Refused 3<sup>rd</sup> October 2002.

W13507/06 - Demolish existing garage buildings and erect 2 No. two bedroom and 2 No. four bedroom dwellings with associated garages, parking and alterations to existing access.

Duplicate twin tracking planning application to W13507/05.

**Policy**

HCSPR 1996 – 2011 UB3 T2 H7 H10 R2 C1 C2

WDLP C1 C2 C14 EN5 H3 H7 RT3 T9

Emerging Development Plan

WDLPR Deposit DP3 C1 C17 H4 H5 H7 RT3 T4

WDLPR Revised} DP3 C1 C17 H4 H5 H7 RT3 T4  
Deposit}

PPG 1 - General Policy and Principles  
PPG 3 - Housing  
PPG 7 - Countryside  
PPG 13 - Transport  
SPG - Achieving a better mix in new housing development.

**Consultations**

Southern Water Services - No Objections in principle

Environment Agency - No Objections in principle subject to imposition of condition to prevent pollution of water environment.

Environmental Health - No adverse comments subject to imposition of conditions to cover potential site contamination and noise mitigating measures. Plus informative's to control hours of construction and no on site burning.

The previous three consultation responses relate to planning refusal W13507/04 and remain relevant to this planning application.

Right of Way Officer - Original response forwarded a holding objection on the basis of no proof provided of ownership of the footpath or of private rights along the footpath and no details provided for the proposed surfacing of the path.

Awaiting further response following recent submission from the applicants planning representative.

Highway Engineers - Concerns are raised that there is insufficient room to manoeuvre service vehicles and enter the highway in a forward gear.

Building Control - Have not visited the site. From available information building utilitarian and in a deteriorating condition. Consider structural engineer's report to be a fair summary. Therefore building will require considerable upgrade to be sufficient for any alternative use. Whilst physically possible to upgrade, the viewpoint that the existing structure has little worth or long term future is understood.

**Representations**

Twyford Parish Council offered full support for this residential scheme.

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In addition 8 individual letters of support have been received that highlight the following issues;

unsightly commercial buildings;  
visual improvement to this small residential Hamlet of Twyford;  
provide much needed family housing;  
car sales generate considerable traffic causing problems of obstruction and highway safety;  
current problems of disturbance and potential oil and fuel spillage;  
development of a brownfield site.

**Assessment**

The application site is situated roughly mid-way between Twyford to the north and Colden Common to the south. It is located on the east side of Highbridge Road and currently contains a car sales area.

The proposal is a full application comprising two four bedroom detached housing addressing the main road with the two bedroom semi-detached dwellings at right angles to the road and gaining access via Woodland Drive, to the west, a public footpath.

In planning policy terms the site is located within open countryside, with the development plan forwarding a presumption against non-essential housing in rural locations. The proposed dwellings are contrary to current development plan policies and National Central Government advice. However, PPG3 is a material consideration in the determination of this application and consequently officers have to assess whether this is sufficient to outweigh adopted policies.

Contained within paragraph 30 of PPG3 a search sequence is recommended for identifying sites to be allocated for housing in local plans, which states, firstly the reuse of previously developed land should be within urban areas. Whilst the site may be classed as previously developed, it is situated in countryside and fails in this respect. Similarly, the site could not be viewed as an urban extension to the nearby settlements of Twyford and Colden Common and again fails. Finally, the site is not well located in terms of proximity to local services and facilities similarly failing again. The site was also excluded from the Council's Urban Capacity Study. Officers, consider that PPG3 can not be given sufficient weight to override existing countryside policies and that the proposal should be refused for creating additional dwellings in the countryside without justification.

Following the publication of the Winchester District Local Plan Review Revised Deposit, relevant emerging policies need to be reviewed. In particular new proposal RD04.43 subject to specific requirements, will allow the extension or replacement of commercial buildings in the countryside. This proposal is aimed at existing established businesses. The applicants Planning Consultant argues that the current activity of second hand car sales has declined nationally and the applicant is now concentrating on car repairs and servicing which is unprofitable. The future commercial redevelopment of the site by the applicant would therefore be contrary to this emerging proposal.

Notwithstanding the objection to the principle of this residential proposal, there are no planning concerns in terms of design, layout and relationship to surrounding developments.

However, the scheme has further failings in highway terms by not providing adequate provisions for service vehicles to turn on the site and so enter Main Road in a forward gear.

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Concern is also raised on the impact of access arrangements of this scheme on the adjacent public footpath. Officers will report at Committee on any further comments from the County Council's Rights of Way Officer.

Officers consider that this proposal is contrary to the policies of restraint in the adopted Development Plan and there are no material considerations, which outweigh these policies. The recommendation is, therefore, refusal.

**Recommendation**

O - THAT PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASONS:-

**Conditions/Reasons**

01 The proposed development is contrary to policies C1, C2, H10 and T2 of the Hampshire County Structure Plan 1996-2011 (Review), proposals C1, C2, C14, H3 and T9 of the Winchester District Local Plan and the emerging policies of the Winchester District Local Plan (Review) Deposit and Revised Deposit in that it:-

(i) represents the undesirable establishment of residential development for which there is no overriding justification in an area of scattered development, that is unrelated to any existing settlement;

(ii) does not incorporate adequate facilities to enable a service vehicle to turn on site and to enter a highway in a forward gear which is essential in the interests of highway safety.

02 The proposed development if permitted would result in problems of obstruction and disturbance along Woodland Drive, which forms a section of public footpath No. 28 in the Parish of Twyford to the detriment of road safety and the users of the footpath.

03 The proposed development is contrary to Policy R2 of the Hampshire County Structure Plan 1996-2011 (Review) and proposal RT3 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. The proposal would also be likely to prejudice the emerging Winchester District Local Plan Review Deposit and Revised Deposit in that it would undermine those plans policies for recreational open space provision within the District.

**Informatives**

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

Hampshire County Structure Plan Review: UB3, T2, H7, H10, R2, C1, C2

Winchester District Local Plan Proposals: C1, C2, C14, EN5, H3, H7, RT3, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1, C17, H4, H5, H7, RT3, T4

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Item 12	<b>Parish:</b>	Twyford	
	<b>Conservation Area:</b>		
	<b>Case No:</b>	03/00608/FUL	
	<b>Ref No:</b>	W13507/06	
	<b>Date Valid:</b>	17 March 2003	
	<b>Grid Ref:</b>	447987 123287	
	<b>Team:</b>	WEST	<b>Case Officer:</b> Mr Steve Nangreave
	<b>Applicant:</b>	Mr B Stevens	
	<b>Proposal:</b>	(AMENDED DESCRIPTION) Demolish existing garage buildings and erect 2 No. four bedroom detached dwellings and 1 pair of two bedroom semi-detached dwellings with associated garages, parking and alterations to existing access (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)	
	<b>Location:</b>	Twyford Moors Garage Main Road Colden Common Winchester Hampshire SO21 1RN	

**Officer Report**

**Please refer to Officer Report relating to application W13507/05. Planning application W13507/06 is a duplicate twin tracking submission.**

**Recommendation**

O- THAT PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASONS:-

**Conditions/Reasons**

01 The proposed development is contrary to policies C1, C2, H10 and T2 of the Hampshire County Structure Plan 1996-2011 (Review), proposals C1, C2, C14, H3 and T9 of the Winchester District Local Plan and the emerging policies of the Winchester District Local Plan (Review) Deposit and Revised Deposit in that it:-

(i) represents the undesirable establishment of residential development for which there is no overriding justification in an area of scattered development, that is unrelated to any existing settlement;

(ii) does not incorporate adequate facilities to enable a service vehicle to turn on site and to enter a highway in a forward gear which is essential in the interests of highway safety.

02 The proposed development if permitted would result in problems of obstruction and disturbance along Woodland Drove, which forms a section of public footpath No. 28 in the Parish of Twyford to the detriment of road safety and the users of the footpath.

03 The proposed development is contrary to Policy R2 of the Hampshire County Structure Plan 1996-2011 (Review) and proposal RT3 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. The proposal would also be likely to prejudice the emerging Winchester District Local Plan Review Deposit and Revised Deposit in that it would undermine those plans policies for recreational open space provision within the District.

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**Informatives**

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

Hampshire County Structure Plan Review: UB3, T2, H7, H10, R2, C1, C2  
Winchester District Local Plan Proposals: C1, C2, C14, EN5, H3, H7, RT3, T9  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1, C17, H4, H5, H7, RT3, T4

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Item **13** **Parish** Winchester Town  
**Conservation Area:** Winchester Conservation Area  
**Case No:** 03/00255/FUL  
**Ref No:** W11275/03  
**Date Valid:** 29 January 2003  
**Grid Ref:** 447697 128632  
**Team:** WEST **Case Officer:** Emma Norgate  
**Applicant:** Mr M Culhane  
**Proposal:** Detached double garage with studio flat over  
**Location:** Rosenheim 42 St Cross Road Winchester Hampshire SO23 9PS  
(As amended by plans received on 8 April 2003)

**Constraints:**  
ADVERT

**Representations**  
**22**

**Recommendation**  
O - SEE PDC 320 REPORT.

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Item **14** **Parish** Winchester Town  
**Conservation Area:** Winchester Conservation Area  
**Case No:** 03/00258/FUL  
**Ref No:** W11275/05  
**Date Valid:** 29 January 2003  
**Grid Ref:** 447697 128632  
**Team:** WEST **Case Officer:** Emma Norgate  
**Applicant:** Mr M Culhane  
**Proposal:** (AMENDED DESCRIPTION) Detached five bedroom dwelling with integral garage and new access  
**Location:** Rosenheim 42 St Cross Road Winchester Hampshire SO23 9PS  
(As amended by plans received on 8 April 2003)

**Constraints:**  
ADVERT

**Representations**  
**24**

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**Recommendation**

O - SEE PDC 320 REPORT.

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Item **Parish** Crawley  
**15** **Conservation Area:**  
**Case No:** 03/00294/FUL  
**Ref No:** W09728/03  
**Date Valid:** 3 February 2003  
**Grid Ref:** 444101 133378  
**Team:** WEST **Case Officer:** Mr Charlie Robson  
**Applicant:** Mrs F Yaldren  
**Proposal:** Replacement buildings for use as stables and storage of building equipment and materials  
**Location:** Land At Long Park Lane Crawley Hampshire

**Representations**

**15**

**Recommendation**

O - DEFER FOR ACCURATE SCALE DRAWINGS.

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Item **Parish** Winchester Town  
**16** **Conservation Area:**  
**Case No:** 03/00764/FUL  
**Ref No:** W16661/03  
**Date Valid:** 21 March 2003  
**Grid Ref:** 446587 129516  
**Team:** EAST **Case Officer:** Mr Robin Buchanan  
**Applicant:** South Winchester Properties Ltd  
**Proposal:** Replacement of 13 no garages with one pair of two bedroom semi-detached bungalow  
**Location:** Garages Rear Of 152 - 154 Greenhill Road Winchester Hampshire

**Representations**

**8**

**Officer Report**

**History**

W16661 demolition of 10 no. garages and erection of 2 no. semi-detached three bedroom dwellings - refused 31.08.00  
W16661/01 demolition of 13 no. garages and erection of 2 no. two bedroom semi-detached houses with detached three bay garage - refused 30.04.01, appeal dismissed 25.09.01  
W16661/02 replacement of 13 no. garages with 1 no. three bedroom bungalow and car port - refused 17.09.02

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**Policy**

Development plan

HCSP(R): UB1 UB3 T4 T5 T12 H7 H11 R2 E1 E2 E8 E19

WDLP: EN5 EN7 EN8 EN9 EN13 EN16 H1 H7 RT3 RT4 T8 T9 W1 W5

Emerging Development Plan

WDLP(R) Revised Deposit: DP1 DP3 DP4 DP5 DP6 DP9 DP13 DP14 H2 H7 RT3 T4 T8 W1

Other material considerations

PPG1, PPG3, PPG13, "Achieving a Better Mix in New Housing Developments" - WCC supplementary planning guidance

**Consultations**

WCC Engineers - No objection. Conditions to control parking and turning. Comment that there is an opportunity to safeguard potential pedestrian access through the site link Greenhill Road with Chilbolton Avenue.

WCC Landscape - No objection. Proposed beam and pile foundation design will safeguard trees on adjoining land.

Environment Agency - No objection. Conditions for domestic oil, fuel and chemical storage and disposal of surface water.

Southern Water - No objection. Connection to the public sewer will require SW consent. Water supply can be provided.

**Representations**

City of Winchester Trust - Comment. This pleasing development would benefit from a feature on the long stretch of roof, e.g. housing the flues/vents.

Winchester Group for Disabled People - Comment. The plans should take into account the needs of disabled people.

9 local residents - Object. Over development, site too small for two semi-detached bungalows, served by narrow track, access onto hazardous road, high volume of pedestrian traffic passes site to/from schools, adverse affect on privacy and enjoyment of adjoining dwellings, overlooking from bungalows, exacerbate parking problems on Greenhill Road, backland development out of character with the area, garages would be used by residents if charged at a 'fair' price, loss of garages serving original Prison dwellings, inadequate off-street parking provision, set precedent for the area, increased noise, affect on outlook from adjoining properties, construction works will be hazardous, new street lighting would be intrusive, lack of access for a fire appliance, loss of access to rear of hedge boundary, loss of rented garages, adverse affect on nearby trees.

**Assessment**

The site comprises 13 lock-up garages in a tarmac/concrete courtyard behind dwellings fronting onto Greenhill Road. The site abuts the rear gardens of these dwellings to the north, east and south and the rear gardens of dwellings which front Chilbolton Avenue to the west. The boundaries are 1.8 metre high timber close-boarded fencing, leylandii hedgerow (average 2 to 3 metres high) and a beech hedgerow along the west boundary (average 6 to 8 metres high, including two silver birch trees). The garages are flat roof concrete sectional block construction. There is a vehicular access drive from Greenhill Road in-between numbers 152 and 154. Land levels rise up gradually from Greenhill Road to the site, which itself is virtually flat.

Provided a satisfactory form of development can be achieved there is no planning policy objection to proposals to redevelop the site for residential use which would also accord with the objectives of PPG3.



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Planning permission has been previously refused for redevelopment of the site, including at appeal, with two storey dwellings. That form of development would have resulted in harm to the character and appearance of the area and would have adversely affected the amenity of the occupiers of adjoining dwellings. The current proposal is for two number two bedroom semi-detached single storey bungalows laid out approximately on the footprint of the existing garage block (in fact slightly wider, but shorter). Parking and turning provision is made at the top of the access drive with separate private gardens to each bungalow on the south and east sides of the buildings.

Though set back behind existing dwellings the long, narrow layout and footprint of the buildings is indicative of the 'grain' of adjoining development along Greenhill Road. Despite the elevated site level, single storey design means that there will not be overlooking of adjoining gardens, especially having regard to existing boundary treatments and proposed new landscaping. The roofs of the bungalows will be visible in views from adjoining gardens but are hipped away from these gardens with a modest pitch and will not therefore be overbearing. The previous appeal Inspector highlighted that visibility at the junction of the access road and Greenhill Road could be better but that it was not in itself a reason to refuse permission to redevelop the site. The proposal will generate less traffic than would the potential use of the existing garages. In view of this there is no justification for a highway objection to use of the existing access drive to serve the new bungalows. To protect a silver birch tree off-site to the west, the applicant has agreed to pile foundations which is acceptable in principle. Details of foundation design will be conditioned for prior approval. Also conditioned for prior approval would be submission of details of chimney(s) or other flue(s) to break up the visual appearance of the roof. The proposal results in an equivalent density of 40 dwellings per hectare, in the middle of the 30 to 50 per hectare range set out in PPG3 and appropriate given the relatively sustainable location of the site.

Redevelopment of this site also presents an opportunity to safeguard the potential to establish a future pedestrian link from Greenhill Road to Chilbolton Avenue. The applicant has agreed to enter into a legal agreement to grant an unobstructed public right of way across part of the site (along the south and south-east boundary) should terms be agreed with the owner/developer of adjoining land. A proposed bike store will need to be relocated further into one of the proposed new gardens to achieve this and can be dealt with as a minor amendment.

**Recommendation**

THAT PROVIDED THE APPLICANT:

(i) IS PREPARED TO MAKE APPROPRIATE PROVISION FOR PUBLIC OPEN SPACE THROUGH THE OPEN SPACE FUNDING SYSTEM; AND

(ii) ENTERS INTO A SECTION 106 LEGAL AGREEMENT IN A FORM TO BE AGREED BY THE CITY SECRETARY AND SOLICITOR TO SAFEGUARD A POTENTIAL PUBLIC RIGHT OF WAY THROUGH THE SITE,

THEN PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

**Conditions/Reasons**

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

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development 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.

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

03 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

04 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

04 Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

05 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C or E; of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

05 Reason: To protect the amenities of the locality and to maintain a good quality environment.

06 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.

06 Reason: To protect the amenities of adjoining properties during the construction period.

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07 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.

07 Reason: In the interests of highway safety.

08 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

08 Reason: In the interests of highway safety.

09 The parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

09 Reason: To ensure the provision and retention of the parking spaces in the interests of local amenity and highway safety.

10 Details of any floodlighting and/or street lighting to be provided on the site shall be submitted to and approved in writing by the local planning authority prior to installation. Installation shall be in accordance with the approved details.

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

11 During construction any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

11 Reason: To prevent pollution of the water environment.

12 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from the parking areas and hardstandings shall be passed through trapped gullies to BS5911:1982 with an overall capacity compatible with the site being drained.

12 Reason: To prevent pollution of the water environment.

13 Prior to any development commencing details of chimney(s), vent(s) and external flue(s), and details of the re-siting of the bike store to bungalow No.1, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

13 Reason: In the interests of amenity.

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**Informatives**

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

Hampshire County Structure Plan Review: UB1 UB3 T4 T5 T12 H7 H11 R2 E1 E2 E8 E19  
Winchester District Local Plan Proposals: EN5 EN7 EN8 EN9 EN13 EN16 H1 H7 RT3 RT4  
T8 T9 W1 W5  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1 DP3 DP4  
DP5 DP6 DP9 DP13 DP14 H2 H7 RT3 T4 T8 W1

02. Under the terms of the Water Resources Act 1991, the prior agreement of the Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

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Item	<b>Parish</b>	Winchester Town
<b>17</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/00224/FUL
	<b>Ref No:</b>	W16187/06
	<b>Date Valid:</b>	27 January 2003
	<b>Grid Ref:</b>	446736 128888
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Landseer Estates Ltd
	<b>Proposal:</b>	Redevelopment to provide three storey terrace of 3 No four-bedroom houses with basement garaging linked to semi detached pair of three-bedroom houses by 6 No. two-bedroom flats and detached three bedroom house, associated garages and landscaping
	<b>Location:</b>	Enniskerry Sleepers Hill Winchester Hampshire SO22 4NE
	(As amended by plans	received on 7 May 2003

**Representations**

**87**

**Officer Report**

**History**

WIC2023	Change of use to Nurses Home: Permitted 1957.
W16187	Change of use from nurses home to residential home. Permitted 14-02-00.
W16187/01	Three storey and single storey rear extension (OUTLINE) Refused 13-04-00. Appeal dismissed 07-08-00.
W16187/02	Extensions to provide additional residential accommodation (OUTLINE). Permitted 14-02-01.
W16187/03	Removal of condition 5 of Planning Permission W16187 (no more than 14 bedrooms shall be provided in total) to increase from 14 rooms to 16 rooms: Permitted 6-08-01.
W16187/04	Approval of reserved matters and modification to W16187/04 Two storey extension and conservatory to residential home: Permitted 6-08-01.
W16187/05	4 No. four bedroom, 4 No. three bedroom and 4 No. two bedroom dwellings with associated garages: Refused July 2002.

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**Policies**

Development plan

HCSP(R) UB3, H6, H7, E16, T4, T5, R2

WDLP H.1, H.7, EN.1, EN.4, EN.5, EN.8, T.8, T.9, W.1, RT.3,

Emerging Development Plan

WDLP Review Deposit and Revised Deposit H.2, H.5, H.7, DP.1, DP.3, DP.4, DP.5, DP.6, RT.3, T.4, W1

Other material considerations:-

Supplementary Planning Guidance "Achieving a Better Mix in New Housing Developments". PPG'S, 1, 3, 13 and "By Design"

**Consultations**

Engineers:- Further to my previous consultation response, I have now received further amended plans. The first drawing shows undercroft parking, and the access leading down to the spaces. The applicant is showing a gradient of 1 in 10, which is acceptable.

With regard to the cycle parking the applicant is showing two cycle stores either side of the main entrance to the flats, which is as requested. The details of the cycle parking have not been submitted however, although I do not doubt that adequate cycle parking can be achieved. I consider that details should be submitted, but this can be dealt with by condition.

In view of the above I now have no highway objections to this application, subject to the following conditions, H020, H150, H190

Landscape:- The proposed development occupies a site which is terraced into a slope with a south-east aspect, with access at the higher level. The Sleepers Hill area is well treed, which gives this part of the city a special character (EN1 applies) and being visible in distant views W1 applies in recognition of its contribution to the setting of the city,.

Following a site meeting with the applicant, his architect and arboricultural consultant, the following additional information has now been provided to clarify the areas of concern that were initially identified. These were in regard to existing and proposed site levels, cut and fill. A full Tree survey with information and recommendations in line with BS5837 and a tree impact assessment clarifying the trees to be retained and removed; tree protection (no-go areas, fencing, matting, working areas, construction techniques etc) method statement and means of mitigation. Long term management proposals for trees, mitigation and planting proposals.

The amended plans have now provided additional levels information including contours and sections to show how the proposed development will impact on the site. A schedule of existing trees and proposed works together with a method statement and plan for tree protection is also provided. This has now mostly addressed the aforementioned requirements and clarifies that the development can be achieved without serious consequence to the existing tree cover subject to appropriate care at construction stage and subsequent management and new planting which can be covered by appropriate conditions. The protective fencing should be extended to include the proposed parking / turning area that is to be surfaced with 'Geoweb' until this area is laid in order to avoid compression of roots and damage to canopy. The protection should be retained throughout groundwork and construction.

Arboriculture: The tree survey indicates that T7 a poor quality beech adjacent the existing garage is to be removed but replacement trees are proposed in the NW corner of the site to continue the existing avenue of beech trees along the northern boundary of the site.

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The other tree proposed to be felled is T21 a poor quality pine near the entrance and some crown lifting is proposed to trees T1, T2 & T6. The other trees are all proposed to be retained and protected by fencing during construction works, where parking/turning areas are beneath the canopies specialised construction methods are proposed to avoid damage to the root zones of these trees. It is recommended that a watching brief be required in respect of these works.

Environment Agency:- No objection subject to conditions.

Southern Water: The point and details of the proposed connection to the public sewer will require the formal approval of SWS Ltd. There are no public surface water sewers in the vicinity of this site. No surface water should be discharged to the public foul sewer as this could cause flooding to downstream properties.

Architects Panel:- This is a well-wooded area, which places the existing house in a secluded setting. It is proposed to demolish the existing house and replace with 3 town houses linked to a curved block which in turn links to a pair of houses, followed by a detached house to produce a group of buildings. A previous scheme was refused because of its adverse impact on the locality and traffic generation. This scheme offers more of a housing mix. The panel support the concept of the scheme and feel that architecturally this represents an improvement on the previous scheme, both in terms of site layout and house design.

### **Representations**

City of Winchester Trust - This seems an intriguing layout that should avoid damage to the important trees on the site. However it is not possible to completely understand where the new buildings are to be positioned because no site plan of the proposed development is included in the documents being considered, information that is rather crucial because of the geometry of the buildings. While appreciating the concept of mixing design styles to make the components seem smaller so that a development of this density would be acceptable on a restricted site such as this, the Trust regrets that a more contemporary scheme has not been proposed.

It is however wondered how a development with the same number of units as the previous application is acceptable, when one of the reasons for refusing the earlier scheme was that Sleepers Hill in its present condition is unsuitable for the amount of traffic that would be generated, as are the substandard junctions with Romsey Road and Airlie Road. These local conditions have not changed.

Sleepers Hill Association. Object on the following grounds

- (i) The development would have an over dominant impact in relation to the existing character of the locality.
- (ii) The substandard junctions with Romsey Road and Airlie Road are inadequate to accommodate the additional traffic arising from the development.
- (iii) Sleepers Hill remains unsuitable in its present condition to take the type and amount of traffic likely to be generated by the proposal,
- (iv) The form of development is still not sufficiently complementary to the retention and enhancement of the character of the site and its setting or the amenities presently enjoyed by neighbouring properties.
- (v) The proposal represents a form of development that is not in sympathy with the appearance and character of the local environment and appropriate in scale, mass, layout and siting both in itself and in relation to adjoining buildings spaces and views.
- (vi) The affordable units would not be affordable
- (vii) The density conflicts with the Councils stated aim of limiting the density to 22 dph. The application contravenes planning guidelines and should be rejected.

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Additionally some 22 individual representations have been received. These cover all aspects of the development but principally consider the proposal to represent over development of the site, to the detriment of the unique character of the area. The likely traffic generation to be unacceptable / dangerous given the unadopted nature of Sleepers Hill, which has no proper footpaths and substandard junctions. Site levels and vegetation not properly considered. Adverse impact on existing trees / vegetation and wildlife, adverse impact on amenities of existing residents, obstruct sunlight to adjoining properties, height, scale and design out of keeping with character of area, lack of mains drainage undesirable, precedent, contrary to EN.1 policy and undesirable urbanisation of an existing semi-rural character.

**Assessment**

Enniskerry is a large house set in a large mature plot on the northern side of Sleepers Hill adjacent to George Eyston Drive. The house is located in the north west part of the site and is set at an angle with its principal aspect to the south east over a tree enclosed large terraced garden and it has a two-storey wing that projects towards the north west corner of the site.

The site is generally contained within a perimeter of mature trees and hedges and falls west to east to its boundary with George Eyston Drive. The access sweeps into the site along the western boundary to a parking area and entrance on the north west side of the house where a modern detached double garage has been built. The house, which was formerly used as a nurses home, has red brick elevations and a plain clay tiled roof with dormers and sits on the highest part of the site facing over terraced lawns and has considerable tree cover to the south and west.

The proposal seeks to redevelop the .492 hectare site to provide 12 units comprising three x 4 bed houses, three x 3 bed houses and six x 2 bed houses, which gives a housing mix of 50% smaller units. The gross site density is 41 dwellings per hectare if allowance is made for the undevelopable areas that arise due to the tree cover, which is largely the subject of TPO's. This reduces the developable area of the site to .29 hectares according to the applicants supporting statement but if calculated on the basis of the total .492 hectare site area the density is 24.35 dwellings per hectare.

The tree protection zone is indicated on the layout drawing 4047/P/30B. The site itself slopes approximately 6 metres from east to west with a 2 metre high grass bank across much of the centre part of the site. To the west of the site the incoming drive has been cut into the slope together with the area on which the existing building stands.

The new buildings take up a similar footprint to the existing house together with the approved but not implemented extension for care home use (W16187/04). The proposal is for a cohesive terrace surrounding the existing open lower garden area. The housing comprises of three four bed town houses in a three-storey block with basement parking linked by a three storey curved terrace of six two bed apartments to a pair of two-storey semi-detached three bed houses that are set at right angles to the main block. A further detached three-bed house adjoins the semi-detached pair and a curved car port block is cut into the bank in the north east corner of the site. The main block starts on the high ground and then steps down the site on the northern side. The three storey blocks are some 600mm lower than the existing ridgeline of Enniskerry so views from St Catherines Hill would not change.

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The four bed houses are three storey plus basements, which contain tandem garages store and utility rooms. All the houses have elevations of red/blue stock brickwork sitting on a base of artificial stone. The parapet is to be rendered. All windows are aluminium powder coated or timber painted. Sills are of artificial stone, head features powder coated aluminium flat projecting 200mm. Entrance canopies are to have lead covered boarded roofs with tubular metal supports on to a dwarf wall. Garage doors will be of painted softwood with added grid pattern. The roofs are of natural slate with lead covered ridge.

The central curved terrace of 6 flats will be of rendered finish rather than brick and with a sandblasted glass canopy over the entrance flanked by a cedar boarded cycle store. The car ports are to have a dark green finished corrugated steel covered lean-to roof with trellis to accept trailing plants and boarded sides.

Both the four and three bedroom blocks have bold glass screen balcony features with glazed canopies over facing onto the terraced lawned area.

Following the refusal of a previous application and in response to concerns about detailed aspects of this application additional supporting information has now been provided.

Firstly, it has been demonstrated to the satisfaction of the Engineers that the traffic generation arising from this proposal will not be materially different to that which would have arisen for the permitted residential care home use such as to warrant refusal of the application. Amended plans have now also addressed the parking, cycle storage and levels concerns.

Secondly, a detailed tree survey and Arboricultural impact assessment and method statement has been submitted in support of the proposals. This indicates that with appropriate measures and tree protection provisions the development can be undertaken without undue harm arising to the existing trees. Furthermore, the need for a management programme to maintain the existing trees and for landscaping proposals to ensure the development is integrated satisfactorily with the existing character of the hillside is covered respectively by the recommended legal agreement provisions and conditions.

The proposal keeps the essential open part of the site by virtue of the siting proposed but does involve raising the existing garden area due to the deposit of excavated material. This is to be carefully graded to avoid any detriment to the existing trees. The four storey height of the 4 bed houses is achieved by dropping the basement level to take advantage of the site form by way of excavation and although appearing dominant in elevation, as the section shows is lower than the existing house. However the parapet form is higher than the existing eaves line.

The three bed houses 4, 5 & 6 are two-storey, although with the roof space providing second floor bedrooms served by dormer windows behind the parapets. These houses are stepped down the site to reduce the impact on the amenities of the adjoining houses Magna and Winter Wood in George Eyston Drive. The proposed houses are set 16m away from the rear boundary and the existing rows of beech trees afford screening to the neighbouring houses. They occupy the same footprint as the previously approved extension to the care home but house 6 extends the area further to the east by approximately 9 metres. The height is also comparable to that of the previously approved extension.

The proposals are now considered acceptable.



**Recommendation**

THAT PROVIDED THE APPLICANT:

(i) IS PREPARED TO MAKE APPROPRIATE PROVISION FOR PUBLIC OPEN SPACE THROUGH THE OPEN SPACE FUNDING SYSTEM;

(ii) ENTERS INTO A SECTION 106 AGREEMENT TO THE SATISFACTION OF THE CITY SECRETARY AND SOLICITOR IN RESPECT OF:

(a) THE PROVISION AND LONG TERM MAINTENANCE OF LANDSCAPED AREAS OF ALL COMMUNAL OPEN SPACE TO INCLUDE THE MANAGEMENT OF TREE COVER IN ACCORDANCE WITH AN APPROVED THE MANAGEMENT PLAN;

THEN PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

**Conditions/Reasons**

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

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

02 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

The details of materials/treatment to be used for hard surfacing.

- The layout of foul sewers and surface water drains.
- The alignment, height and materials of all walls and fences and other means of enclosure.
- The provision to be made for the storage and disposal of refuse.
- The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.
- Access facilities for the disabled.
- The detailed design of the cycle storage facilities, car ports and refuse storage enclosures.

02 Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

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03 Before development takes place 1:50 scale drawings of all plans (including roof plans), elevations, sections; and 1:20 scale drawings of typical detail for doors, windows, chimneys, eaves, rainwater goods, garage doors, balconies, ramps, street lighting, boundary walls, and other external furniture, shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the development is occupied unless otherwise agreed in writing by the Local Planning Authority.

03 Reason: In the interest of visual amenity.

04 Before the development hereby approved is commenced a schedule providing details of the type, colour, texture and finish of all facing and roofing materials shall be submitted and sample panels of all external finishes shall be provided on site and agreed in writing by the Local Planning Authority. The development hereby approved shall be carried out in accordance with the approved details.

04 Reason: In the interest of visual amenity.

05 Before the development hereby approved is commenced a schedule, including plans and details showing the type, colour and finish for all hard surfacing materials and the type, height and finish for all fencing or other means of enclosure, including as necessary sections for any retaining walls or structures, shall be submitted to and agreed in writing by the Local Planning Authority. The development hereby approved shall be carried out in accordance with the approved details.

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

06 Before the development hereby approved is commenced details of the areas to be used for the storage of construction materials, plant and equipment, contractors huts and vehicles, spoil storage and any other temporary use or works and the arrangements and timing for reinstatement of such areas shall be submitted to and approved in writing by the Local Planning Authority.

06 Reason: To ensure that the development is undertaken in a satisfactory manner and that such provision is sited so as to avoid any harm to retained trees and to minimise visual harm on the character of the area.

07 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.

07 Reason: In the interests of highway safety.

08 The parking spaces/garages hereby approved shall not be used for any other purpose than the parking of cars.

08 Reason: To ensure the provision and retention of the n the interests of local amenity and highway safety.

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09 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

09 Reason: To ensure the permanent availability of parking for the property.

10 No development shall commence until detailed plans of all service trenches showing their positions relative to the tree survey have been submitted to and approved in writing by the Local Planning Authority.

10 Reason To ensure that satisfactory measures are taken to protect the existing trees on the site to be retained.

11 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 4 metres from the tree trunks in accordance with BS 5837.

11 Reason: To retain and protect the trees, which form an important part of the amenity of the area.

12 The developer shall afford access at all reasonable times to an Arboricultural Consultant nominated by the Local Planning Authority and shall allow them to observe the works being undertaken in the tree protection zones and to give advice where problems arise as a result of the development hereby approved. Notification of the commencement date and information as to who the consultant should contact on site shall be given to the Local Planning Authority in writing not less than 14 days before the commencement of any development or site preparation works.

12 Reason To ensure that satisfactory measures are taken to protect the existing trees on the site to be retained.

13 No development shall take place until full 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 proposed finished levels, boundary treatment, hard surfacing materials, a specification of tree and shrub planting, including species, density, planting size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives written consent to any variation.

13 Reason To ensure the development contributes to maintaining the character of the area and In the interests of improving the visual amenity of the locality.

14 Details of the siting and design of any external meter boxes/metal ducting/flues/burglar alarms/rainwater goods 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.

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14 Reason To ensure the development contributes to maintaining the character of the area and in the interests of the visual amenity of the locality.

15 The two bedroom dwellings hereby permitted shall be retained as two bedroom dwellings and at no time shall works be carried out to form three or more bedroom dwellings.

15 Reason: To ensure that the provision of smaller dwellings and the Councils policy on achieving a better housing mix in accordance with development plan housing policy, Supplementary Planning Guidance and PPG3 is not compromised by the formation of larger properties.

16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

16 Reason: To protect the amenities of the locality and to maintain a good quality environment.

17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows or dormer windows; other than those expressly authorised by this permission shall, at any time, be constructed in any elevation of buildings hereby permitted.

17 Reason: To protect the amenity and privacy of the adjoining residential properties.

18 All surface water from roofs should be piped to an approved surface water system using sealed downpipes. Open gullies should not be used.

18 Reason: To prevent pollution of the water environment.

19 During Construction, any facilities for the storage of fuels shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% capacity of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% the capacity of the largest tank or 25% of the total capacity of all tanks whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes must be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground.. Associated pipework shall be located above ground and protected from accidental damage.

19 Reason: To prevent pollution to the water environment.

**Informatives**

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

Hampshire County Structure Plan Review UB3, H6, H7, E16, T4, T5, R2

Winchester District Local Plan Proposals: H.1, H.7, EN.1, EN.4, EN.5, EN.8, T.8, T.9, W.1, RT.3,

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Emerging Development Plan

WDLP Review Deposit and Revised Deposit H.2, H.5, H.7, DP.1, DP.3, DP.4, DP.5,  
DP.6, RT.3, T.4, W1

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

03. No materials should be burnt on site, where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.

04. Under the terms of the Water Resources Act 1991, written approval of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of sewage or trade effluent from buildings or fixed plant into or onto the ground or into waters which are not controlled waters. Such approval may be withheld. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters). The applicant is advised to contact Hampshire and Isle of Wight Area Office (Environment Management Team Itchen) to discuss this matter further.

05. Under the terms of the Water Resources Act 1991, the prior agreement of the Environment Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

06. The applicant is advised that a licence will be required to carry out highway works. Please contact: The Engineering Services Manager, Engineering Department, Winchester City Council, Winchester, (Telephone: 01962 848326).

07. Any above ground oil storage tank should be bunded in accordance with the Environment Agency's Pollution Prevention Guideline No 2 - Above Ground Oil storage Tanks.

08. Any proposed soakaway must be so placed as to have no deleterious effect on neighbouring properties.

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Item  
**18**

<b>Parish</b>	Itchen Valley
<b>Conservation Area:</b>	
<b>Case No:</b>	03/00785/FUL
<b>Ref No:</b>	W00409/08
<b>Date Valid:</b>	24 March 2003
<b>Grid Ref:</b>	450046 131006
<b>Team:</b>	EAST
<b>Case Officer:</b>	Mr Peter Eggleton
<b>Applicant:</b>	Geoffrey W Wheeler
<b>Proposal:</b>	Change of use of redundant farm building to office use (class B1a)
<b>Location:</b>	Mansard House Easton Lane Easton Winchester Hampshire SO21 1DQ

**Representations**

**3**

**Officer Report**

**History**

W409/ 1, 2, 3 and 7 relate to the original house  
W409/4 Agricultural workers dwelling refused 17/3/1986  
W409/5 Agricultural dwelling appeal allowed 13 November 1987  
W409/6 Details of agricultural dwelling approved 8 February 1988  
WLDC293 Occupation of dwelling without compliance with agricultural occupancy condition of planning permission W00490/06 approved 11/04/2002.

**Policy**

Development plan

Hampshire County Structure Plan Review : UB3, C1, C2, EC3, EC4

Winchester District Local Plan : Proposals : E.2 C.1, C.2, C.12, C13, EN.5, EN.7, T.8, T.9, T11

Emerging development plan

Winchester District Local Plan Review: Revised Deposit 2003: DP.3, C.1, C.6, C.15, C.16

Other material considerations

PPG4, PPG7, PPG 13

**Consultations**

Highways: No highway objections subject to condition relating to visibility to the north being improved. The size of the building would normally require the provision of 6 parking spaces but only 3 are provided, however given the land available between the building and the highway this is unlikely to result in safety issues. PPG13 encourages B1 uses in accessible areas, however given the advice in PPG7 on the re-use of rural buildings it would be difficult given the likely small increase in traffic levels to justify a refusal.

Environment Agency: No objection but recommends conditions and informatives.

Drainage Engineer: No objection subject to the requirements of building regulations and the Environment Agency

**Representations**

Itchen Valley Parish Council: Object - Concern about the water supply to the properties being adequate if further development takes place. The property is in the ASLQ and the Itchen Valley Countryside Heritage Area and within the National Park proposed boundary not an area appropriate for industrial use.

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The landscape appraisal for Chilcomb and Easton Downs Area already considers the area to be heavily degraded. Would prefer to see the property looked at as a whole to allow traffic, noise and the effect on adjoining properties to be considered as there appears to be an assortment of non-agricultural activities on the site at present. If consent is granted there should be a condition to ensure the building can only be used in association with the occupants of Mansard House as it is understood that it is for the applicant's daughter. We would not like to see the holding sub-divided into small units creating demand for more living accommodation as the house itself was permitted as a farm house but is now run as a bed and breakfast. If the use is not tied to Mansard House the parking provision may not be sufficient. We would like to see a condition imposing restricted external illumination and security lighting to minimise light pollution in the countryside.

**Assessment**

In 1987, on appeal, the Planning Inspectorate granted permission for the erection of a farm house which effectively resulted in the main house, Winnall Cottage Farm, being sold off from the land and farm buildings. The farm house, now known as Mansard House, was permitted to provide supervision of the egg production business which was at that time carried out in the farm buildings, one of which is the subject of this application.

In 2002 a lawful development certificate was granted which accepted that the house had not been used in association with an agricultural use since it was built in April 1989, that the land had not been used for the production of eggs since 1989 and the occupants had been employed in businesses other than agriculture.

This application relates to the use of one of the buildings formally used as part of the egg business. A change of use is sought for its use as an office. Government advice and local plan policy facilitate such a change of use subject to parking, access etc. In this case there are no concerns regarding parking and access sight lines can be achieved and controlled by condition. The site is however in an unsustainable location in that it would rely on private vehicles.

The only concern relating to this application is linked to the potential to use other buildings for some industrial type use. It is important to consider the entire holding and its implications for the road network and sustainability. In this case the land remains in agricultural use as it is grazed by a neighbour's cattle. The other buildings are used as two workshops, one is used by the applicant, on a hobby basis. The second larger building to the west of the site is used by a single occupant for the restoration of classic cars. There are also storage uses on the site with a number of small boats kept on site.

It appears that the low key use of the site in association with the use of the house and by friends of the applicant has been going on for some time without concern. From a planning view point this level of activity would be acceptable but there would be concern that more intensive uses didn't gain use rights which would be unacceptable in terms of the impact on the neighbouring property and in terms of the highway infrastructure and the remote location. To overcome this concern a condition is proposed which would restrict the use of the site to the applicant's personal use, not associated with a trade or business and that the western workshop be restricted to car restoration rather than repair or other industrial uses, by the current occupier. Any future uses would then require detailed planning permission and could be properly considered with regard to their impact.

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On the basis of the above mentioned condition, the highway condition and conditions required by the Environment Agency, it is considered that the proposal meets the requirements of the local plan policies and government guidance.

**Recommendation**

O - THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

**Conditions/Reasons**

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

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

02 Nothing over 0.6 metres in height above the level of the carriageway shall be erected or permitted to remain on the land hatched green on the approved plans.

02 Reason: In the interests of highway safety.

03 The building and parking area shall not be sold separately from the house and garden of Mansard House and the proposed parking area shall be constructed within 1 month of the first occupation of the office building.

03 To ensure that the land between the building and the highway remains in the same control to ensure that further parking space is available should the below standard provision prove to be inadequate and to ensure that parking and turning takes place off the highway in the interest of highway safety.

04 No operations, working or storage shall take place outside the building and the building shall not be subdivided for use by separate companies.

04 In order to protect the visual and general amenities of the area and close by residential property and because the site is in a remote countryside location inaccessible except by private vehicles, only limited parking is provided and the road network is not suited to increases in traffic movements.

05 The remainder of the site within the blue line of the application, excluding the curtilage of the residential property, shall not be used for any other purpose other than for agriculture, use in association with the residential use of Mansard House, use for out-side storage but only in accordance with an approved schedule and the use of part of the western barn for the restoration of classic cars by Colin Burcham only. A schedule of items stored outside and the area of the barn occupied by Colin Burcham, shall be submitted to and agreed by the planning authority prior to the first occupation of the building.

05 The site by virtue of its remote countryside location, proximity to neighbouring property and inadequate road infrastructure is only considered appropriate for low key, unobtrusive, low traffic generating uses, in the interests of sustainable development, highway safety and visual and local amenity.



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06 Details of any security or any other external lighting shall be submitted to and approved by the local planning authority prior to installation.

06 In the interests of visual amenity of the area

07 No sewage or trade effluent (including vehicle wash or vehicle steam cleaning) except site drainage shall be discharged to any surface water drainage system. Soakaways shall not be located in areas identified as contaminated land. All surface water from roofs should be piped to an approved surface water system using sealed downpipes. Open gullies should not be used. Inspection manholes shall be provided and clearly identified on foul and surface water drainage systems.

07 To prevent pollution of the water environment

**Informatives**

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

Hampshire County Structure Plan Review : UB3, C1, C2, EC3, EC4

Winchester District Local Plan : Proposals : E.2, C.1, C.2, C.12, C13, EN.5, EN.7, T.8, T.9, T11

Winchester District Local Plan Review: Revised Deposit 2003: DP.3, C.1, C.6, C.15, C.16

02. Under the terms of the Water Resources Act 1991, written approval of the Environment Agency is required for any discharge of sewage or trade effluent into waters which are not controlled waters. The applicant is advised to contact the Hants and IOW Area Office (Environment Management Itchen Team) for information.

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Item	<b>Parish</b>	Winchester Town
<b>19</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/00549/FUL
	<b>Ref No:</b>	W01292/26
	<b>Date Valid:</b>	3 March 2003
	<b>Grid Ref:</b>	446911 130187
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Linden Homes
	<b>Proposal:</b>	(AMENDED PLANS SHOWING CHANGE IN DEVELOPMENT FOOTPRINT) Demolition of existing retirement home and erection of 14 no. one, two and three bedroom flats with associated parking
	<b>Location:</b>	The Hermitage Retirement Home Cheriton Road Winchester Hampshire SO22 5HW
	<b>Case Officer:</b>	Mr Peter Eggleton

**Representations**

**62**

**Officer Report**

**History**

W1292/10 Change of use to home for elderly permitted July 1980

W1292/11 Conversion of stables/garage to unit of accommodation permitted January 1982

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W1292/12 First floor extension permitted May 1982  
W1292/13 Three storey nursing wing refused June 1983  
W1292/14 Two storey extension refused August 1983  
W1292/15 Three storey extension refused June 1985  
W1292/16 Two storey and single storey extension permitted September 1989  
W1292/17 Lift permitted February 1990  
W1292/18 Variation of occupancy condition in (W1291/11) permitted December 1988  
W1292/19 Extension to storage shed permitted November 1992  
W1292/20 Conservatory refused August 1994  
W1292/21 Conservatory approved January 1995  
W1292/24 Two storey side extension and raising of roof of Coach House refused 01/05/01  
W1292/25 Demolition of retirement home and erection of 14 dwellings refused 29 November 2002

**Policy**

Development plan

Hampshire County Structure Plan Review : UB3, T5, T6, H5, H7, H8 and R2

Winchester District Local Plan : Proposals FS.2, EN.1, EN.5, EN.4, EN.7, EN.8, RT.3, H.7, T.8, T.9, T.11 and T.12

Winchester District Local Plan Review: Proposal DP.1, DP.3, DP.4, DP.5, DP.6, DP.8, H.2, H.5, H.7, FS.6, RT.3, T.2, T.4, T.5, W.6.

Supplementary planning guidance 'Achieving a better mix in new developments'

**Consultations**

National Care Standards Agency: Confirmed that full requirements of Care Standards Act would be required if the home was to be re-opened.

Arboriculturalist: The impact appraisal submitted does not appear to indicate any major problems in relation to the tree cover on the site. The removal of one tree in G12 and T18 to development would not adversely impact on the amenity value of the area. Requires full arboricultural method statement giving details of the following: Protective fencing (type and position: Demolition of the adjacent buildings particularly in relation to T19; Method for the removal of part of the wall to allow the construction of parking spaces between T8 & T9; Construction of the bin and cycle store; Construction of the driveway, as this may have an impact on the trees either side. Drainage and services on the site can also adversely affect the trees if routed through tree protection zones, I would therefore recommend that we should ask for details at an early stage.

Landscape: The site is within the Berewecke Character Area, which is characterised by its spaciousness, scale and tree cover. It identifies very low-density development with large detached houses dating from Edwardian and inter-war periods, distinct sense of place, low impact skyline with much tree cover and chimneys.

In landscape terms, I would reiterate concerns for the general character of the area and setting, particularly regarding successful accommodation of existing site constraints and long-term retention of feature trees within proposals as shown.

The combined loss of the existing building of distinctive local character and reduction/disturbance of open space surrounds/setting due to replacement of larger footprint will impact on the character of the area. It will result in the loss of a building and valuable open space setting which is very much part of Winchester's heritage, even though it is not a Listed Building and is outside the Conservation Area.

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The car-park layout proposed at the front of the building does not sit comfortably where shown due to site constraints. This leaves insufficient space in visual or practical terms to provide a suitable landscape framework for the parking within the overall setting of proposed development. It does not provide an attractive environment. The isolated three parking bays fragment existing lawns, visually disrupting existing lawned open space and setting for trees and building, further eroding character. Lack of sensitivity re proposed standard width linear footpath and prominently sited bin and cycle stores. The proposed landscape scheme is not acceptable, a revised scheme including a method statement required including details of any importation of spoil and changes in levels.

Recommendation: Refuse EN1, EN7 and with reference to the following design and development principles 3.18, 3.19, 3.25.

Environmental Health: Recommends a condition requiring all details of noise attenuation within the developments to be submitted and approved prior to development and two informatives relating to hours of work and the burning of materials on site.

Highway Engineers: Accept principle of 14 units as the applicant has demonstrated through the submission of a transport assessment that the proposed use will generate less traffic movements than the existing use as a retirement/care home. The proposal shows 18 parking spaces, which is not ideal, however I feel I could not sustain a highway objection based on this amount, as there is parking available on street, albeit on a short term basis. The site is relatively well positioned for other modes of transport. The amended layout allows for smaller delivery vehicles to be able to turn within the site.

The bin storage has been relocated to Links Road so the refuse vehicle will be able to collect the rubbish from the public highway, the occasional large delivery vehicle will also be able to use this access without having to enter the site.

Forward Planning: I note the valuation information you have supplied, but FS.2 of the adopted Plan, and SF.6 of the Local Plan Review, seek to retain, in the first instance, a facility of value to the community on the site, as its last use was as a care home. It has been satisfactorily demonstrated that it would not be feasible to retain a care home on the site, given that it has already closed, and the site would not be large enough to accommodate a modern standard of facility. Although a number of other community uses appear to have been considered by approaching specific organisations, there does not appear to have been any attempt to market the site for an alternative community use, at a realistic community use value, and for a reasonable length of time. It is recognised that any site currently or most recently in a community use would almost always have substantially more value as a residential use, but then the site should be marketed at a reasonable price for community use first. The applicant has not carried out all that is necessary to demonstrate that an alternative community use could not be accommodated on the site. The proposal for residential use therefore fails to meet the requirements of FS.2(WDLP), or SF.6(WDLPR Revised Deposit).

Southern Water: The point and detail of connection to public sewer will require formal approval. There is no public surface water sewer and it should not be discharged to the foul sewer. A water supply can be provided.

Environment Agency: No objection in principle subject to 2 conditions relating to the disposal of foul and surface water and measure to prevent pollution during construction. One informative is suggested relating to Water Resources Act.

### **Representations**

61 letters of objection have been received raising the following concerns:

There is a shortage of accommodation for the elderly. It should be retained until such time as the Authorities require its closure.

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There will be a significant increase in traffic, the exit is already dangerous as is the mini roundabout on Stockbridge Road. There will be increased danger to pedestrians particularly school. The parking provision is inadequate and will result in parking on the street resulting in more danger.

The building is a fine structure that should be retained and if necessary converted not demolished. The characteristic use of flint should not be lost. The materials proposed are not in keeping with the area.

The proposal will introduce windows and balconies which will overlook nearby residential properties and the increase in activity will result in noise and disturbance. It would introduce a large blank structure close to boundaries and restrict light to existing properties.

The design is inconsistent with the area particularly its scale, mass, layout and siting both in its self and in its relation to adjoining buildings, spaces and views. It constitutes over development of the plot and would destroy the existing character which is worth preserving as it make up the diversity of development of Winchester. If approved there are numerous houses of similar size that would go the same way. Its design would detract significantly from the character of Links Road.

The proposal of 14 luxury apartments does not address any part of the housing need in Winchester. The character of the area is family homes. This development will just attract more commuters, changing the character of the area and exacerbating already difficult travel to London.

The proximity of the front of the development to mature trees is likely to lead to demands for their removal.

City of Winchester Trust: Objects: Justification for demolition has not been provided. The siting is better than the previous application and a more contemporary approach is acceptable. However the over-complicated design gives a rather frenetic flavour and makes it difficult to comprehend how the plans and elevations relate to each other on site. Perspectives and/or a model should have been included to evaluate how its mass and height would fit into the site and the surrounding neighbourhood.

The lack of landscaping remains an unsatisfactory aspect of the scheme, with the so called amenity area in fact being the space left over and the car parking still placed, unscreened by planting, at the top of the approach road so that rows of parked cars will be the first thing to be seen on entering the site. It is considered that a density of over 45 units per hectare is too high in relation to its context and requires the provision of too large a parking area.

Winchester has many large houses like the Hermitage that are vulnerable for demolition to make way for high density developments and the Trust considers it unacceptable that those in good condition should be destroyed unless there is absolutely no other alternative, otherwise before we realise what has happened, the intrinsic character of the City will be irreparably damaged.

Winchester Group for the Disabled: Steps should be avoided to front and rear doors, corridors should be wide enough for wheelchair use and lifts should be provided to upper flats.

### **Assessment**

The proposal is to replace the existing care home with 14 residential flats. Although the Hermitage is a building of some character with an attractive, spacious, well tree'd garden area it is not a listed building, it is not of a quality to warrant listing and it is not in a Conservation Area. The building does not therefore have any formal protection and could be demolished.

The replacement building proposed is of a contemporary design, its height is slightly lower than the existing, but it is situated closer to the south of the plot and Links Road. It has elements of three and two storeys and would provide a mix of 2 three bed flats, 8 two bed

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flats and 4 one bed flats. The existing bungalow in the grounds would remain. The original plans have been amended and supplemented to show 18 car parking spaces and a turning head, a bin store and cycle store and a revised orientation and minor detail changes to fenestration.

The assessment of the site has been considered in two parts. Firstly, the principle of housing development on the site needs to be considered in terms of the policies within the Local Plan relating to the loss of facilities. Secondly, if it is considered that the application overcomes the policy objections then the appearance, character, impact on amenities, highway implications and other matters normally considered for new housing developments need to be assessed.

Facilities: The Local Plan proposal FS.2 requires that proposals which result in the loss of a facility will not be permitted unless 'it is no longer practical or desirable to re-use the site or premises for another use likely to benefit the local community'. The applicant has submitted a detailed assessment of the viability of the site for re-use as a care facility. The report concludes that there would be a very limited market for such a facility and potential purchasers would be likely to have difficulties securing finance to acquire it. The applicant has provided a letter advising that the property was marketed by Christie and Co for six months as a Nursing/Care Home.

Proposal FS.2 does require an assessment of the potential to use the site for alternative 'facilities'. The applicant has addressed this matter in a series of letters and e-mails. They have identified that many of the facilities would not be suited to this location due to the impact on residential amenities and access constraints. They have identified that doctors surgeries and children's nursery type accommodation may be acceptable on the site. They advise that doctors list in the area are still open hence there is no demand for a new facility. With regard to children's private day nursery the applicant's have had a report prepared by Savills which identifies that if the site was to be used for such a purpose it would result in a land value of £350,000. They estimate that the house being used as a single dwelling would generate a value of the land in excess of £750,000 and on this basis consider a re-use of the site for this purpose would not be reasonable. Advice from the Forward Planning team is set out above, which considers that all the steps required to satisfy the policy have not been taken and therefore the application should fail on this basis.

Notwithstanding the conclusion regarding the loss of facilities the proposal also has to be considered on its planning merits. The site lies within the settlement policy boundary of Winchester where the re-development of previously developed land for housing is accepted, subject to provisos. Development should accord with PPG3 and PPG1 in terms of density, design, character and layout and PPG13, and PPG17 in terms of access, parking and open space provision.

The site has an area of 0.3114ha. The proposal represents a density of 48 dwellings per hectare which is at the higher end of government guidance. The area of the site that can be developed is restricted by the large trees on the site.

However, the units proposed include a large number of smaller units which reduces the amount of area required to achieve that density. The site is 1km from the railway station so a higher density would be expected provided it can be accommodated within the constraints of the site.

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The housing mix proposed exceeds the minimum requirements of the Council's Supplementary Planning Guidance and by providing a high proportion of one and two bed units addresses the identified shortages and changing household requirements of the area as required by both the Council and Government policy. The number of new dwellings does not trigger a requirement for affordable housing under the adopted plan. The Local Plan Review is seeking some provision on sites such as this but given the lack of weight that can be attributed to that plan, there is effectively no requirement on the developer to make any provision.

An important feature of the site and its character are the numerous mature trees which are all protected by a tree preservation order. All important trees on the site are being retained. In addition to the mature trees, the openness and spaces around the existing building and the existing building itself make an important contribution towards the character of the site and the area around it. The design does retain some open space between the development and 4 Links Road to the east, the two storey element helps to reduce the bulk in this area. The building is set further forward in the site so it is more imposing on Links Road even though its overall height is similar (slightly lower) than the existing building. To the west of the site the existing building is located close to the boundary so from Links Road the impact on space around the building is not significantly changed. The longer views of the site from the south will continue to have a back drop of large trees behind the building and the building itself will be obscured in the view by the retention of the mature trees close to Links Road.

The appearance of the building has been designed as a contemporary structure with brick and render walls and tiled roof and the inclusion of large glazed windows and panels. The design is considered to be a considerable improvement over a previous submission which attempted to mimic more traditional design elements. The appearance of the proposal is obviously a subjective matter but this design is considered to be of an acceptable quality that will complement the character of the area from Links Road.

There are two proposed structures on the site which provide accommodation for rubbish bins and bicycle storage. As separate structures they do not add to the quality of the proposed environment, however they are designed as low profile brick and tile structures. The bin store will sit behind the hedge onto Links Road and as such will have limited impact. The cycle store is located within the site close to the parking area and will not be visible from outside the site.

The character to the rear of the property would be considerably affected by the development. The need for 18 parking spaces and a turning area result in a considerable area being required to the detriment of the garden area and the lawns. The lack of available space makes the opportunities for effective landscaping very limited. The area will be dominated by parking and turning and the imposing three storey elevation of the rear of the building will not be reduced by planting. The lawn area will be fragmented and low level branches on existing trees may need to be raised. The erosion of the existing character in this area primarily affects users of the site itself, although there will be views into the area from neighbouring properties.

The changes to the site from the perspective of adjoining properties needs to be considered in terms of overlooking, overshadowing, loss of outlook and the change in character of their properties. In terms of overlooking and privacy the proposal has been designed to avoid or minimise impact. Windows in the side of the development looking towards the west and east are either obscure glazed or are high level. The windows facing Links Road do not

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generally look over other properties and views towards the front gardens of 4 Links Road and the Garden House are at quite obscure angles. The front balconies, which are quite small in size, are set into the front elevation reducing any potential impacts from overlooking and noise. To the rear of the proposal primary windows particularly in the three storey elements will look over the parking area but also have views over the rear gardens of properties on Walnut Grove and oblique views towards those properties. Although the distances are quite significant the relationship is not considered acceptable particularly from the second floor windows. The applicant's have offered to obscure glaze part of the windows but this is not considered to be a satisfactory solution.

There will be considerable changes to the outlook from adjoining properties compared to that enjoyed now. The Garden House, to the west, has its rear aspect already affected by the three storey Hermitage. The revised plans slightly re-orientates the footprint, allowing for the continued development of the yew which reduces the impact on the Garden House.

Number 4 Links Road is to the east of the proposal. The two storey element extends much closer to the side boundary than the Hermitage. The gap between the two buildings is reduced to 7.5 metres. There are no windows in the side elevation of 2 Links Road closest to the Hermitage. The windows which face north will have the new 2 storey structure in their line of site beyond the boundary planting but this impact is not considered to be significant. The orientation of these buildings has led to concerns about overshadowing.

Shadow diagrams have been submitted as part of the application that demonstrate that the proposal will not result in significantly more overshadowing than is currently experienced due to the existing building and trees on the site.

The property that shares the access to the Hermitage, Chestnuts, is to the east of the development. It has windows that look towards the development and a private garden area to the rear. As there are no new primary windows facing this property the loss of privacy and overlooking is not significant. There will be activity to the front of the property from passing cars and vehicles along the shared private access but this is not considered likely to have an unacceptable impact on the property.

The properties on Walnut Grove back onto this proposal and will have clear views of the proposal. The retention of the Yew tree in the rear garden of the Garden House will soften the view of the three storey side elevation particularly for number 3. Further north, numbers 5 and 7 will have clear views of the rear elevation and the side of the rear projection. The parking area will introduce more activity and noise than is currently experienced, it is considered that given the distances this will not significantly impact on noise levels within properties but will increase noise to the rear gardens at specific times.

Open space provision would not be expected to be provided on a site of this size and as such a contribution would be expected in accordance with proposal RT.3 of the Local Plan.

Conclusion: The proposal has sought to maximise the use of the land in order to achieve 14 new dwelling units on this site. This has not been achieved without compromise with regard to the impact on the character of the neighbourhood and the amenities of neighbouring properties.

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The proposal does retain all healthy trees other than a cherry tree which could in any event benefit from suitable replacement. The building has been designed to prevent overlooking and loss of privacy and this has been achieved apart from the overlooking of the rear of 5 and 7 Walnut Grove.

The scale of the proposal is such that the spacious feel around the development is lost, the development is built very close to the import trees and the developed area for the building and parking leaves little in terms of quality amenity area. A reduced scheme would provide for a better planned and more attractive environment and retain the important characteristics of the site. The applicant has endeavoured to minimise all impacts and provide a high quality of built design, however on balance it is considered that the proposal is an over development of the site.

**Recommendation**

O - THAT PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASONS:-

**Conditions/Reasons**

01 The applicant has failed to demonstrate that the site cannot be re-used for a community facility, the property has not been marketed for such a use and as such the proposal is contrary to proposal FS.2 of the Winchester District Local Plan and FS.6 of the Winchester District Local Plan Review Revised Deposit 2003.

02 The scale of the development, its footprint and its parking requirements result in an over-development of the site to the detriment of the appearance and character of the area and to the amenities of the adjoining residents. The amenities of residents are further reduced by the overlooking of properties in Walnut Grove. The failure to integrate bike parking and bin storage into the development reduces further the quality of the proposal. The proposal is contrary to policies UB3 and E8 of the County Structure Plan 1996 - 2011 (Review) and proposals EN.1, EN.5, H.1 and EN.7 of the Winchester District Local Plan and proposals DP.3, DP.5, H.3 and C.6 of the Winchester District Local Plan Review Revised Deposit 2003.

03 The applicant has failed to demonstrate due to a lack of full levels details and a full arboricultural method statement, that the proposal will not result in damage or detriment to the trees and hedges within the site which are important to the amenity and character of the area contrary to policy E.8 of the County Structure Plan 1996 - 2011 (Review) and proposals EN.1, EN.5 and EN.7 of the Winchester District Local Plan and proposals DP.5 and C.6 of the Winchester District Local Plan Review Revised Deposit 2003.

04 The proposal is contrary to the policies of the Hampshire County Structure Plan and 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. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan and the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.



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**Informatives**

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

Hampshire County Structure Plan Review : UB3, T5, T6, H5, H7, H8 and R2

Winchester District Local Plan : Proposals FS.2, EN.1, EN.5, EN.4, EN.7, EN.8, RT.3, H.7, T.8, T.9, T.11 and T.12

Winchester District Local Plan Review: Proposal DP.1, DP.3, DP.4, DP.5, DP.6, DP.8, H.2, H.5, H.7, FS.6, RT.3, T.2, T.4, T.5, W.6.

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Item	<b>Parish</b>	New Alresford	
<b>20</b>	<b>Conservation Area:</b>		
	<b>Case No:</b>	03/00954/FUL	
	<b>Ref No:</b>	W18308	
	<b>Date Valid:</b>	11 April 2003	
	<b>Grid Ref:</b>	458421 131734	
	<b>Team:</b>	EAST	<b>Case Officer:</b> Mr Peter Eggleton
	<b>Applicant:</b>	Mrs P Palmer	
	<b>Proposal:</b>	Single storey front extension and conservatory to rear	
	<b>Location:</b>	25 Hasted Drive Alresford Hampshire SO24 9PX	

**Representations**

None

**Officer Report**

**History**

The original consent for this housing development removed permitted development rights.

**Policy**

Development plan

Hampshire County Structure Plan Review (1996 - 2011) Review UB3

Winchester District Local Plan EN.5

Emerging development plan

WDLP Review Deposit and Revised Deposit 2003 DP.3

**Consultations**

None.

**Representations**

New Alresford Town Council: Object to the front extension only. Each house has retained a similar frontage - character of this side of Hasted Drive would be adversely affected by this proposed extension.

The Alresford Society: Strongly opposed to the application. If the front porch were extended to cover the full width of the property it would throw out of balance the whole continuity of design of the houses either side of number 25. It would be detrimental to the estate as seen from the road. If allowed it would encourage other similar extensions which would be even more harmful to the estate, which we feel should remain as originally designed.

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**Assessment**

Hasted Drive is made up of two storey, modern, stepped terrace houses which were all designed with a ground floor front extension over the front reception room and doorway, covering about two thirds of the width of the house and with a lean-to pitched roof.

This proposal includes a front extension to the kitchen, to the line of the front projection of the house and with the continuation of the pitched roof to the full width of the house. Although most of the other properties have not had their frontages altered, this proposal is not considered to detract from the properties design and if repeated along the street would not be considered to be to the streets detriment. To refuse an application it must be possible to demonstrate material harm, it is not considered that this proposal is harmful.

The second element of the proposal is for a rear lean-to conservatory. This is not the subject of either objection and is considered to be entirely satisfactory.

**Recommendation**

O - THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

**Conditions/Reasons**

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

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

**Informatives**

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN.5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3

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Item	<b>Parish</b>	Denmead
<b>21</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/00454/FUL
	<b>Ref No:</b>	W13962/04
	<b>Date Valid:</b>	17 February 2003
	<b>Grid Ref:</b>	464381 112581
	<b>Team:</b>	EAST <b>Case Officer:</b> Abby Fettes
	<b>Applicant:</b>	Mr And Mrs Stone
	<b>Proposal:</b>	Detached four bedroom dwelling and alterations to existing access
	<b>Location:</b>	Land Adjacent To 38 Anthill Close Denmead Hampshire
	(As amended by plans	received on 15 April 2003

**Representations**

8

**Officer Report**

**History**

W13962/03 detached four bedroom dwelling with link to existing double garage and alterations to existing access Withdrawn 22.01.03

**Policy**

Development plan

HCSP UB3, T2, R2

WDLP EN5, H1, T9, RT3

Emerging development plan

WDLPR DP1, DP3, H2, T2, RT3

Other material considerations

Supplementary Planning Guidance - Achieving a Better Mix in New housing Development

Planning Policy Guidance Note 3 - Housing

**Consultations**

Highways - had some concerns as plans do not show adequate parking for both dwellings. Amended plans have been received to address these concerns.

Environment Agency - no objection in principle

Landscape Trees - the proposal is the minimum distance away from the protected tree and a tree protection zone will be required during construction.

**Representations**

Denmead Parish - no objection

Winchester Group for Disabled People - comment proposal should take account of disabled access by avoiding steps to front and rear accesses and corridors or passageways should be wide enough to accommodate a wheelchair

4 neighbour objections on the grounds that it will result in a loss of privacy as will overlook neighbouring properties gardens, including a swimming pool at the rear of Oakville on Upper Crabbick Lane; it will affect the protected Oak tree; not sufficient space between adjacent properties; loss of light to neighbouring properties; increase drainage problems; problems with access to Anthill Close for existing traffic and possible site traffic; increase in vehicle movements

**Assessment**

The site is within the settlement boundary in Denmead and faces onto a cul-de-sac. The plot is 0.3 acres, and is situated between two existing detached red brick dwellings. There is a TPO'd oak in the rear garden, and gardens of houses that face onto Upper Crabbick Lane are to the west.

The proposal is for a detached four-bedroom dwelling with a link to an existing double garage. A previous application was withdrawn as it was too close to the protected oak. This proposal has reduced the size of the dwelling slightly and pulled it away from the tree so it now meets the regulations. It is over 50m from the rear of Oakville, the property on Upper Crabbick Lane. The neighbours have some concern of overlooking of their swimming pool, which is just beyond the rear fence of this site. It is considered that this overlooking is incidental of living in a residential area as the proposed rear elevation is 14m from the boundary, and will not be detrimental to the private amenity area immediately around Oakville.

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The space between the properties is in character with the spaces between other properties within Anthill Close. There will be 2.5 metre gap one side and 3 metre the other side. The average distance between properties on Anthill Close ranges from 2.5m to 6m.

The density of the proposal is 30 dwellings per hectare so it is in line with PPG3 guidelines, and represents the density of neighbouring properties. Consideration has been given to providing two small dwellings on this site (SPG Achieving a Better Mix) but this would result in a density that is out of character and detrimental to the amenities of the area.

**Recommendation**

O - PROVIDED THAT THE APPLICANT IS PREPARED TO MAKE APPROPRIATE PROVISION FOR PUBLIC OPEN SPACE THROUGH THE OPEN SPACE FUNDING SYSTEM, AND ENTERS INTO A SECTION 106 LEGAL AGREEMENT, THEN PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

**Conditions/Reasons**

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

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling 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.

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

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 Monday to Friday and 1800 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

03 Reason: To protect the amenities of adjoining properties during the construction period.

04 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 8 metres from the tree trunks in accordance with BS 5837.

04 Reason: To retain and protect the trees which form an important part of the amenity of the area.

05 Details of the vehicular crossover, parking spaces and provisions for surface water drainage shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before the dwelling hereby permitted is occupied.

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- 05 Reason: To ensure that the roads are constructed to a standard which .
- 06 The access and drive shall be constructed in a non-migratory surface finish.
- 06 Reason: In the interests of highway safety.

**Informatives**

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

Hampshire County Structure Plan Review: UB3, T2, R2  
Winchester District Local Plan Proposals: EN5, H1, T9, RT3  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, H2, T2, RT3

02. PUBLIC OPEN SPACE

Provided that the applicant is prepared to make appropriate provision for public open space through the Open Space Funding System, then planning permission be granted subject to the following conditions:

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Item	<b>Parish</b>	Hursley	
<b>22</b>	<b>Conservation Area:</b>		
	<b>Case No:</b>	03/01006/FUL	
	<b>Ref No:</b>	W02297/28	
	<b>Date Valid:</b>	17 April 2003	
	<b>Grid Ref:</b>	445083 129413	
	<b>Team:</b>	EAST	<b>Case Officer:</b> Mr Reginald Hawks
	<b>Applicant:</b>	Mr R A Parkhurst	
	<b>Proposal:</b>	Change of use from agricultural use to equestrian	
	<b>Location:</b>	Flagstaff Stables Clarendon Way Winchester Hampshire SO22 5QL	

**Officer Report**

**History**

- W02297 - Change of use to Light Industrial Class III Sarum Farm Sarum Road Winchester - REF - 03/09/1976
- W02297/01 - Use of buildings for Light Industrial Class III Sarum Farm Sarum Road Winchester - REF - 03/09/1976
- W02297/02 - Use of buildings as indicated for Light Industrial Class III use Sarum Farm Sarum Road Winchester - REF - 08/09/1976
- W02297/03 - Use of Units 3 and 4 Sarum Farm as furniture store Sarum Farm Sarum Road Winchester - REF - 27/01/1978
- W02297/04 - Erection of an agricultural dwelling Sarum Farm Sarum Road Winchester - REF - 16/08/1979
- W02297/05 - Erection of building to house cattle horses equipment and foodstuffs Adj Sarum Farm Lane Sarum Road Winchester - WDN - 07/08/1979
- W02297/06 - Erection of poultry farm manager's bungalow (amendment to siting of bungalow approved under WIR/20007/4) Sarum Farm Sarum Road Winchester - WDN -
- W02297/07 - Change of use from agricultural only to agricultural with hacking stables and livery Goldfly House Sarum Road Winchester - PER - 24/04/1981**

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- W02297/08 - Use of land for timber engineering and mat assembly and storage (Temporary period of five years) Sarum Farm Sarum Road Winchester - REF - 23/09/1981  
W02297/09 - Continuation of use of site for assembly and storage for sale or for hire of timber engineering mats and temporary parking space Sarum Farm Sarum Road Winchester - REF - 16/03/1982  
W02297/10 - Change of use of land and buildings for the assembly and storage of timber engineering mats with ancillary office roadways and car parking Sarum Farm Sarum Road Winchester - REF - 21/12/1982  
W02297/25 - Refurbishment and re-use of buildings for Class B1 Use purposes, erection of link, demolition of remaining buildings and provision of landscaping Sarum Farm Sarum Road Winchester Hants - REF - 20/10/1998  
W02297/26 - Office building Class B1 (A) Sarum Farm Sarum Road Winchester Hants - DISMIS - 07/10/1999  
W02297/27 - (AMENDED DESCRIPTION) Change of use of building from agricultural with hacking stables and livery use and office use to storage (class B8) and light industrial (class B1c) (RETROSPECTIVE) Flagstaff House Sarum Road Winchester Hants SO22 5QT - WDN - 24/05/2001  
WLDC 280 - use of part of the northern building as a single dwellinghouse - issued 14.03.2002  
WLDC 281 - use of part of the southern building for the repair of motor vehicles with ancillary parking - issued 14.03.2002

**Policy**

Development plan

HCSP(R): UB3, C1, C2, T4, R3, E6

WDLP: C1, C2, C12, EN5, RT8, T9

Emerging development plan

WDLP(R) Revised Deposit 2003:DP3, DP5, DP15, C1, C6, C12, C15, RT10, T2

Other material considerations

PPG7 Annex F

**Consultations**

Highway Engineer: No highway objections subject to conditions\*

Environment Agency: No objection in principle

Environmental Health: No adverse comments subject to conditions

Landscape: The existing buildings are well concealed behind landscaped bunds in an elevated position in the landscape near Teg Down. A line of tall conifers provides some additional screening when viewed from the west. In view of the above, I have no concerns in terms of landscape impact. However, a landscaping condition is required to ensure the existing landscape framework is retained and enhanced, particularly around the area for external storage of building materials. Recommendation: Approve subject to landscaping condition.

**Representations**

Hursley Parish Council: Object. Insufficient information re the type of equestrian use proposed and concern at traffic generation.

**Assessment**

The site lies to the west of Claredon Way on high ground near Teg Down. It comprises a range of former agricultural buildings set within a mature landscaped site that provides effective screening of the buildings from all directions. Access to the site is via a relatively new track leading up from Claredon Way. The land either side of this track has been subdivided into horse paddocks. Within the confines of the bounded site there are two long timber boarded former poultry houses that have been sub-divided into various units with ancillary parking on the adjoining hardstanding. The lawful uses within the buildings range from livery stables to motorcar workshop and even use as a residential unit (see WLDC 280 history). Immediately to the west of the stables is a manege and conifer tree screen. At the southern end of the site there are some dilapidated tin sheds with building materials stored outside surrounded by vegetation.

The proposal is to regularise the use of part of the remaining sections of the buildings for storage of equipment and materials used in connection with the existing equestrian use prevalent on the northern half of the site. The submission of this application is on the advice of the Council's Enforcement Team and as a result of on-going discussion with officers. It has been agreed that a further application will be submitted in due course for possible B8 storage use in some of the remaining sections of the buildings.

The main issues in the determination of this application are

1. Compliance with national and local plan policies, especially the provisions of PPG7 and local plan policies C2 and RT8,
2. Impact on the character of the surrounding area,
3. Highway safety considerations with regard to additional traffic generation at the junction of Claredon Way and Sarum Road, and
4. Impact on the amenities of the adjoining properties.

The proposal is for conversion of two areas measuring 456sqm in total in the main buildings from agricultural use to equestrian machinery stores, a workshop and wood/fencing store. No conversion works are proposed to the external features of the buildings and no additional stable units are to be created. In addition, it is proposed to use a building measuring 240sqm next to the northern building as a feed and hay store and a 500sqm area at the southern end of the site for external storage of building materials in connection with the equestrian use of the site.

In terms of landscape impact the proposal will not result in an increase in activity at the site, as it is not proposed to provide any more stables that would result in an increase in traffic generation to the site. Therefore, the proposal will have no impact on the character and appearance of the area and the rural road network serving the site. The site for the external storage of the building materials is at the southern end of the site, which is completely surrounded by vegetation and not visible from the public realm. The re-use of these semi-redundant buildings as ancillary storage areas to the established equestrian use on the site is acceptable from a planning policy point of view and accords with the policies for farm diversification. Finally, there will be no impact on the amenities of the neighbouring properties that are located some distance away, due to the screening around the site. Therefore, your officers recommend this application be approved subject to conditions.

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**Recommendation**

O - THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

**Conditions/Reasons**

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

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

02 A landscape management plan, including long term design objectives, enhancement scheme, management responsibilities and maintenance schedules for all landscape areas, clearly showing the existing trees and hedgerows to be retained, shall be submitted to and approved in writing by the Local Planning Authority within six months of the date of the permission. The landscape management plan shall be carried out in accordance with the details hereby approved.

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

03 The development hereby permitted shall be ancillary to the existing equestrian use on the site and shall not be used in connection with any other separate commercial activity on the site.

03 Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

04 Details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

05 No materials shall at any time be burnt on site.

05 Reason: To protect the amenity of occupiers of nearby properties and in the interests of public health.

06 The proposed access and drive, including the footway and verge crossing any culvetting of the frontage ditch shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE A licence is required from the Hampshire Highways, Winchester prior to commencement of access works.

06 Reason: To ensure satisfactory means of access.



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07 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 15 metres from the highway boundary.

07 Reason: In the interests of highway safety.

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

08 Reason: In the interests of highway safety.

### Informatives

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

Hampshire County Structure Plan Review: UB3, C1, C2, T4, R3, E6  
Winchester District Local Plan Proposals: C1, C2, C12, EN5, RT8, T9  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, DP15, C1, C6, C12, RT10, T2

02. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Winchester City Council, Winchester, (Telephone: 01962 848326).

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Item	<b>Parish</b>	Kings Worthy
<b>23</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/00988/FUL
	<b>Ref No:</b>	W08302/05
	<b>Date Valid:</b>	15 April 2003
	<b>Grid Ref:</b>	448687 132867
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Bendall Developments Ltd
	<b>Proposal:</b>	Two storey extension to existing dwelling, erection of 1 No. detached three bed dwelling, 2 No. semi-detached three bed dwellings, 2 No. link-attached two and three bed bungalows, 2 No. two bed flats and 2 No. one bed flats in two storey block.
	<b>Location:</b>	Glen Deep 14 Bentley Close Kings Worthy Winchester Hampshire SO23 7LG

(As amended by plans received on 20 May 2003)

### Representations

8

### Officer Report

#### History

W8302: Erection of 2 bungalows (outline) - permitted 14.12.84

W8302/01: Erection of 2 bungalows and garages (details in compliance) - permitted 28.02.85

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W8302/02: Residential development of 5 dwellings and associated garages and new access (outline) - refused 04.03.2002

W8302/03: Conversion/extension of existing dwelling, erection of 1no. 2 bed detached dwelling, 2 no. 3 bed semi-detached, 4 no. 2 bed bungalows with assoc. parking, garages and new access - withdrawn 02.12.2002

W8302/04: Two storey side extension to existing dwelling, erection of 3 no. 3 bedroom detached dwellings, 1 no. 3 bedroom and 1no. 2 bedroom bungalows, 2 no. 2 bedroom flats and 2 no. 1 bedroom flats with assoc. garages, parking and new access - refused 06.05.2003

## **Policy**

### Development Plan

HCSP(R): UB3, T2, T4, T5, T12, H11, R2, E1, E13, E14, E16

WDLP: HG2, EN1, EN4, EN5, EN7, EN9, EN13, H1, H7, RT3, T9, T11

### Emerging development plan

WDLP(R) Revised Deposit 2003: DP1, DP3, DP4, DP5, DP6, DP9, H2, H5, H7, RT3, T1, T2, T3, T4, T5,

### Other material considerations

SPG "Achieving a Better Mix in New Housing Developments"  
PPG 1 & PPG3, and "By Design/Better Places to Live"

## **Consultations**

WCC Highway Engineer: I have previously been consulted on a similar proposal, when I raised no highway objections subject to conditions. The current proposal shows car parking in the form of a garage block to the south where access is fairly constricted. However, this will not affect highway safety. A pedestrian footway linking with the site to existing footway by No 16 Bentley Close needs to be included within the red line of the application. Ordinarily these works would need to be covered by a Section 278 Agreement with the highway authority. However, the highway authority has agreed to these works being dealt with under road opening license. In view of the above, suggest if consent is to be granted, then a suitably worded Grampian condition be added.

Environment Agency: No objection in principle subject to conditions.

Southern Water: Proposed connection to public sewer will require formal approval of Southern Water. There are no public surface water sewers in the vicinity of the site. No surface water should be discharged to the public foul sewer as this could cause flooding to downstream properties. A water supply can be provided when required.

WCC Landscape: Comment - It is unclear graphically which of the existing trees are to be retained or removed and which are proposed trees. There is conflict between retention of tree TPO1744, in northwest corner of the site and proposed wall to frontage (this has now been resolved). Suggest frontage is planted with a low hedge species. Full hard and soft landscaping details need to be provided, to include species, boundary details and paving details. Hazel along the western boundary looks thin. This needs to be interplanted or replaced with fast growing hedge species. The layout of the courtyard still appears piecemeal and should be rationalised (The amended plans received address most of the points raised).

Arboricultural Officer: Of the 5 trees subject to TPO 1744, no objection to removal and replacement of T1 early mature spruce, T3 young/early mature cypress and T4 young/early mature ash. Long term amenity interests of the site best served by allowing removal of these trees and replacement with tree species more suitable for the site in terms of mature

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height, crown spread, crown density and form as part of a comprehensive landscaping scheme. Request method statement for protecting remaining TPO trees.

Archaeology: The proposed development may have archaeological implications as a number of Roman remains were found in close proximity to the site in 1967. Therefore, request a programme of archaeological work be attached to any planning consent.

**Representations**

Councillor Hutton has requested the application be referred to Planning Committee for consideration

Kings Worthy Parish Council: Object - The revised planning application has some minor detail alterations, but is substantially unchanged. Although the visual mass of the block of flats adjacent No. 15 Bentley Close has been somewhat reduced, the extent of overlooking is no less, and the appearance of the long roof over the garages and car parking spaces probably results in a more massive effect than the separate roofs of the garages in the original scheme. The loss of amenity remains or is increased. The addition of the architectural gimmicks does nothing to improve the underlying quality of the design, which remains out of keeping with the character and appearance of the area. Housing density is inappropriate, and the limited parking provision is likely to lead to visitors parking in Bentley Close, which is unacceptable from a traffic point of view, or parking in positions within the site where they prevent service vehicles turning. It is understood that provision need to be made for capping an existing well on this site.

7 letters of objection from residents in Bentley Close: -

Significant increase in traffic using Bentley Close to the detriment of the amenities of the area, restricted visibility at the junction with new access and compromising highway safety due to possible parking in Bentley Close;

Concern over lack of continuous footpath on south side of Bentley Close to serve the site

Adverse impact on street scene - design and layout not well related to existing character of the locality and overbearing/incongruous form of development;

Bungalows within the site would be overshadowed by A34 road embankment, noise and disturbance from motorway and adverse impact on wildlife from new development;

Overdevelopment of the site and density out of keeping with housing/bungalows in the Bentley Close;

Impact on the amenities/enjoyment of neighbouring properties through overlooking, overbearing and loss of light/privacy;

No provision for public recreational open space within development

Unacceptable damage to TPO pine tree in corner of site

Proposal contrary to provision of the Local Plan policy EN1 and advice contained in PPG1 & PPG3

Concern regarding increase in surface water flooding/run off from new development.

1 letter from the occupant of number 15 Bentley Close commenting on the merits of the proposal including increase in vehicular movements, possible overbearing/overshadowing effect on this property, close proximity of proposed garage block to boundary of this property, concern over ground water flooding/high water table in the area and suggest

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single storey dwellings below access road would be more in keeping with character of the area.

**Assessment**

The site, which measures 0.27 ha, comprises garden land to the side and rear of Glen Deep, a two storey red brick dwelling located on the south side of Bentley Close, off Springvale Road, Kings Worthy. The area is characterised by a mix of dwelling types with mainly single storey dwellings fronting the first part of Bentley Close and a number of more modern two-storey houses fronting Springvale Road to the south east. The site also comprises garden land to the rear of these properties on the Springvale Road frontage. The land rises significantly towards the western half of the site and is dominated by the wooded embankment of the A34 dual carriageway to the west.

The existing house is located close to the road frontage in the middle of the plot and there are a number of trees currently the subject of a Tree Preservation Order spread about the site. The site is bounded by a leylandi hedge/vegetation along the eastern boundary and a hazel hedge along the western boundary. The adjoining property to the east is a bungalow with a conservatory extension in close proximity to the site boundary.

The neighbouring property to the west is a chalet bungalow again in close proximity to the site boundary, but partly screened from the site by the hazel hedge, which has been coppiced, and a closeboarded timber panel fence on top of a block work wall either side of the flank wall elevation.

The proposal is for a small residential development comprising 10 units (including retention of the existing dwelling) entailing: -  
conversion and extension of the existing dwelling to form a 4 bedroom dwelling;  
erection of 3 No. 3 bedroom dwellings (two storey units);  
erection of 1 No. 3 bedroom bungalow;  
erection of 1 No. 2 bedroom bungalow;  
erection of a block of 4 flats comprising 2 No. 2 bedroom and 2 No. 1 bedroom units;  
provision of 18 car parking spaces including a garage block/carport, and a new access on to Bentley Close.

The scheme is basically of a similar layout to the previous application (W8302/04), which was refused on design grounds and adverse impact on the amenities of the adjoining property (No. 15 Bentley Close), although significant improvements have now been made.

The main issues to be considered are: -

1. Compliance with the development plan/local plan policies and PPG3-housing
2. Impact on the amenities of the adjoining properties
3. Highway safety considerations
4. Impact on any trees within the site, including loss of some of the trees the subject of a TPO
5. Impact on the character and appearance of the area.

The site is located within the settlement policy boundary for Kings Worthy, where there is a presumption in favour of residential development. It is also currently located within an EN1 policy area, which seeks to maintain the distinctive qualities of such areas from development that would otherwise detract from the character of the area. The density of the proposed development would be 38.3 dwellings per hectare (including the existing dwelling) which accords with the advice in PPG3 being within the bracket of 30-50 dwelling per ha.

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The proposal also accords with the Council's SPG on achieving a better housing mix in that 50% of the proposed units will comprise 1 and 2 bedroom units. Therefore, in planning policy terms, the proposal is considered acceptable.

Turning to the second issue, concern was raised previously on the impact of the proposed block of flats in the south eastern corner of the site on the amenities of 15 Bentley Close. The two storey building has been moved a further 1m away from the boundary and redesigned with a reduced eaves level to lessen the impact on this property in terms of being overbearing. The potential for overlooking is also reduced due to the more oblique angle between the properties. The impact on 12 Bentley Close would also be minimal due to the distance between the properties of 11.5m, the change in levels across the plot and the proposal by the applicant to provide a close boarded fence in front of the hazel bushes to ensure the private amenity space of 12 Bentley Close is maintained. Overlooking from the bedroom windows of units 9 and 10 would not be an issue be reduced as a result of this proposal.

The proposed new access on to Bentley Close is considered acceptable from a highway safety point of view as sufficient parking would be provided within the development in close proximity to the new houses to deter residents from parking in Bentley Close.

In addition, as part of the scheme it is proposed to extend the existing footway on the south side of Bentley Close to connect with the proposed development. Thereby giving safe pedestrian access to the site.

In terms of the general design and layout, the proposal will involve the removal of several trees covered by a TPO, but they are not considered of sufficient amenity and arboricultural value to be retained and they would be replaced as part of a new planting/landscaping scheme. The concern over impact on the pine tree in the north western corner of the site has been overcome by moving back the proposed boundary wall/fence to behind the tree. The housing layout has been changed to reflect a more enclosed courtyard style development, thereby creating a sense of place with a focal point in the centre of courtyard seen as one enters the new access road. The amount of brick wall/closeboarded fencing on the site frontage has been reduced and replaced with iron railings either side of the site entrance. This will give a more open aspect to the scheme. Accordingly, the proposed development is considered acceptable in terms of the criteria set out in local plan policy EN5 and emerging local Plan policy DP3.

In summary, it is now considered that the proposed development can be accommodated on this site without undue harm to the character, amenity and highway safety of the local area and the adjoining properties. The amount of weight given to the policy constraints set in local plan policy EN1 is reduced as a result of the advice set out in PPG3 and emerging local plan policy DP3. Accordingly the increase in density afforded by this proposal is considered acceptable in terms of design, scale, layout to blend in well the existing character of the area. Therefore, for the reasons set out above, your officers recommend the application be approved.

**Recommendation**

O - PROVIDED THAT THE APPLICANT IS PREPARED TO MAKE APPROPRIATE PROVISION FOR PUBLIC OPEN SPACE THROUGH THE OPEN SPACE FUNDING SYSTEM, THEN PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

**Conditions/Reasons**

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

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development 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.

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

03 A detailed scheme for hard and soft landscaping, including all tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme shall also specify hard and surface materials including their foundations and drainage and minor artefacts and structures. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner.

If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

04 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.

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

05 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. Between the point marked A - A on the site layout plan, a fence shall be provided along the western boundary of the site at a sufficient height to ensure there is no overlooking from Units 9 and 10 into the private amenity space of No.12 Bentley Close. The boundary treatment shall be completed before the dwellings are occupied. Development shall be carried out in accordance with the approved details.

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

06 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least metres from the tree trunks in accordance with BS 5837.

06 Reason: To retain and protect the trees which form an important part of the amenity of the area.

07 Details of the size, species and location of the replacement tree(s) shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. Such replacement planting shall be undertaken during the next planting season following the completion of the development.

07 Reason: In the interests of visual amenity and to conserve the contribution of trees to the character of the area.

08 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

08 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

09 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A to E of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

09 Reason: To protect the amenities of the locality and to maintain a good quality environment.

10 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.

10 Reason: To protect the amenities of adjoining properties during the construction period.

11 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.

11 Reason: In the interests of highway safety.

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12 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

12 Reason: In the interests of highway safety.

13 The garage and parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

13 Reason: To ensure the provision and retention of the n the interests of local amenity and highway safety.

14 A footway shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority on the southern side of Bentley Close and the land dedicated prior to the occupation of the first dwelling.

NOTE A licence is required from Hampshire Highways, Winchester prior to commencement of access works.

14 Reason: In the interests of highway safety

15 During construction any facilities for the storage of fuels shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is a multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks whichever is the greatest.

16 All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protect from accidental damage.

16 Reason: To prevent pollution of the water environment.

### **Informatives**

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

Hampshire County Structure Plan Review: UB3, T2, T4, T5, H11, R2, E1, E13, E14, E16  
Winchester District Local Plan Proposals: HG2, EN1, EN4, EN5, EN9, EN13, H1, H7, RT3, T9, T11  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP4, DP5, DP6, H2, H5, H7, RT3, T1, T2, T3, T4, T5

02. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Engineering Department, Winchester City Council, Winchester, (Telephone: 01962 848326.

03. Under the terms of the Water Resources Act 1991, the prior agreement of the Agency is required for discharging dewatering water from any excavations or development to a surface watercourse.



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04. PUBLIC OPEN SPACE

Provided that the applicant is prepared to make appropriate provision for public open space through the Open Space Funding System, then planning permission be granted subject to the following conditions:

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Item	<b>Parish</b>	Owslebury
<b>24</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/00165/FUL
	<b>Ref No:</b>	W03293/09
	<b>Date Valid:</b>	16 January 2003
	<b>Grid Ref:</b>	451433 124233
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Mr And Mrs Sutherden
	<b>Proposal:</b>	Change of use from Public House with residential accommodation to single dwelling house
	<b>Location:</b>	Shearers Arms Owslebury Bottom Owslebury Winchester Hampshire SO21 1LY
	<b>Case Officer:</b>	Mary Humphries

**Representations**

7

**Recommendation**

O – SEE MAIN REPORT.

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Item	<b>Parish</b>	New Alresford
<b>25</b>	<b>Conservation Area:</b>	New Alresford Conservation Area
	<b>Case No:</b>	03/00800/LIS
	<b>Ref No:</b>	W03115/06LB
	<b>Date Valid:</b>	7 April 2003
	<b>Grid Ref:</b>	458789 132819
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Mr And Mrs D Samuel
	<b>Proposal:</b>	Alterations for removal of cement render and restoration of exposed brickwork (RETROSPECTIVE)
	<b>Location:</b>	29 - 31 Broad Street Alresford Hampshire SO24 9AS
	<b>Case Officer:</b>	Mrs Julie Pinnock

**Representations**

13

**Officer Report**

**History**

W03115/LB - Change of use from residential to Dental Surgery Consulting Rooms - 29 Broad Street Alresford - PER - 03/10/1977

W03115/01LB - Erection of conservatory - 31 Broad Street, Alresford - PER - 24/06/1988

W03115/02 - Erection of conservatory - 31 Broad Street, Alresford - PER - 23/06/1988

W03115/03LB - Alterations to install wall mounted lighting units - 29 Broad Street, Alresford - PER - 14/10/1993

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W03115/04TPOCA - Crown thin one Mulberry tree by 25% and remove dead and diseased wood - 31 Broad Street, Alresford - PER - 26/10/1999

W03115/05TPOCA - Reduce branches all around by three feet and shortening back upper crown by three feet of one Mulberry tree, remove broken branches on one Plum tree, pruning one Cherry tree, thinning by 25% one Apple tree and by 30% one Apple tree 31 Broad Street Alresford - PER - 03/03/2003

**Policy**

Development plan

HCSPP : UB1, UB3, E16,

WDLP : HG.5, HG.6, HG.20

Emerging development plan

WDLP Review Deposit and Revised Deposit - HE.4, HE.5, HE.14

Other material considerations

PPG15 - Planning and the Historic Environment

**Consultations**

Conservation Officer - Objects to the proposal and recommends refusal

Enforcement Team - Action pending awaiting the outcome of this application.

**Representations**

New Alresford Parish Council - comment - Whether the appearance of the front of 29 Broad Street has been improved by the removal of the rendering is a matter of person taste. WCC Planning has the expertise to decide whether its removal is desirable or not.

The Alresford Society - The society comment that the case needs the very careful weighing and balancing of a number of opposing factors and views as the proposal will affect a significant building in a very important street, Broad Street, in the New Alresford Conservation Area. The society then detail the factors and views that the society considered important in favour of the re-render with lime stucco and in favour of leaving the brickwork exposed. The society recommends that the City Council obtains expert advice who are not too close to the local picture.

Parish Cllr R Atkins - support - no moral or legal justification for refusing the permission, and concurs with the conclusions outlined in the agents report, in particular the attractiveness of the brickwork now exposed. Also comments that Broad Street has diverse buildings in its street scene. The balance of finishing is not being adversely affected - indeed it is being enhanced by the exposure of brickwork.

5 letter of support /comment - The exposed brickwork is interesting and reveals more of the development of the property. The removal of the cement render and the restoration of the brickwork is very greatly improved and goes a long way towards matching the appearance of no. 31, thus helping to integrate the two properties. The exposed brickwork is more attractive

1 letter of objection - That whilst removal of the original render has revealed interesting historical legacy, the exposed facsard is not aesthetically pleasing. It has revealed the changes to the building made to accommodate its previous useages but the result is one of blocked up apertures, which use different brick types that are not pleasing to the eye. The re-pointing of the brickwork has not been done with contemporary materials. The

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retrospective application should be denied and that the building should be rendered in the appropriate material contemporary with number 27 and finished in a colour to suit the nature of Broad Street.

**Assessment**

The application is for the retention of the exposed brickwork to the front façade's of this grade II listed building, which is on the west side of Broad Street, immediately adjacent to the public footpath.

The dwelling is one of a series of terraced dwellings along this part of Broad Street, some have render finishes, whilst others have original brickwork. The listing specifically refers to stucco on this building.

The applicant has removed the render, and re-pointed the building without the benefit of Listed Building Consent. The supporting statement which accompanies the application comments that the works undertaken were as a result of maintenance, with the render becoming "blown" and lifted away from the surfaces. It also quotes from a letter from a firm of engineers and historic building consultants who says that the "render was hard, probably with a high cement content and many cracks, and that there had been a high degree of water penetration".

The Conservation Officer comments that on inspection of the front of the building it is evident that the timber surrounds to the windows and doors project in front of the brickwork, which indicates that the render was an extremely early if not original feature. The brickwork has been altered over time and this has resulted in a somewhat piecemeal appearance. The re-pointing has been carried out using inappropriate materials, comprising cement mortar, and carried out in an inappropriate manner of weather struck pointing. Although informed that the render of the building was cement based, we have no evidence of this.

Both national and local plan policies support the retention of historic features. Planning Policy Guidance Note 15 gives detailed guidance on historic buildings, and in particular, policy C12 states that : "Plaster and render. Existing plaster should not be stripped off merely to expose rubble, brick or timber-framed walls that were never intended to be seen." C13: "Traditional lime based render is generally preferable to cement-rich render. Cement render forms a waterproof barrier that prevents any moisture trapped within the wall from evaporating and tends to drive damp both higher up and further in." and C10 "Pointing. The primary feature of a wall is the building material itself and the pointing should be normally be subservient to it.... Any change in the character of the pointing can be visually and physically damaging and requires listed building consent."

Officers consider that while the removal of a hard cement render and the subsequent replastering with a lime plaster would be acceptable the removal of the render to reveal the brickwork is out of keeping with the historic character and appearance of this Grade II listed building and visually harmful to the character of the Conservation Area. Notwithstanding this, even if the removal of render was acceptable, the material and style for re-pointing the wall is not acceptable. The Society for the Protection of Ancient Buildings has produced a leaflet on "Pointing Stone and Brick Walling" (available on the planning file) this gives a clear indication that weather struck cement pointing of historic buildings is not acceptable and that all pointing should be subservient to the brickwork.

Officers recommend refusal on that the basis that the proposal is contrary to PPG15: 3.4, in that the applicant has not shown why this alteration is desirable or necessary, 4.14 and 4.19 in that the proposal does not preserve or enhance the character of the conservation area,

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and Annex C10, 12 and 13, detailed above. The proposal is also contrary to policies:HG.20, HG.5 and HG.6 of the local plan and policies HE4, HE5 and HE 14 of the local plan review deposit and revised deposit 2003.

**Recommendation**

O - THAT LISTED BUILDING CONSENT BE REFUSED FOR THE FOLLOWING REASONS:-

**Conditions/Reasons**

01 The removal of the rendering to leave exposed brickwork and the material and method of re-pointing this brickwork are detrimental to the character of this grade II listed building and the Conservation Area. The removal of the render is out of keeping with the historic character and appearance of this grade II listed building and visually harmful to the character of the Conservation Area. This is contrary to PPG15, and policies HG.20, HG.5, and HG.6 of the Winchester District Local Plan and policies HE.4, HE.5, and HE.14 of the Winchester District Local Plan Review Deposit and Revised Deposit 2003.

**Informatives**

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

Hampshire County Structure Plan Review: UB1, UB3, E16

Winchester District Local Plan Proposals: HG.5, HG.6, HG.20

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: HE.4, HE.5, HE.15

PPG15: Planning and the Historic Environment

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Item	<b>Parish</b>	Itchen Valley
<b>26</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/00993/FUL
	<b>Ref No:</b>	W18172/01
	<b>Date Valid:</b>	16 April 2003
	<b>Grid Ref:</b>	453368 132921
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Mr P Sly
	<b>Proposal:</b>	Single storey front and side extension and conservatory to rear
	<b>Location:</b>	Phoenix Cottage Station Hill Itchen Abbas Winchester Hampshire SO21 1BD
		<b>Case Officer:</b> Mrs Jane Rarok

**Representations**

1

**Officer Report**

**History**

W18172 - Single storey side extension and conservatory - refused 10/03/2003 currently subject of an appeal

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**Policy**

Development plan

HSCSP(R) UB3, E16

WDLP EN1, EN.5, HG23

Emerging development plan

WDLP Review Deposit and Revised Deposit - DP1, DP3, DP5, HE16

Other material considerations

PPG15: Planning and the Historic Environment

SPG: Itchen Abbas Village Design Statement - Adopted 2001

**Consultations**

Conservation Officer - objects

**Representations**

Itchen Valley Parish Council - support - the parish council can see no reason why this extension cannot be built and therefore fully support this application.

**Assessment**

The application site is located within the settlement of Itchen Abbas on the south side of Station Hill. The property is a single storey dwelling set off Station Hill, a position which is characteristic of many of the properties. The house is constructed of brown/pink brick with plain clay tiles on a gable end roof. Fenestration is brown stained timber. The property has garden to the front and side and a detached garage to the rear of the property accessed via a private road to the side. Levels on site rise slightly, which renders this property at a slightly higher level than the road. To the west, and within close proximity of the site is 1 & 2 Hillside Cottages, an attractive pair of thatched, brick and flint grade II Listed cottages. These are incorrectly numbered on the site and block plan, with 1 Hillside Cottage adjacent to the application site.

The proposal is for a single story side extension and conservatory. The application is a re-submission of an identical proposal which was refused in March this year by delegated powers. There are no new material considerations to outweigh officer's original refusal. That application is currently the subject of an appeal.

The side extension is situated to the rear of the west elevation against the west and south property boundary. It consists of extending an existing gable end projection some 3.4m to within 300mm (at its maximum) of the western property boundary terminating in a hipped roof and then continuing with a flat roofed extension a further 4m across the remainder of the west elevation and partially across the rear. The conservatory is located on the east elevation and slightly forward of the front elevation.

The hipped and flat roofed extension abuts the boundary of the adjacent Grade II Listed cottages; 1 and 2 Hillside Cottages and is within 1-1.5m of the front elevation of this Listed Building. Development this close to the property boundary appears cramped in the plot and significantly affects the spatial characteristics of the existing development form, which is out of character with its surrounding area and contrary to Proposal EN5 of the Winchester District Local Plan and DP3 of the Emerging Development Plan Winchester District Local Plan Review Deposit and Revised Deposit. The application is also contrary to Local Plan Review policy DP3 (ii) in that it does not respond positively to the character of the existing

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bungalow or to the adjacent properties. And DP3 (vii) in that it has an unacceptable adverse impact on the adjacent properties.

The proposed front and side extension would be in close proximity to the Grade II Listed Building 1 Hillside Cottages. The application is therefore contrary to PPG15: 2.16 In that the application does not preserve the setting of 2 Hillside Cottages, Paragraph 2.17 states: "The setting may encompass a number of other properties". Similarly it does not accord with Local Plan Policies:HG23 and Local Plan Review HE16; in that threatens the setting of a listed building.

In addition paragraph 4.44 (5.51) states: "the scale of the development need not be large for the impact to be significant". And "The cumulative affect of a series of minor changes can also have a significant affect on the ambience of a place.....Government advice makes it clear that local planning authorities must have special regard to the desirability of preserving the settings of listed buildings when considering planning applications."

The proximity of the extension to the adjacent Listed Building has a detrimental impact on its setting. Development affecting the setting of listed buildings is discussed in Planning Policy Guidance: PPG15: Planning and the Historic Environment, which notes in Section 2.17 that:

"the setting of a listed building very often owes its character to the harmony produced by a particularly grouping of buildings (not necessarily all of great individual merit) and to the quality of the spaces created between them"

The conservatory to the east elevation is not in itself harmful, although setting it flush with the flank wall of the dwelling would be a visual improvement when viewed from Station Road and would not lead to the setting of a principle of development further forward of the front elevation. However, details of the materials used in the construction of this conservatory have not been supplied as part of this application.

The proposal is built in close proximity to the boundary of the application site and the Listed building that the existing spatial characteristics around the Listed Building are eroded by this development. An outcome that will be apparent from the curtilage of the Listed Building and in the street scene. The application is therefore contrary to Emerging Development Plan Winchester District Local Plan Review Deposit and Revised Deposit DP1, DP3 and HE16; PPG15: Planning and the Historic Environment, proposals EN.1, EN5, HG23 of the Winchester District Local Plan, your officers therefore recommend refusal of this application.

**Recommendation**

O - THAT PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASONS:-

**Conditions/Reasons**

01 The proposed extension by reason of its size and proximity to the Grade II Listed Building, annotated as 2 Hillside Cottages on the submitted plans, would be detrimental to the setting of the Listed building and contrary to Winchester District Local Plan proposal HG23, Emerging Development Plan Winchester District Local Plan Review Deposit and Revised Deposit HE16 and PPG15: Planning and the Historic Environment.

02 The proposed development in close proximity with the property boundary would appear cramped in the plot and significantly affect the spatial characteristics of the existing development form. This would be out of character with the surrounding area and contrary to

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Proposal EN5 of the Winchester District Local Plan and DP3 of the Emerging Development Plan Winchester District Local Plan Review Deposit and Revised Deposit.

**Informatives**

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

Hampshire County Structure Plan Review: UB3, E16

Winchester District Local Plan Proposals: EN.1, EN.5, HG23

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.1, DP.3, DP.5, HE.16

PPG15: Planning and the Historic Environment

SPG: Itchen Abbas Village Design Statement - Adopted 2001

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