

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 July 2003

WINCHESTER CITY COUNCIL
PLANNING DEVELOPMENT CONTROL COMMITTEE
Development Control Applications

PDC 326

24.07.2003

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	Location: Little Hoe Farm Hoe Road Bishops Waltham Southampton Hampshire SO32 1DU	Case No: 03/00637/FUL	Ref No: W08272/07	Recommendation PER
Item No: 02	Location: Little Hoe Farm Hoe Road Bishops Waltham Southampton Hampshire SO32 1DU	Case No: 03/00872/LIS	Ref No: W08272/08LB	Recommendation PER
Item No: 03	Location: 37 Christchurch Road Winchester Hampshire SO23 9SY	Case No: 03/01182/FUL	Ref No: W09596/05	Recommendation PER
Item No: 04	Location: Land Adjacent To Buena Vista The Lakes Swanmore Hampshire	Case No: 03/01048/FUL	Ref No: W14192/02	Recommendation REF
Item No: 05	Location: Parchment Street Project 9A Parchment Street Winchester Hampshire SO23 8AT	Case No: 03/00711/LIS	Ref No: W00601/15LB	Recommendation PER
Item No: 06	Location: Parchment Street Project 9A Parchment Street Winchester Hampshire SO23 8AT	Case No: 03/00710/FUL	Ref No: W00601/16	Recommendation PER
Item No: 07	Location: Beechcroft Vicarage Lane Curdridge Southampton Hampshire SO32 2DP	Case No: 03/01375/FUL	Ref No: W08266/12	Recommendation PER
Item No: 08	Location: 14 Arthur Road Winchester Hampshire SO23 7EA	Case No: 03/01274/FUL	Ref No: W16310/01	Recommendation PER
Item No: 09	Location: Broadcroft Botley Road Shedfield Southampton Hampshire SO32 2HL	Case No: 03/00937/FUL	Ref No: W18029/01	Recommendation PER

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Item No: 10	Location: Warden Lodge Winchester Road Bishops Waltham Southampton Hampshire SO32 1BR
	Case No: 03/00973/FUL
	Ref No: W08803/02
	Recommendation PER
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Item No: 11	Location: Warden Lodge Winchester Road Bishops Waltham Southampton Hampshire SO32 1BR
	Case No: 03/01049/FUL
	Ref No: W08803/03
	Recommendation PER
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Item No: 12	Location: Phase 4 Berkeley Homes Mayles Lane Knowle Hampshire
	Case No: 03/00568/REM
	Ref No: W14097/30
	Recommendation DMR
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Item No: 13	Location: Phase 7 - Blocks A And B Consort Mews Knowle Hampshire
	Case No: 03/01235/REM
	Ref No: W14097/31
	Recommendation DMR
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Item No: 14	Location: Phase 7 - Blocks A And B Consort Mews Knowle Hampshire
	Case No: 03/01238/LIS
	Ref No: W14097/32LB
	Recommendation DMR
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Item No: 15	Location: Land Adjacent To Cherrydene High Street Shirrell Heath Southampton Hampshire
	Case No: 03/00418/FUL
	Ref No: W17375/02
	Recommendation REF
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Item No: 16	Location: April Cottage Chapel Road Swanmore Southampton Hampshire SO32 2QB
	Case No: 03/01228/FUL
	Ref No: W16542/03
	Recommendation PER
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Item No: 17	Location: Land At Long Park Lane Crawley Hampshire
	Case No: 03/00294/FUL
	Ref No: W09728/03
	Recommendation PER
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Item No: 18	Location: Mulberry Cottage Weston Down Lane Weston Colley Winchester Hampshire SO21 3AQ
	Case No: 03/01107/FUL
	Ref No: W16554/02
	Recommendation PER
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Item No: 19	Location: Old Wells Cottage Main Road Owslebury Winchester Hampshire SO21 1LU
	Case No: 03/01327/LIS
	Ref No: W00776/15LB
	Recommendation REF
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Item No: 20	Location: Case No: Ref No:	Land To The Rear Of 100 Downs Road South Wonston Hampshire 03/00978/FUL W02846/04	Recommendation PER
Item No: 21	Location: Case No: Ref No:	60 Lovedon Lane Kings Worthy Hampshire SO23 7NS 03/01143/FUL W05331/03	Recommendation PER
Item No: 22	Location: Case No: Ref No:	4 Chilbolton Mews 19 Chilbolton Avenue Winchester Hampshire SO22 5HU 03/01155/FUL W02859/08	Recommendation PER
Item No: 23	Location: Case No: Ref No:	18 Larch Close Kings Worthy Hampshire SO23 7NE 03/01124/FUL W18343	Recommendation PER
Item No: 24	Location: Case No: Ref No:	Glen Deep 14 Bentley Close Kings Worthy Winchester Hampshire SO23 7LG 03/00988/FUL W08302/05	Recommendation DVS
Item No: 25	Location: Case No: Ref No:	Pondside Farmhouse New Road Meonstoke Hampshire SO32 3NN 03/01007/AGA WAG/235	Recommendation PER
Item No: 26	Location: Case No: Ref No:	Hazemount Park Road Winchester Hampshire SO22 6AA 03/01088/FUL W12716/02	Recommendation PER
Item No: 27	Location: Case No: Ref No:	29 - 31 Broad Street Alresford Hampshire SO24 9AS 03/00800/LIS W03115/06LB	Recommendation REF
Item No: 28	Location: Case No: Ref No:	Marwell Manor Grainstore Thompsons Lane Owslebury Hampshire 03/01003/FUL W18194/01	Recommendation PER
Item No: 29	Location: Case No: Ref No:	Land Adjacent To 16 Sheridan Close Winchester Hampshire 03/01291/FUL W18394	Recommendation PER

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Item 01 **Parish** Bishops Waltham
Conservation Area:
Case No: 03/00637/FUL
Ref No: W08272/07
Date Valid: 7 March 2003
Grid Ref: 456849 117210
Team: WEST **Case Officer:** Mrs Anna Budge
Applicant: Mr K Rawlings
Proposal: (AMENDED DESCRIPTION) Conversion of 'Barn 4' to provide 1 No. one bedroom dwelling, revised parking and 2 No. outbuildings (alterations to planning permission W08272/05)

Location: Little Hoe Farm Hoe Road Bishops Waltham Southampton Hampshire SO32 1DU

Representations

1

Officer Report

History

W08272 - Use of land for agricultural mobile home. Granted 20 December 1984.

W08272/01 - Renewal of temporary permission for the siting of a mobile home for agricultural worker. Granted 9 March 1988.

W08272/02 - Detached dwelling (Outline). Refused 10 September 1991.

W08272/03 - Continued use of land for agricultural mobile home. Refused 18 February 1992.

W08272/04 - Use of land for agricultural mobile home. Refused 14 December 1993.

W08272/05 - Change of use to convert barns to 2 no. three bedroom and 1 no. two bedroom dwellings with associated garages, parking and store areas. Granted 25 February 2003.

W08272/06LB - External and internal alterations to convert existing barns to 2 no. three bedroom and 1 no. two bedroom dwellings with associated garages, parking and store areas. Granted 25 February 2003.

Policy

Development plan

HCSP(R) - UB3, T2, H10, R2, C1, C2.

WDLP - C1, C2, C4, HG2, HG20, HG24, T9, EN5, EN7, RT3.

Emerging development plan

WDLP(R) - C1, C3, C4, DP3, DP5, HE2, HE13, HE14, HE17, RT3, T1, T2, T4.

Other material considerations

PPG15, PPG16.

Consultations

Conservation Officer - raised no objection, subject to conditions.

Landscape Architect - originally commented that the proposed hedge to the rear of the parking bays is not wide enough to provide a suitable landscape framework and recommended a distance, also raised concern about the landscaping within the courtyard area which was not considered ideal.

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Amended plans show a 3.00m area for the new hedge as requested and the courtyard will be subject to a condition for detailed landscaping proposals to be submitted.

City Archaeologist - raised no objection, subject to condition.

Highway Engineer - raises no objection, subject to conditions.

Representations

Bishops Waltham Parish Council - object stating that there is a serious question regarding the redundancy of a building when a new agricultural storage building is applied for by the owner as a replacement. As with applications W08272/05 and /06LB the Parish would request a written guarantee that such an agricultural building will not be required in the future to replace the barn.

Assessment

The site is located on the eastern side of Hoe Road, approximately half way between Bishops Waltham and Swanmore. The site consists of a group of brick and tile agricultural buildings, a granary and a farmhouse which are all set around a farmyard area. All the buildings are Grade II listed and the barns date from the nineteenth century. Access to the site is currently from Hoe Road directly into the farmyard area. The proposal is for alterations to convert Barn 4 to provide an additional one bedroom dwelling unit, revised parking layout and 2 no outbuildings.

Consent was granted in February this year for the conversion of these buildings to 3 units comprising of 1 two bedroom unit and 2 three bedroom units with a parking area and garaging accessed via the existing farmyard area. This proposal wishes to create an additional one bedroom unit within the barn that currently has consent for use as garaging and storage for the three units. This building has undergone substantial internal alterations over its lifetime and therefore the Conservation Officer is happy with the proposed internal alterations. The creation of a small unit means that there will be minimal sub-division internally and there are no new external openings proposed. It is therefore considered that the proposal respects the historic character and appearance of the building and that Policies HG20 and HG24 are fully complied with.

The extant consent permits the upgrading of an existing field access and this application does not alter this part of the proposal. The removal of the garaging from the farmyard area does mean that additional parking spaces will need to be provided in the area to the east of the buildings. The application proposes to have 8 open parking spaces and the current proposal does not encroach any further into countryside than the extant one. The additional 2 spaces have been created by reducing the length of the driveway. A new native hedge is to be planted along the rear of the parking area and to create a garden for the new dwelling and additional space has been allocated following comments of the Landscape Architect.

The removal of the garaging will allow for the whole of the former farmyard to be landscaped and this will enhance the setting of all the Listed Buildings around it. A Section 106 Agreement on the extant consent has secured the restoration of the Grade II listed granary as part of the conversion works.

The application is also proposing the erection of 2 timber boarded and clay tile outbuildings that will be sited on the boundaries between the dwellings to provide garden stores. Your Officers consider that these are acceptable in terms of their design and will not impact on the setting of the Listed Buildings.

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It is also considered that this will ensure that there is no need to any additional structures on the site for storage which would diminish the Local Gap. The proposed buildings are located adjacent to existing vegetation and therefore are considered to have minimal impact on the Local Gap and comply with Policy C4.

Your Officers do consider that these buildings are redundant for agricultural purposes as they are not suited to modern farming practices. The LPA has the control over additional buildings for agricultural purposes and they will only be considered where there is a genuine agricultural need and that they are in an acceptable location in terms of their visual impact.

Your Officers consider that this amendment to the extant scheme is acceptable and complies with all the relevant Development Plan policies.

Recommendation

O - THAT PROVIDED 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 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.

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04 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

04 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.

05 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of from the date of the occupation of the building(s) for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

05 Reason: To ensure the protection of trees which are to be retained.

06 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. The boundary treatment shall be completed before the dwellings are occupied. Development shall be carried out in accordance with the approved details.

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

07 No demolition or alteration to structures on the site shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigation to be submitted to and approved by the Local Planning Authority in writing.

07 Reason: To ensure that the archaeological and historical interest of structures on the site is properly safeguarded and recorded.

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08 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.

08 Reason: In the interests of highway safety.

09 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.

09 Reason: In the interests of highway safety.

10 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.

10 Reason: In the interests of highway safety.

11 The proposed access and drive, including the verge crossing 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 Area Surveyor prior to commencement of access works.

11 Reason: To ensure satisfactory means of access.

12 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 metres from the highway boundary.

12 Reason: In the interests of highway safety.

13 The existing access(es) to the site shall be stopped up and abandoned and the footway shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

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

14 Before the development hereby approved is first brought into use, the access shall be splayed back at an angle of 45 degrees.

14 Reason: In the interests of highway safety.

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15 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.

15 Reason: In the interests of highway safety.

16 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.

16 Reason: In the interests of highway safety.

17 Before the development hereby approved is first brought into use, a minimum of 8 car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

17 Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

18 The outbuildings hereby permitted shall only be used for storage purposes incidental to the use of the dwelling houses as residences and shall not be used for living accommodation, business, commercial or industrial purposes.

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

19 No windows shall be inserted into the south elevation or roof of Barn 4 (as identified on drawing No. D0251 05 Rev C).

19 Reason: To protect the character and appearance of the Listed Building.

Informatives

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

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

Winchester District Local Plan Proposals: C1, C2, C4, HG2, HG20, HG24, T9, EN5, EN7, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C3, C4, DP3, DP5, HE2, HE13, HE14, HE17, RT3, T1, T2

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Item **Parish** Bishops Waltham
02 **Conservation Area:**
Case No: 03/00872/LIS
Ref No: W08272/08LB
Date Valid: 1 April 2003
Grid Ref: 456849 117210
Team: WEST **Case Officer:** Mrs Anna Budge
Applicant: Mr K Rawlings
Proposal: (AMENDED DESCRIPTION) Alterations to convert 'Barn 4' to provide 1 No. additional one bedroom dwelling unit, revised parking and 2 No. outbuildings (alterations to W08272/06LB)
Location: Little Hoe Farm Hoe Road Bishops Waltham Southampton Hampshire SO32 1DU

Representations

1

Officer Report

History

W08272 - Use of land for agricultural mobile home. Granted 20 December 1984.

W08272/01 - Renewal of temporary permission for the siting of a mobile home for agricultural worker. Granted 9 March 1988.

W08272/02 - Detached dwelling (Outline). Refused 10 September 1991.

W08272/03 - Continued use of land for agricultural mobile home. Refused 18 February 1992.

W08272/04 - Use of land for agricultural mobile home. Refused 14 December 1993.

W08272/05 - Change of use to convert barns to 2 no. three bedroom and 1 no. two bedroom dwellings with associated garages, parking and store areas. Granted 25 February 2003.

W08272/06LB - External and internal alterations to convert existing barns to 2 no. three bedroom and 1 no. two bedroom dwellings with associated garages, parking and store areas. Granted 25 February 2003.

Policy

Development plan

HCSP(R) - UB3, T2, H10, R2, C1, C2.

WDLP - C1, C2, C4, HG2, HG20, HG24, T9, EN5, EN7, RT3.

Emerging development plan

WDLP(R) - C1, C3, C4, DP3, DP5, HE2, HE13, HE14, HE17, RT3, T1, T2, T4.

Other material considerations

PPG15, PPG16.

Consultations

Conservation Officer - raised no objection, subject to conditions.

Landscape Architect - originally commented that the proposed hedge to the rear of the parking bays is not wide enough to provide a suitable landscape framework and recommended a distance, also raised concern about the landscaping within the courtyard area which was not considered ideal. Amended plans show a 3.00m area for the new hedge as requested and the courtyard will be subject to a condition for detailed landscaping proposals to be submitted.

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City Archaeologist - raised no objection, subject to condition.
Highway Engineer - raises no objection, subject to conditions.

Representations

Bishops Waltham Parish Council - object stating that there is a serious question regarding the redundancy of a building when a new agricultural storage building is applied for by the owner as a replacement. As with applications W08272/05 and /06LB the Parish would request a written guarantee that such an agricultural building will not be required in the future to replace the barn.

Assessment

SEE REPORT FOR W08272/07

Recommendation

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

Conditions/Reasons

01 The works hereby consented to shall be begun before the expiration of five years from the date of this consent.

01 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02 No works shall be carried out on the site until large scale (1:5) elevation and sectional drawings of all new internal and external doors and windows have been supplied to and approved in writing by the local planning authority, and the works shall then be carried out in accordance with those details. All new doors and windows to be painted timber and flush fitting within the frames. Mullions and transoms on proposed windows and glazing to be kept to minimum widths to avoid bulky and heavy insertions and period references should be used for their design unless otherwise agreed. No trickle vents are to be introduced into any external windows.

02 Reason: To ensure the materials and details are satisfactory and respect the character of the listed building.

03 No works shall be carried out on the site until large scale elevation and sectional drawings of all new internal and external partitions, screens and insertions have been supplied to and approved in writing by the local planning authority, and the works shall then be carried out in accordance with those details. These details will illustrate how partitions relate to and are fixed to the main frame/fabric of the building and avoid damaging its integrity.

03 Reason: To protect the character and appearance of the listed building.

04 No works shall be carried out on the site until large scale elevation and sectional drawings of measures for the new floors and sub floors have been supplied to and approved in writing by the local planning authority, and the works shall then be carried out in accordance with those details.

04 Reason: To protect the character and appearance of the listed building.

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05 No works shall be carried out on the site until details of all fire precautions and intumescent applications have been supplied to and approved in writing by the local planning authority, and the works shall then be carried out in accordance with those details.

05 Reason: To protect the character and appearance of the listed building.

06 No works shall be carried out on the site until details of insulation, ventilation, damp-proofing and dry-lining proposals have been supplied to and approved in writing by the local planning authority, and the works shall then be carried out in accordance with those details. These details will include measures to deal with any alterations to fabric as a result of these requirements.

06 Reason: To protect the character and appearance of the listed building.

07 No works shall be carried out on the site until details of all flues, vents, ducts and service runs have been supplied to and approved in writing by the local planning authority, and the works shall then be carried out in accordance with those details.

07 Reason: To protect the character and appearance of the listed building.

08 No works shall be carried out on the site until large scale elevation and sectional drawings of all external vents have been supplied to and approved in writing by the local planning authority, and the works shall then be carried out in accordance with those details.

08 Reason: To protect the character and appearance of the listed building.

09 No works shall be carried out on the site until full details of all repairs to the building fabric have been supplied to and approved in writing by the local planning authority, and the works shall then be carried out in accordance with those details. This will be in form of a schedule of work referenced to accurate drawings and will follow a philosophy of minimum intervention and maximum retention of historic fabric.

09 Reason: To protect the character and appearance of the listed building.

10 No works shall be carried out on the site until a full and accurate measured survey of the barn (1:20) has been supplied to and approved in writing by the local planning authority. This will form a lasting record of the building prior to conversion. It will include all elevations and sections of the barn and a drawing of each bay truss showing methods of jointing and all construction details. This shall also be supplemented by a black and white photographic record carried out to archive standard. 3 Copies to be supplied and approved in writing by the local planning authority.

10 Reason: To enable the history and architectural character of the building to be understood, in accordance with Section 8(2)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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11 No works shall be carried out on the site until a full structural survey of the barn has been supplied to and approved in writing by the local planning authority. This shall be submitted to illustrate that the conversion of the barn will not need to be dismantled, substantially rebuilt or have major structural interventions other than those in order to facilitate this conversion. This report will also need to include any drawings of structural measures proposed as part of this scheme.

11 Reason: To protect the character and appearance of the listed building.

12 No works shall be carried out on the site until details of all materials to be used in the works have been supplied to and approved in writing by the local planning authority, and the works shall then be carried out in accordance with those details.
These details will include the following:

- Samples of new bricks and mortar specification
- Samples of new clay tiles, including hip tiles, ridge tiles and eaves and verge detailing.
- Samples of new cast iron rainwater goods
- Samples of new bricks for landscaping areas, which should match those presently existing on site.

12 Reason: To maintain the architectural interest of the building.

Informatives

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

Hampshire County Structure Plan Review : none
Winchester District Local Plan : Proposals HG20, HG24

Item	Parish	Winchester Town
03	Conservation Area:	Winchester Conservation Area
	Case No:	03/01182/FUL
	Ref No:	W09596/05
	Date Valid:	12 May 2003
	Grid Ref:	447608 128786
	Team:	WEST
	Applicant:	Mr And Mrs Oddie
	Proposal:	(AMENDED DESCRIPTION) Detached five bedroom dwelling, alterations to existing access and alterations to existing dwelling
	Location:	37 Christchurch Road Winchester Hampshire SO23 9SY
	Case Officer:	Mrs Anna Budge

Representations

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Officer Report

History

W09596 - Two storey rear extension. Refused 5 January 1987.

W09596/01 - Single storey rear extension and conservatory, conversion of loft space with dormer window. Granted 3 June 1996.

W09596/02 - Renewal of planning permission W09596/01 - Single storey rear extension and conservatory, conversion of loft space with dormer window. Granted 17 July 2001.

W09596/03 - Detached five bedroom dwelling with new access, alterations to existing access and alterations to existing dwelling. Withdrawn 17 March 2003.

W09596/04TPOCA - Fell one Conifer, one Almond and on Cherry tree. Granted 27 March 2003.

Policy

Development plan

HCSP(R) - UB3, T1, T2, T4, R2, E16.

WDLP - EN1, EN5, EN7, HG7, H1, T9, RT3, W27.

Emerging development plan

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

Other material considerations

None

Consultations

Highway Engineer - states that there is sufficient land on the site for one parking space for each dwelling which is considered acceptable given its location of medium to high accessibility. No on site turning facilities are available, however this is considered acceptable given that Christchurch Road is not classified and many other surrounding properties have no on site turning. State that cycle parking should be provided to the County's standard and this is achievable on the site. Raise no objection subject to condition.

Conservation Officer - indicates support for the improvements to the existing property and likes the front elevation of the proposed dwelling, however does raise concern about the depth and massing, particularly of the south elevation. However has recommended a number of conditions to be attached to any consent.

Representations

Winchester City Trust - state that whilst the Trust has no objection to a new house on this site and that it is noted welcome alterations have been made to its size, siting and garden boundaries there is concern that the height of the building required to provide accommodation will mean that the amount of sunlight reaching the existing house could be reduced to an unacceptable level. Continue that compressing the three storeys into the two storeys of neighbouring properties might make its scale seem more appropriate to its surroundings. State that the impact is not helped by the close-boarded gates shown on the elevation as these would detract from the streetscene.

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Neighbours - 8 letters of concern or objection stating that although the façade may be in keeping with other local buildings, the remainder is not, house is being squeezed in where one should not go, detrimental impact on number 37, another example of creeping, infill development that has blighted St Cross in recent years, proposal will be visible from surrounding area, modernistic building is not in character with surrounding Victorian buildings, is potential for development of extension to existing dwelling or small dwelling, change nature of St Cross Conservation Area, loss of green space, pressure on parking and other shared amenities, overlooking of properties to rear, size of house if out of proportion to plot, proposal is much taller than existing houses, design features are totally out of keeping with Christchurch Road, lack of space between proposal and dwelling either side, potential for accidents on Christchurch Road, overbearing impact on adjoining dwellings, loss of views through Conservation Area, precedent for development in gardens.

3 letters of support stating that careful consideration has been given to the design, that it is in sympathy with the surrounding environment, proposal addresses previous concerns, appropriate use of infill space and the area has a varied architecture and the proposal fits in with this.

Assessment

The site is located on the eastern side of Christchurch Road within the St Cross area of Winchester. The site currently consists of a semi-detached Victorian dwelling with a garage and parking to the south and a fairly substantial garden area. The site is within the Conservation Area and also an EN1 area. The proposal is for the erection of a detached 5 bedroom dwelling, alterations to the existing access, new access and alterations to the existing dwelling.

The proposed new dwelling will be sited in the area to the south of number 37. This area is currently used for parking and forms part of the garden for number 37. The front of the new dwelling would be site on a building line which is between numbers 37 and 39 Christchurch Road. The area in front of the new dwelling would provide parking for this unit. The proposed dwelling extends to a depth of 21.50m from front to rear and is a mixture of single storey and 3 storeys in height. The 3 storey element of the proposal has a 15.0m depth with the remaining part being single storey. The maximum height of the dwelling is 9.40m, however the proposal is to be dropped into the ground by 0.50m. By putting the dwelling into the ground this allows for the eaves height to respect that on number 37. It is also considered that the plot size respects that of the surrounding area and complies with the requirements of Policies EN1 and EN5.

The dwelling is of a more modern design, although it is a simple design with strong symmetry. The proposal includes the provision of a large glass panel in the hallway and stairs to introduce a more contemporary element within the main façade. The proposed materials are cream render and slate, matching those found on the Victorian villas which are to the north and south of the site. The design is considered to be acceptable and reflects many of the characteristics found in the buildings within the local area. This part of the Conservation Area has a wide variety of architectural styles spanning the last 150 years and your Officers consider that this proposal adds to its character and appearance. It is considered that this more modern design will continue the tradition of architectural variety within St Cross and complies with Policies EN5, HG7 and UB3.

The proposal is for a 3 storey dwelling and the representations received have indicated concern regarding the proposed height within the streetscene. Your Officer consider that although it is 3 storey in height this will not be out of character with the surrounding area as the flats opposite are 3 storeys, as are a number of dwelling in this part of St Cross.

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In addition, although it is proposed to be 3 storeys it will sit at an acceptable height within the streetscene and will not detract from the character of the Conservation Area. The proposal therefore complies with Policies EN5 and UB3.

Parking is to be provided in front of the new dwelling on the existing hardstanding and a new parking area provided for number 37 in front of the new porch. The new dwelling will not be entitled to any parking permits and therefore there will be no detrimental impact on the on-street parking along Christchurch Road. The City Trust has raised concern regarding the proposed gates and their potential impact on Christchurch Road. The existing property does have solid gates, however it is considered reasonable to attach a condition requiring gate details to be submitted to ensure that a more open style can be used to retain the views through to the buildings behind.

Concern has been raised about the impact of the proposed dwelling on the amenities of the adjoining residential units. The impact of this proposal on the amenities of the adjoining dwellings has been carefully considered by your Officers in putting forward this recommendation. 37 Christchurch Road currently has a number of windows which are facing the site, as well as a patio area that would be retained. Two windows are to be removed from the southern elevation of the existing dwelling and moved to the west elevation. Your Officers consider that there will be minimal loss of light to the remaining ground floor rooms of 37 Christchurch Road, although some of the patio area will be affected. It is considered that the impact on number 37 is substantially reduced due to the fact that it is at a higher level than the proposed site and therefore light and space will still be afforded to the existing dwelling. It is also considered that the proposed alterations to 37 Christchurch Road, through the insertion of the new windows and porch, will enhance its appearance within the streetscene and consequently improve the character of the Conservation Area.

Your Officer consider that there will be no loss of light to 39 Christchurch Road, due to the application site being to the north of this property. In addition only obscure glazed windows are proposed in the south elevation and the single storey element of the proposal has been design such that the existing wall will screen these windows. It is therefore considered that there will be no overlooking as a result of the proposal. The only remaining impact is in terms of any potential overbearing as a result of the proposed new dwelling. The proposed new dwelling is to be sited at between 0.75m and 4.20m from the boundary. There is currently one window and a backdoor on the north elevation of 39 Christchurch Road and the area adjacent to the boundary is generally landscaped and gravelled. Your Officers considered that given the distance of approximately 7.00m from the proposed dwelling, at its nearest point, to the existing openings and the brick boundary wall that there will be no unacceptable overbearing impact arising from this proposal. The proposal therefore complies with the requirements of Policy EN5.

The final concern in the representations regarding amenity was overlooking from the rear of the dwelling. The original submission proposed a rear balcony, however this has been amended to just a rail and inward opening doors. Your Officers consider that this will not result in any overlooking to the properties in Edgar Road, to the east, or to 37 or 39 Christchurch Road.

Overall your Officers consider that the proposal will preserve and enhance the Conservation Area and not result in any unacceptable detrimental impact on neighbouring dwellings and therefore recommend approval.

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Recommendation

O - THAT PROVIDED 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 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. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

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

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 windows other than those expressly authorised by this permission shall, at any time, be constructed in the north and south elevation(s) of dwelling hereby permitted.

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

05 The first and second floor window(s) in the south elevation of dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

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.

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

07 The proposed external alterations to 37 Christchurch Road (drawing no. 1336/11) hereby approved shall be completed prior to the occupation of the new dwelling.

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07 Reason: To enhance the character and appearance of the Conservation Area and ensure adequate amenity for this property.

08 The parking spaces 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.

09 Prior to the occupation of the new dwelling 2 no long term cycle spaces shall be provided for the new unit of accommodation and 37 Christchurch Road.

09 Reason: To promote alternative forms of transport.

10 The height of the ridge to the roof above bedroom 2 shall not exceed the height of 39 Christchurch Road by more than 150mm, when measured in respect of a common datum (not ground level).

10 Reason: To protect the character and appearance of the local environment.

11 The height of the ridge marked between points X and X on the approved plan (drawing no. 1336/11) shall not exceed the ridge height of the main roof to 37 Christchurch Road.

11 Reason: To protect the character and appearance of the local environment.

12 Prior to the commencement of development details of the proposed front wall and gates shall be submitted to and approved in writing by the Local Planning Authority. Work shall be carried out in accordance with the approved details prior to the occupation of the new unit of accommodation.

12 Reason: To ensure that the detailing is appropriate to the Conservation Area.

13 Prior to the commencement of development the following details shall be submitted, at an appropriate scale, to and approved in writing by the Local Planning Authority:-

(i) large scale elevations and sections of the windows of the proposed new dwelling including materials and intended finish and the new sil in relation to the opening in which it is to be set;

(ii) large scale elevations and section of the windows in the existing dwelling which should following a traditional form.

Work shall be carried out in accordance with the approved details prior to the occupation of the new dwelling.

13 Reason: To ensure the materials and details are satisfactory and respect the character of the 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: UB3, T1, T2, T4, R2, E16.

Winchester District Local Plan Proposals: EN1, EN5, EN7, HG7, H1, T9, RT3, W27.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, HE5, H2, RT3, T1, T4

Item 04	Parish Conservation Area: Case No: Ref No: Date Valid: Grid Ref: Team: Applicant: Proposal: Location:	Swanmore 03/01048/FUL W14192/02 24 April 2003 457365 115579 WEST The Hughes Family Use of land as private gypsy site for 5 No. pitches with ancillary toilet/shower blocks (RETROSPECTIVE) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) Land Adjacent To Buena Vista The Lakes Swanmore Hampshire	Case Officer: Mrs Jill Lee
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Representations

None

Officer Report

History

W14102 - agricultural hay and feed store, granted 31 .07. 1995.

W14102/01 - access to field (retrospective) (may affect a public right of way) permitted 3.07.2002.

Policy

Development Plan

Hampshire County Structure Plan 1996 - 2011 (Review) policies C1, C2, H12 and G3.

Winchester District Local Plan proposals C1, C2, C4, C5, C14, C16, C23, EN5, H8 and RT3.

Emerging development plan Revised Deposit 2003

proposals C1, C3, C4, C17, C18, C26, H9 and RT3.

Other material considerations

The applicants satisfy the ethnic Gypsy status and the legal definition of Gypsies by their travel for economic purpose and earn their living by engaging in garden work and tree maintenance which is conducive to the normal Gypsy livelihood.

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Consultations

Forward Plans Team - recommend refusal on policy grounds. Policies and Proposals in the Development Plan allow for the provision of sites for permanent and temporary Gypsy sites. There is also a requirement that local amenity and the environment should be protected. In particular WDLP C23 states that sites should not be within an area of particular landscape importance or within a Strategic or Local Gap. Permanent sites should also be capable of being provided with essential services and close to schools, shops and other community facilities. Both strategic and local plan policies are clear that a site should not be on open land where it would harm the environment. The proposed site is also within an area defined as a Local Gap which the local planning authority seeks to retain open and undeveloped to prevent the coalescence of the adjacent settlements. The proposed site would therefore be even more unacceptable in the proposed location. The effect on a Local Gap could in fact be more significant than on a Strategic Gap, because they are smaller locally important areas of land. Both the adopted plan and the local Plan Review specifically exclude defined Gaps as suitable location in the Proposal relating to gypsy sites. The proposed site would therefore be contrary to policy.

Environmental Health - no adverse comments to make concerning the application.

Highway Engineers - the road is a private road and the route of a public footpath. The Lakes is an unmade, unlit gravel track having many potholes and the additional vehicle movements likely to be generated if this proposal is allowed will only add further to the deterioration in the running surface. The application appears to be contrary to Policy T11 (ii) in that adequate provision is not made for cyclists and pedestrians and the disabled where possible linking with or improving existing or proposed footpath, greenway and cycleway networks.

Hampshire County Council Countryside Service - object to the application for the following reasons. The footpath has obviously suffered increased wear and tear from the development. The ditch nearest the development is not flowing freely. In the space of ten minutes during a site visit, there were 5 vehicle movements associated with the site.

Hampshire County Council Gypsy and Travellers Service Manager - the land in question is owned and managed by members of the Hughes family who are ethnic Gypsies who have travelled and resided in Hampshire for many years and are well known to the Gypsy and Traveller Service. The family wish to remain in this location so that they have the benefit of permanent residential location and are not then forced to travel from one unauthorised site to another. Hampshire County Council supports the provision of private Gypsy site accommodation as this alleviates public provision on the remaining local authority site in Hampshire. The families concerned satisfy the ethnic Gypsy status and the legal definition of Gypsies by their travel for economic purpose and earn their living by engaging in garden work and tree maintenance, which is conducive to the normal Gypsy livelihood.

Representations

1 petition containing 100 signatures requesting the removal of the travellers camp from the land.

Swanmore Parish Council - object to the application as the proposal is within the countryside and local gap between Swanmore and Waltham Chase.

9 letters of objection were received from local residents. The objections were based on the fact that the proposal would undermine the local gap, the access to the site is substandard and the site is generating a high number of vehicle movements including tippers and HGV's which have caused the track to deteriorate.

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The large number of vehicles using the track are causing noise and disturbance and conflicting with walkers, horse riders and children going to and from the school. The site has been surrounded by a 2m high tin fence which is unsightly and out of keeping with the area. The intense use of the site has led to noise nuisance to the neighbours both from vehicles and people. The site has the appearance of a holiday camp and the associated touring caravans and buildings do not fit in with the surrounding countryside. The value of existing houses within the vicinity of the gypsy site has declined.

Assessment

This planning application is retrospective and seeks to establish the use of the site as a private gypsy site with 5 pitches and ancillary toilet and shower blocks. The applicants moved onto the site in September 2002 without the benefit of planning permission. The site has been subject to enforcement investigations since that time with the planning application finally being submitted on 24 April 2003. The site was part of an agricultural field which was laid to grass. There was also an agricultural barn, which was granted permission in 1995.

When the applicants moved onto the site they covered the entire area with gravel and constructed areas of hardstanding for the mobile homes. The site was enclosed with a 2m high metal fence. The barn is now being used for non - agricultural storage in connection with the tree and garden business undertaken by the family. The site is occupied by members of the same family some of whom have moved to the site from the Tynefield caravan site, and some have relocated from Surrey. The applicants have expressed their wish to provide their own site as the conditions at the Council run site were not suitable for bringing up children. Each of the five pitches will contain a mobile home, a touring caravan and a toilet block. A larger building housing showers and laundry facilities to serve all 5 pitches is located on pitch 2.

The Hampshire County Council Gypsy and Travellers Service Manager has confirmed that the family are entitled to claim Gypsy status.

The site is located within the countryside and is within a local gap where there is a very strong presumption against non - essential development.

Proposal C23 in the Winchester District Local Plan allows for the provision of sites for travelling show people and gypsies subject to certain limiting criteria. The Local Planning Authority would need to be satisfied that the need for the provision in the locality overrides the general objections to residential development in the countryside. The site accommodates buildings and the proposal would maintain or enhance the appearance of the site. The site should be capable of accommodating the number of caravans/mobile homes proposed together with any proposed equipment or business traffic. The site must not be unduly intrusive and will be clearly defined by physical features and adequately landscaped. The site should be provided with essential services and is within reasonable distance of community facilities. The proposal also states that sites will not be acceptable if they are located within a local gap such as is the case with the current application. The application site was previously in agricultural use and it is not considered that the development has either maintained or enhanced the appearance of the site. It is considered that the provision of five pitches with associated touring caravans and vehicles represents an over Intensive use of the site. The application site is considered to be intrusive within the landscape and not physically well defined in terms of the landscape. The applicant also owns other land, which is currently outside the fenced are but immediately adjacent to it.

It is accepted that the provision of private gypsy sites is to be encouraged as it reduces pressure on the Council owned and run sites. The location of the application site however is unacceptable as it is within the open countryside, which is also defined as a local gap and should be protected from non - essential development. The needs of the applicant are not sufficient to justify overriding these necessarily restrictive policies.

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The access to the site is via a public footpath which existing dwellings have the right of access over. The vehicle movements generated by the application site are considered to be excessive and have already proved detrimental to the footpath, increasing its wear and tear as well as conflicting with walkers.

The site would provide 5 permanent mobile homes and therefore the applicant should make provision for contributions towards open space in line with Proposal RT3 in the Winchester District Local Plan. The lack of provision is a reason for refusal.

The provision of private gypsy sites is accepted but the application site due to its location in the countryside and local gap and lack of satisfactory access is not suitable for such a use and therefore the recommendation is for refusal.

Enforcement action

Authority to issue enforcement notices has been granted under delegated powers. The notices were not issued due to receiving the planning application. Attached to this item as a confidential item is Appendix 1 which updates the Committee on the current situation with regard to enforcement action generally and the application site in particular.

Recommendation

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

Conditions/Reasons

01 The proposed development is contrary to the policies C1 and C2 of the Hampshire County Structure Plan and the policies C1, C2, C4, C5, C14, C16, C23, EN5 and RT3 of the Winchester District Local Plan, and would be likely to prejudice the emerging policies/strategy of the Hampshire County Structure Plan (Review) in that it would:

02 represent an undesirable additional dwelling for which there is no overriding justification in an area of countryside;
(Dwelling Countryside)

03 represent an undesirable intrusion into an area which is intended to be retained as a Strategic/Local Gap between Intrusion into Gap)

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.

05 Road is unsuitable in its present condition to take the type and amount of traffic likely to be generated by the proposal.

06 The roads leading to and from the site are of inadequate width to accommodate safely the additional traffic which the proposed development would generate.

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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: C1, C2

Winchester District Local Plan Proposals: C1, C2, C4, C5, C14, C16, C23, EN5, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C3, C4, C5, C17, C26, RT3

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

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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.

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

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.

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

Representations

None

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

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Policy

Development plan

HCSPR - 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

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.

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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 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.

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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 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 SOLICITORS TO ENSURE THAT: _

- (i) ALL FLATS ARE MADE AVAILABLE AS SOCIAL HOUSING TO RENT AND;
 - (ii) THAT APPROPRIATE PROVISION IS MADE FOR PUBLIC OPEN SPACE THROUGH THE PUBLIC 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.

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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.

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.

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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.

Item 07	Parish	Curdridge
	Conservation Area:	
	Case No:	03/01375/FUL
	Ref No:	W08266/12
	Date Valid:	3 June 2003
	Grid Ref:	452383 113505
	Team:	WEST
	Applicant:	Hampshire And Isle Of Wight Wildlife Trust Ltd
	Proposal:	Change of use from ClassC2 to B1a, minor external modifications including redesign carpark
	Location:	Beechcroft Vicarage Lane Curdridge Southampton Hampshire SO32 2DP
	Case Officer:	Mr Neil Mackintosh

Representations

1

Officer Report

History

W08266/01 - Change of use from dwelling to rest home for the elderly, permitted 1984
W08266/02 - Two storey extension, permitted 1985
W08266/03 - Wardens bungalow, permitted 1986 (not built)
W08266/04 - Two storey extension, permitted 1988
W08266/05 - Two storey extension, permitted 1990
W08266/06 - conservatory, permitted 1991
W08266/07 - Two storey extension. Permitted 1992
W08266/10 - Conservatory permitted 1995

Policy

Development plan

HCSPR - C1, C2, EC3, UB3, T4

WDLP - C1, C2, C13, FS2, H4, EN5, T8, T9

Emerging development plan

WDLPR - C1, C16, SF6, DP3, T1, T4

Other material considerations

PPG1, 7, 13

Curdridge and Curbridge Village Design Statement

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Consultations

Policy - if proven that this property is no longer viable as a care home and that an alternative institutional use is not desirable or feasible, the preferred converted use would be a low key employment use. I am concerned about the amount of traffic that offices for the Wildlife Trust might generate.

Highways - no objection, in principle, but this is dependent upon a Green Transport Plan and the provision of a foot/cycle way to connect to the adopted network. The on-site parking and traffic generation will be similar to that of the nursing home.

Landscape - no objection in principle but concerned regarding car parking and effect on trees, further landscaping required.

Representations

Curdrige PC - support, (1) will enhance the local environment and return this building to its original character. (2) wildlife garden would be an asset. (3) opportunity for local schools and community groups to use facilities would benefit the whole community. (4) expressed aims are in accordance with the VDS. (5) as no longer viable as a residential care home this is a good use for the site

Assessment

The Planning Department has sought, for some years, to keep these premises in use as a private nursing home. Many meetings have taken place with the owners and other interested parties but the owners have decided that the home is no longer viable and have closed it down. This decision was brought about by new regulations that require such homes to re-register with the National Care Standards Commission. However, the Home did not meet the new minimum standards, as only 6 out of 23 rooms were of sufficient dimensions. Although a degree of flexibility has now been introduced into the regulations, the owners have concluded that extensive alterations and extensions would have to be undertaken, at a minimum cost of £200,000, in order to retain a 25-bed registration. Not only would this be uneconomical but also such an extension would not be in accordance with current planning policy, nor with the more flexible approach suggested in the emerging Local Plan Review.

Policy FS 2 of WDLP states that the loss of facilities and services, including care homes, will not be acceptable 'unless it is no longer practical or desirable to reuse the site or premises for another use likely to benefit the local community'. In this case, the property has been offered for sale since January 2002 but no such alternative use has been forthcoming. In fact, the support of the Parish Council for the current planning application is probably indicative that there is no positive requirement for a community facility in this location.

Assuming that Members accept the loss of this rest home, and that an alternative community use is not appropriate, another use must be found. In the case of non-residential rural buildings, the preferred use is for employment-generating activities, as stated in Policy C13 of the Local Plan. However, in this case C13 is not applicable, as the building was last use for residential purposes. Your officers consider that this application must be considered on its own, individual merits and have assessed it accordingly;

This 'redundant' building is located in the countryside but is within easy walking distance of Botley Station. In addition there are bus services passing the site and the applicant is prepared to enter into a Green Transport Plan. The Wildlife Trust, the applicant, currently employs 26 staff at its Eastleigh Headquarters, the same number as was employed by the Nursing Home. These staff would be re-located to Beechcroft. The proposed car parking layout, as shown on the submitted plans, is not acceptable, because it would involve felling trees. However, the applicant is willing to prepare a more site-sensitive plan to accommodate 20 cars.

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The Trust is also willing to provide a foot/cycle way, within their grounds, to link their offices with the public highway. It is concluded that, as a result of the above, the proposed use is more sustainable than the former use.

The existing building does nothing to enhance the countryside. It has been vastly extended over the years and it now presents an unsightly façade to Botley Road. The applicant proposes works to enhance the building, including removal of a large UPVC conservatory, patio doors and external pipework and the creation of a wildlife garden, further indigenous planting and the removal of non-native species.

Conclusion - The application involves the loss of a facility that also comprises a residential unit. The LPA has no way of ensuring that care homes stay open and this one has already closed. If the LPA accepts that this facility may be lost permanently, an employment generating use is a preferred alternative. The site is fairly sustainable and the applicant is willing to enter into a Green Transport Plan. Attention needs to be paid to the car parking layout.

Recommendation

O - THAT PROVIDED THE APPLICANT ENTERS INTO A GREEN TRANSPORT PLAN, IN A FORM TO BE DETERMINED BY THE CITY SECRETARY AND SOLICITOR 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 Before development commences the following details shall be submitted to and approved by the Local Planning Authority. The approved details shall be carried out as approved and fully implemented before the building is occupied unless otherwise agreed, in writing with the Local Planning:-

- (a) a detailed plan showing parking spaces for 20 cars, including details of surfacing and the measures to be taken to protect adjacent trees;
- (b) plans to show a footway/cycle way connection from the car park to the adopted footway network adjacent to the B3035;
- (c) details of the external features that will be removed from the building and any reinstatement works;
- (d) a landscaping scheme, including species, density, size and layout of plants.

02 Reason: In the interests of highway safety and visual amenity.

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.

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

04 Details of all works to trees (on or adjacent to the site), must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. All tree surgery/works shall be carried out in accordance with the relevant recommendations of BS 3998 Tree Work.

04 Reason: To ensure the continuity of amenity afforded by the tree(s) in question.

05 The development hereby permitted shall be used for offices and for no other purpose (including any other purpose in Class B1 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

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

06 Details of any floodlighting to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority before the use hereby approved commences. The floodlighting shall be installed, operated and maintained in accordance with the approved scheme.

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

Informatives

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

Hampshire County Structure Plan Review: C1, C2, EC3, UB3, T4

Winchester District Local Plan Proposals: C1, C2, C13, FS2, H4, EN5, T8, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C16, SF6, DP3, T1, T4

Item	Parish	Winchester Town
08	Conservation Area:	Winchester Conservation Area
	Case No:	03/01274/FUL
	Ref No:	W16310/01
	Date Valid:	27 May 2003
	Grid Ref:	448237 130400
	Team:	WEST
	Applicant:	Mr And Mrs Eden
	Proposal:	Single storey rear extension
	Location:	14 Arthur Road Winchester Hampshire SO23 7EA
	Case Officer:	Mr Neil Mackintosh

Representations

1

Officer Report

History

W16310: Rooms in roof and roof extension at rear: Permission: 02/02/2000

Policy

Development plan

WDLP: EN5

HCSP: UB3

Emerging development plan

WDLPR DP3

Other material considerations

Consultations

None

Representations

City of Winchester Trust - The materials of the fenestration and French windows are not specified. To harmonise with the period of the property it is felt that painted timber should be used.

Assessment

The property is a red brick semi-detached house with slates on the roof. It is in a row of Victorian houses in the built up area of Hyde, although to the north of this road is an open field of allotments. The rear garden is enclosed on the side boundaries by tall planting. It is more open at the end so that the allotment is visible. Along the side of the house there is a brick wall dividing the side passage from No 16. Further along, as this side passage opens out, the wall has fencing on top of it taking it to an overall height of about 7'.

The house at present has a rear projection which is 3.5 metres in width. The proposal is for a single storey extension which will extend back from this projection 2.8 metres. This extension will be 5 metres in width, so that it is wider than the existing projection and runs along the side of it to a length of 6.9 metres. This means that it extends towards No 16, but is not as close to the boundary as the main section of the dwelling is. This proposed extension will have no impact on the other neighbour, No 12, as the tall planting on this boundary will obscure it from view. It will be visible from the allotment, but the rear garden is over 20 metres long, and the design and scale of the extension is in keeping with the property, so it will not have an adverse visual impact. No 16 has a conservatory on their property which sits on the side of the rear projection and extends out to the full width of the house. This faces the side of No 14 but the new extension will be slightly further back, so that the conservatory and extension will not overlap. The new extension will be approximately the same height as this conservatory. The proposal will be visible from the conservatory and the rear garden of No 16, but it will be 1.5 metres from the boundary and will be significantly screened by the wall and fencing. Therefore it will not have an adverse impact on the amenities of the neighbouring property through overbearing or loss of light and there is no issue of overlooking. The agent has confirmed that the windows will be painted timber.

It is considered that this single storey extension will harmonise with the house and surroundings and your officers recommend the proposal should be approved.

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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 The materials to be used in the construction of the external surfaces of the development 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.

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

Item	Parish	Shedfield
09	Conservation Area:	
	Case No:	03/00937/FUL
	Ref No:	W18029/01
	Date Valid:	28 April 2003
	Grid Ref:	454156 113388
	Team:	WEST
	Applicant:	Mr P Ockenden
	Proposal:	Change of use of existing garage, store with room above to residential accommodation annexed to existing dwelling
	Location:	Broadcroft Botley Road Shedfield Southampton Hampshire SO32 2HL
	Case Officer:	Mr Neil Mackintosh

Representations

None

Officer Report

History

W18029 - replace existing store with triple garage and store with roof over, permitted Nov.2002

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Policy

Development plan

HCSPR - C1, C2, UB3

WDLP - C1, C2, C19, EN5

Emerging development plan

WDLPR - C1, C22, DP3

Other material considerations

PPG1, 7, 13

Consultations

Highways - no highway objections, suggest Model Condition B031(no separate dwelling)

Representations

Shedfield PC - Object - 'This was built as a garage 12 months ago and it now appears that the garage is not needed. It appears that this garage was built so that it would facilitate the getting of planning permission for an additional dwelling which is an intrusion into the surrounding countryside'

Neighbour - does not object to any alterations

Assessment

Planning permission for this building was granted in November last year. It was described as a 'triple garage and store with roof room over'. At that time Shedfield Parish Council raised no objection, but suggested that a condition should be appended to any permission to ensure that the building 'must be used as a garage and for no other purpose'. This was considered reasonable by your officers and the reason given was that sufficient parking spaces should be retained, in the interests of local amenity and highway safety.

The applicant has not yet built the garage, although the land has been cleared of a previous building, but he has decided that it should now form a residential annexe rather than a garage. The dimensions of the building remain as approved and three of the building's elevations will remain the same. The only difference with regard to external appearance will be that, to the front, garage openings are to be infilled with glazed panels. The rooms are now described as family room, lobby and roof room.

The Highways Engineer has raised no objection to the proposal, subject to a suggested condition, and adds that the proposal is unlikely to result in a material increase in traffic and that, as the property is some distance away from the nearest highway, overspill parking is not envisaged.

Your officers have assessed this proposal in the light of the above and concluded that it would not be harmful to any interests of acknowledged importance, provided that the building is not used as a separate dwelling. The impact of the building on the countryside is as already approved, as the dimensions and appearance of the building are not materially changed. The use of the building as an annexe is acceptable in planning policy terms and the loss of parking spaces is not going to have any affect on the public highway, which is 70m from the site.

Recommendation

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

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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 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. The dwellinghouse extended as hereby permitted shall only be used as a single unit of accommodation and shall not be subdivided, separated or altered in any way so as to create two or more separate units of accommodation.

03 Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

Informatives

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

Hampshire County Structure Plan Review: C1, C2, UB3

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

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

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Item 10 **Parish** Bishops Waltham
Conservation Area:
Case No: 03/00973/FUL
Ref No: W08803/02
Date Valid: 14 April 2003
Grid Ref: 454545 117734
Team: WEST **Case Officer:** Mr Steve Nangreave
Applicant: Mapledean Special Projects
Proposal: Erection 1 no. four bedroom detached dwelling with detached single garage and alterations to existing access
Location: Warden Lodge Winchester Road Bishops Waltham Southampton Hampshire SO32 1BR

Representations
8

Officer Report

History

The following recent submissions relate to Warden Lodge and its residential curtilage.

W08803/01 - Replacement double garage - Granted subject to conditions 10/06/2003

W08803/03 - Demolition of existing dwelling, garage and workshops. Construction of apartment block comprising 2 no. one bedroom and 4 no. two bedroom flats with bin/cycle store and 1 no. three bedroom detached dwelling with integral single garage and alterations to existing access.
Awaiting Determination

The following two appeals relate to the adjoining sites south of the private access road.

W13193/01 - Detached dwelling and garage. Rear of the Willows (formerly Morcasia), Park Road, Bishops Waltham. Refused 7th December 1993.
Appeal allowed 13th June 1994.

W15589 - 2 no. detached dwellings with garages (OUTLINE). Land to the rear of 5 Park Road, Bishops Waltham. Refused 21st September 1998.
Appeal dismissed 19th March 1999 on the basis no Public Open Space Contribution.

W15589/01 - 2 no. detached dwellings with garages (OUTLINE).
Granted subject to conditions 14th March 2001.

W15589/02 - 2 no. four bedroom dwellings, detached single garages and new access.
Details in compliance with W15589/01.
Approved Reserved Matters 10th August 2001.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 July 2003

Policy

Development plan

HCSP(R) - UB3, T2, H2, H5, R2

WDLP - EN5, H1, RT3, T9

Emerging Development Plan

WDLP Review Deposit and Revised Deposit: DP3, H1, H2, RT3, T2, T4

Supplementary Planning Guidance

Village Design Statement - None

Other - None

Government Policy

PPG1 - General Policy and Principles

PPG3 - Housing

PPG13 - Transport

Consultations

City Engineers - The application seeks to construct a four bedroom dwelling and detached single garage with access from an unmade service lane running behind the houses fronting Park Lane.

The service lane has two points of entry onto the public roads, Tangier Lane to the north and The Avenue to the south. The track provides access to rear parking areas for approximately 12 dwellings and the primary access for the three recently constructed dwellings, allowed on appeal.

Relevant comments are contained in the Planning Inspectors decision notice dated 13th June 1994 for planning application W13193/01 regarding that status and use of the rear access road and the potential for further similar planning applications. From this information it will be very difficult to sustain a highway reason for refusal on the grounds of increase traffic use of the rear private access road.

Landscape - No impact on the TPO'ed Horse Chestnuts.

Representations

Bishops Waltham Parish Council had no objection to this application provided the roots of the trees covered by TPO 1766 are adequately protected during construction.

Conversely, this planning application generated seven individual letters of objection, highlighting the following reservations: -

- reduce enjoyment of the area;
- detrimental impact on the protected trees;
- potential surface water drainage problems;
- parked vehicles obstructing private lane;
- loss of privacy;
- detract from street-scene and layout of the lane;
- dangerous access points at each end of the track;
- design does not respect surrounding Victorian/Edwardian character.

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Assessment

The application site comprises the rear portion of the garden area of Warden Lodge, that addresses Winchester Road south west of Bishops Waltham town centre. The site has a total area of 0.04 hectares with a net area 0.032 hectares, deleting the land needed to retain the protected trees. The trees in question are horse chestnuts, protected by TPO1766 and located adjacent the sites southern boundary with the private access road.

This full planning application proposes to construct a two-storey dwelling with a detached single garage to the rear of the site. Vehicular access to the site will be gained via the unadopted track. Access to this track can be obtained via Tangier Lane to the west and The Avenue to the east.

In planning policy terms the site falls within the settlement boundary of Bishops Waltham as defined in the current Winchester District Local Plan and the emerging Review documents. The principle of residential development is acceptable. Similarly the scheme follows the thrust of PPG3 by making more efficient use of underused land. In density terms taking account of the net figure for the area of the site, the dwellings per hectare equals thirty-one.

The acceptance of the development served by the unadopted track is reinforced by recent planning appeal history. The City Council have tried twice at planning appeal to negate development for reasons of impact on the character of the area, inadequate rear amenity areas and poor visibility onto adopted roads. At both appeals the Planning Inspectorate accepted the principle of development and the existing highway access arrangements.

In design terms the proposed dwelling follows the style and themes that have been built out to the south of the application site. The siting of the dwelling will not threaten the TPO horse chestnut trees and a condition is recommended to be imposed to provide protective fencing around the trees during the construction period. Similarly, conditions to control construction traffic parking and layout of sewers are recommended to be imposed. Officers do not feel this proposal will reduce the amenities of any residents of nearby properties.

This application is in accordance with national and local planning policies by providing further housing and respecting the host environment.

Officers recommend acceptance of the scheme.

Recommendation

O - THAT PROVIDED 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.

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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 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 6 metres from the tree trunks in accordance with BS 5837.

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

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, 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 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 dwelling is occupied.

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

06 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.

06 Reason: In the interests of highway safety.

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

07 Reason: To ensure the provision and retention of the garagen the interests of local amenity and highway safety.

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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Informatives

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

Hampshire County Structure Plan Review: UB3, T2, H2, H5, R2

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

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, H1, H2, RT3, T2, T4

02. All building works including demolition, construction and machinery or plant operation 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 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.

Item	Parish	Bishops Waltham
11	Conservation Area:	
	Case No:	03/01049/FUL
	Ref No:	W08803/03
	Date Valid:	24 April 2003
	Grid Ref:	454545 117734
	Team:	WEST
	Applicant:	Mapledean Special Projects
	Proposal:	Demolition of existing dwelling, garage and workshop. Construction of apartment block comprising; 2 no. one bedroom and 4 no. two bedroom flats with bin/cycle store and 1 no. three bedroom detached dwelling with integral single garage and alterations to existing access
	Location:	Warden Lodge Winchester Road Bishops Waltham Southampton Hampshire SO32 1BR
	Case Officer:	Mr Steve Nangreave

Representations

21

Officer Report

History

The following recent submissions relate to Warden Lodge and its residential curtilage.

W08803/01 - Replacement double garage.

Granted subject to conditions 10th June 2003

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W08803/02 - Erection of 1no. four bedroom detached dwelling with detached single garage and alterations to existing access.
Awaiting determination.

Policy

Development plan

HCSP(R) - UB3, T2, H2, H5, H7, R2

WDLP - EN5, H1, H7, RT3, T9

Emerging Development Plan

WDLP Review Deposit and Revised Deposit: DP3, H1, H2, H7 RT3, T2, T4

Supplementary Planning Guidance

Village Design Statement - None

Other - None

Government Policy

PPG1 - General Policy and Principles

PPG3 - Housing

PPG13 - Transport

SPG - Achieving a better mix in new housing development

Consultations

Southern Water Services - no objection in principle.

Environment Agency - no objection in principle, subject to the imposition of two planning conditions to prevent pollution of the water environment.

Environmental Protection - insufficient grounds to warrant refusal. Suggest two informatives attached to decision notice to control hours of working and no smoke pollution.

Landscape Section - Replacement apartment building has been brought forward to create a stronger building frontage to Winchester Road, presently taken up by garden space and contributing little to the street-scene. No objections to replacement building subject to improvements to siting of cycle store.

City Engineers - This full planning application seeks to demolish the existing house known as Warden Lodge and to replace it with a new apartment block together with car parking and cycle parking facilities, with a new detached three bedroom property to the rear of the site. Car parking has been provided above the ratio of 1.5 space per unit for the flats and 2 spaces for the three bedroom dwelling, which considering the site's proximity to the centre of Bishops Waltham, it is a sustainable site.

County Engineers - no objections subject to the developer making financial contribution towards the Central Hampshire Rural Transport Strategy (CHRTS).

Representations

Bishops Waltham Parish Council had no objection to the proposal, but highlighted concerns raised by parishioners to ensure satisfactory turning and access provision.

This planning application generated over twenty individual letters of objection, highlighting the following reservations: -

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- density of development not respecting surrounding character ;
- inadequate access onto the Winchester Road;
- residents of Highfield Court argue the proposed apartment building will impact upon the use or enjoyment of their communal garden;
- problems of storm drainage;
- loss of view;
- access unable to cater for refuse vehicles and emergency services;
- current maintenance charge imposed on residents of Highfield Court and the consequence of a shared driveway;
- loss of adjoining properties value;
- inadequate on-site parking leading to unauthorised parking within Highfield Court;
- problems of construction noise and parking;
- loss of light;
- loss of privacy;
- light pollution affecting adjoining ground floor apartment;
- protection of trees and wildlife;
- authorised use of unadopted track.

Assessment

The application site is situated in a residential area to the southwest of Bishops Waltham town centre. The site extends to an area of 0.1 hectares and comprises an existing Victorian detached dwelling, garage, workshop and gardens. The site is self-contained and shares a common boundary along its northwestern edge with Highfield Court. The north-eastern boundary fronts Winchester Road, the south-eastern boundary is well defined with existing hedging adjoining 2 Ashburton Villas and the south-west boundary adjoins a rear access way where an existing vehicular access is available.

Warden Lodge is a large detached Victorian dwelling that was occupied in conjunction with a previous coach building business on the adjoining land, now redeveloped as Highfield Court. To the north of the site surrounding the development is generally post 1960's two-storey estate housing. To the northwest there is a recent two and three storey development at densities around 70 dwellings per hectare and beyond that an estate of two-storey housing characteristic of the 1980's. To the south and east there is a mixture of late Victorian through to late 1970's two-storey housing, predominantly of semi-detached design interspersed with some detached properties.

This full planning application proposes to demolish Warden Lodge and replace it with a two and a half storey apartment building comprising 2no. one bedroom flats and 4no. two bedroom flats. In addition to the rear of the site, it is proposed to erect a detached three-bedroom house. The existing access to the northwest of the site is to be stopped up and the recently constructed access to Highfield Court used to provide access to a new parking court.

In planning policy terms the site falls within the settlement boundary of Bishops Waltham as defined in the current Winchester District Local Plan and the emerging Review documents. The principle of residential development is acceptable. Similarly, the scheme follows the thrust of PPG3 by making more efficient use of the underused land. The proposed development of the 6 units in the apartment building and the single dwelling gives a density of seventy dwellings to the hectare.

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This part of Bishops Waltham is identified locally as Newtown and stands as a location slightly apart from the main town. The housing form has evolved in an adhoc fashion over many years with the result that there is a mixed character. Larger properties have been developed over a long time span with the increase in density that is visible along the length of Winchester Road. This is almost entirely a residential street with all housing forms including flats, terraces, semi-detached and detached houses. The housing is frequently interspersed with buildings of a larger nature such as Pilgrims Gate, Priory Court, Highfield Court, Avenue Court, The Priory Inn and Kensington Mews. The housing all relates quite closely to the Winchester Road creating a frontage with little sense of space. Materials used are traditional with mainly red brick under slate of plain clay tiled pitched roofs.

The design principles of this scheme are established by the site characteristics and indigenous architectural qualities of Bishops Waltham. It is considered that the new building form should step down from the 3-storey development to the northwest (Highfield Court) and the two storey dwellings to the northeast. Accordingly, a design solution with eaves at a two storey height and with dormers fully within the roof structure should be adopted to achieve this aim. The overall height of the new building will be little changed from Warden Lodge.

The building design reflects traditional local architecture with steep pitched, plain tiled roofs, varying roof lines, chimneys, red facing brickwork and gables. Other more subtle details will include arched lintels, brick sills and sash style windows, coupled with the merits of strong references to traditional features, both apartment building and detached house, seek to establish their own unique identity by means of vertical glazed sections that will bring relief to an otherwise prominent brick façade and will capture light within the building envelope.

Third party objections relate primarily to this proposal is the highway arrangements. The developer anticipated this potential problem and a series of pre-application discussions have taken place with City and County Engineers. City Engineers are content that by widening the current access adjacent to Winchester Road, from 4.2 metres to 4.8 metres for a length of 7 metres. This will enable vehicles to enter and exit the site safely. In addition the highway engineers are content that the amended access road layout can accommodate refuse and emergency vehicles. Following advice from the City Council's Landscape Architect, the proposed bin/cycle store has been turned ninety degrees. Not only providing an enclosed pleasant amenity area but allowing a further visitors car parking space to be found. This gives a ratio of 1.7 spaces per dwelling. Both the adjacent apartment building and this proposal have self-contained parking courts and the authorised parking to be policed by the residents.

Whilst this scheme exceeds the suggested density of development contained within PPG3, it does reflect the evolving character of Winchester Road and provide a further stock of smaller residential units. Officers do not believe this proposal will materially impact on the current amenities enjoyed by the occupiers of nearby properties. In planning terms a number of issues raised namely, repairs and maintenance of private land and negative financial effect of the proposal are not material considerations.

The issues of sewers, construction noise and parking and the protection of trees can be covered by the imposition of relevant planning conditions.

In conclusion, the proposal for this sustainable location will create an attractive development to compliment and reinforce the local built environment and will address the need for smaller properties within Bishops Waltham.

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Recommendation

O - PROVIDED THAT THE APPLICANT:-

- (i) MAKING A FINANCIAL CONTRIBUTION TOWARDS THE CENTRAL HAMPSHIRE RURAL TRANSPORT STRATEGY (CHRTS), AND;
- (ii) 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 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 6 metres from the tree trunks in accordance with BS 5837.

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

04 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.

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

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

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

06 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 dwellings are occupied.

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

07 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 and E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

08 The first floor window(s) in the side elevation of apartment building hereby permitted shall be glazed in obscure glass and thereafter retained.

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

09 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 over flow pipe outlets should be detailed to discharge downwards into the bund.

09 Reason: To prevent pollution to the water environment.

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

10 Reason: To prevent pollution of the water environment.

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11 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.

11 Reason: In the interests of highway safety.

12 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.

12 Reason: In the interests of highway safety.

13 The existing access(es) to the site shall be stopped up and abandoned and the shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

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

14 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.

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

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

15 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: UB3, T2, H2, H5, H7, R2

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

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, H1, H2, H7, RT3, T2, T4

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02. All building works including demolition construction and machinery or plant operation should only be carried out between the hours of 0800-1800 hours Monday to Friday and 0800-1300 hours 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 Resource Act 1991, the prior agreement of the Environment Agency is required for discharging dewatering water from any excavation or development to a surface water course.

Item	Parish	Wickham
12	Conservation Area:	
	Case No:	03/00568/REM
	Ref No:	W14097/30
	Date Valid:	21 March 2003
	Grid Ref:	456025 109515
	Team:	WEST
	Applicant:	Berkeley Homes (Hampshire) Ltd
	Proposal:	Erection of 43 no. dwellings comprising of 20 no. one bedroom flats, 20 no. two bedroom flats, 1 no. two bedroom dwelling and 2 no. three bedroom dwellings, provision of public square and associated car parking (Details in compliance with Outline Planning Permission W14097/10)
	Location:	Phase 4 Berkeley Homes Mayles Lane Knowle Hampshire

Representations

1

Recommendation

O - SEE MINUTES OF PLANNING DEVELOPMENT CONTROL (KNOWLE HOSPITAL) SUB-COMMITTEE FRIDAY 13TH JUNE 2003.

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Item 13 **Parish:** Wickham
Conservation Area:
Case No: 03/01235/REM
Ref No: W14097/31
Date Valid: 20 May 2003
Grid Ref: 455957 109389
Team: WEST **Case Officer:** Mr Steve Nangreave
Applicant: Berkley Homes Hampshire Ltd
Proposal: Conversion of former hospital building blocks A and B to form 47 No. dwellings comprising 8 No. one bedroom flats, 8 No. one/two bedroom flats, 26 No. two bedroom flats and 5 No. two bedroom houses, with associated access and parking (Details in Compliance with Outline Planning Permission W14097/10)

Location: Phase 7 - Blocks A And B Consort Mews Knowle Hampshire

Representations

1

Recommendation

O - SEE MINUTES OF PLANNING DEVELOPMENT CONTROL (KNOWLE HOSPITAL) SUB-COMMITTEE FRIDAY 13TH JUNE 2003.

Item 14 **Parish:** Wickham
Conservation Area:
Case No: 03/01238/LIS
Ref No: W14097/32LB
Date Valid: 20 May 2003
Grid Ref: 455957 109389
Team: WEST **Case Officer:** Mr Steve Nangreave
Applicant: Berkeley Homes Hampshire Ltd
Proposal: Alterations to provide conversion of former hospital building blocks A and B to form 47 No. dwellings

Location: Phase 7 - Blocks A And B Consort Mews Knowle Hampshire

Representations

1

Recommendation

O - SEE MINUTES OF PLANNING DEVELOPMENT CONTROL (KNOWLE HOSPITAL) SUB-COMMITTEE FRIDAY 13TH JUNE 2003.

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Item 15 **Parish** Shedfield
Conservation Area:
Case No: 03/00418/FUL
Ref No: W17375/02
Date Valid: 13 February 2003
Grid Ref: 457183 114219
Team: WEST **Case Officer:** Mr Steve Nangreave
Applicant: Foreman Homes Ltd
Proposal: Erection of 4 no. four bedroom and 4 no. two bedroom dwellings with associated garages and car ports, alterations to existing access and creation of new access
Location: Land Adjacent To Cherrydene High Street Shirrell Heath Southampton Hampshire
(As amended by plans received on 13 February 2003)

Representations
4

Officer Report

History

The following planning applications are pertinent to this site.

W17375 - Erection of 4 No. four bedroom detached dwellings and new access (outline).
Refused 31 October 2001
Appeal dismissed 25 September 2002

W17375/0 - 13 dwellings with parking and new access (outline)
Refused 31 July 2002

W17375/02 - Erection of 4 No. four bedroom and 4 No. two bedroom dwellings with associated garages and car ports, alterations to existing access and creation of new access
Application currently under consideration, appeal lodged for non-determination 12 June 2003.

Policy

HCSPR: UB3, G3, T2, H2, H5, H7, H8, R2, C1, C2
WDLP: C1, C2, C4, C5, C14, EN5, H2, H5, H7, T9, RT3

Emerging Development Plan

WDLPR - Deposit: DP3, C1, C3, C4, C17, H3, H4, H5, H7, RT3, T2, T4
WDLPR - Revised): DP3, C1, C3, C4, C17, H3, H4, H5, H7, RT3, T2, T4
Deposit):

Other Material Considerations

PPG1 - General Policy and Principles
PPG3 - Housing
PPG7 - Countryside
PPG13 - Transport
SPG - Achieving a better mix in new housing development

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Consultations

Southern Water - No objections in principle.

Environment Agency -No objections in principle subject to the imposition of conditions to prevent pollution of the water environment.

Housing - Would be happy to accept affordable housing on this site. At a density of 20 dwellings per hectare, this development would fall below the net residential densities of 30 - 50 dwellings per hectare. This has a direct impact upon the number of affordable units that can be achieved.

Landscape Section - There is a hedgerow along the frontage, which I would advise keeping, with provision for access, to retain some of the character of the area.

The land rises to the rear from where there are very good distant views. The intention to plant this boundary will provide screening and containment of the development.

Whilst accepting the principle of housing on the site, the layout does not make the best use of the land. The length of access road, cutting the site in half and rising up the site to the highest point and the large garaging area seems wasteful and visually dominant. The layout does not meet density requirements.

City Engineers - This is a full application for the construction of eight dwellings and new access. Visibility splays of 2.4 metres by 90 metres are shown, however, it would appear that the visibility splay to the south might not be fully achievable without the removal of part of the hedgeline fronting the neighbouring property, "Cherrydene".

The existing hedgeline will need to be removed or replaced sufficiently behind the required sightlines at a distance to ensure the expected final growth will not interfere with the visibility splays.

The proposed access is restricted in width to 4.2 metres for the first 14 metres and then reduces to 3.8 metres for the remainder of its length. These widths are not sufficient to accommodate safely the type of vehicles expected to use the new access road. The new access road must be designed to allow for regular visits by a refuse freighter and occasional visits by delivery and removal vans and these must be able to turn within the site and so enter the adjoining public highway in a forward gear. Design Bulletin (DB) 32 advises that a minimum carriageway width of 4.8 metres be required in order to allow a refuse vehicle to pass an approaching car without having to take evasive action.

Recommend refusal for this reason.

Representations

Shedfield Parish Council objected to the application in addition to three individual letters of objection.

The Parish Council highlighted the following issues:

- contrary to the district plan;
- cause highway problems with on road parking from visitors;
- properties need individual access or paired between two properties;
- must be frontage access only without rear vehicular access;
- detailed site examination is necessary because a stream runs through the site.

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The third party objections believe the scheme would spoil the character of Shirrell Heath, development encroaches into surrounding countryside, potential of disturbance to surrounding residents due to the volume of development, inadequate infrastructure and local services.

Assessment

The applicant has lodged an appeal against non-determination of the application. This report highlights the main issues that should have been considered had an appeal not been lodged.

The application site is located south of the High Street, Gravel Hill, Solomons Lane and Hospital Road crossroads between the properties Linden Lea to the north and Cherrydene to the south, on the west side of High Street. The site is a rectangular parcel of land with an area of approximately 0.45 hectares that formed part of a larger farm holding. It is an overgrown site, bounded on the roadside by a native mixed hedge and containing several significant mature evergreen trees, which are prominent in the local landscape. To the south is a single storey dwelling known as Cherrydene and to the north the existing overgrown vehicular access track adjacent to a chalet style bungalow named Linden Lea. Within the site are the derelict remains of Shirrell Heath Farmhouse and associated farm buildings.

This full application for planning permission proposes to abandon the current track to the north and provide a single vehicular access road mid-point along the High Street frontage to serve the new development. In layout terms three of the larger detached units are situated to the south of the access road, with the remaining larger unit adjacent to the sites northern boundary. The two pairs of semi-detached houses being positioned north of the service road. All dwellings address the High Street car parking and garaging for the development being accommodated to the rear of the site.

In planning policy terms the site falls within a development frontage as defined in the current Winchester District Local Plan and the emerging Review documents. The principle of residential development fronting the High Street is acceptable. The crux of the application is the density of development. In this respect planning policy H2 of the current local plan allows residential frontage development that reflects the curtilage sizes and character of the locality. The equivalent planning proposal in the local plan deposit document "tweaks" this guidance to "respect and respond positively to the particular character of the locality, whilst making efficient use of the site". This principle of development following the thrust of PPG3 Housing and make the most efficient and effective use of under used sites located within sustainable locations.

The question of the potential density of this site has already been tested at planning appeal last year. The Planning Inspectorate found that four 4 bedroom detached dwellings was acceptable development for this site. However, the appeal was dismissed on the loss of established trees and hedging to the detriment of the rural character and appearance of the area. In addition, the appointed Inspector did not believe the site was suitable for a mix of market and affordable housing.

The appeal was one of several received by the City Council that was giving conflicting statements relating to the balance between PPG3 principles and the need to retain a local character. The Director of Development Services wrote to the Government Office for the South East asking for clarification of the Inspector's interpretation of PPG3 in rural areas.

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The government office confirmed that the starting point for any scheme must be the minimum density given in PPG3 (30 dph). In addition the government office commented that good design is the key to maintaining the character of an area while achieving higher densities.

The starting point being the application site forms part of the linear character of the settlement of Shirrell Heath and its local service and facilities. It can be viewed as a sustainable location and should follow the thrust of PPG3 by making more efficient use of underused land and increase the density of development. In terms of dwellings per hectare, the gross figure calculated are 20 dwellings per hectare and the net figure following the subtraction of area covered by the rear buffer planting and open area to the site frontage is increased to 25 units to the hectare. This scheme is therefore not PPG3 compliant breaching national planning policy.

Whilst the siting of the houses follows the ribbon development character of Shirrell Heath the series of double garages and car port structures introduce features of unwelcome prominence in an area of open countryside. This problem being compounded by this area of countryside being part of the local gap between the settlements of Bishops Waltham - Swanmore - Waltham Chase - Shedfield - Shirrell Heath. The function of the local gap being to preserve the separate identities of settlements at risk of coalescence with other settlements.

Notwithstanding officers' views on the 2002 appeal decision, the appointed Inspector does clearly identify the importance of the natural screen planting along the site's frontage, making a particularly important input to the appearance of the surrounding area. The size and lushness of growth of the roadside hedging and trees make them attractive landscape features in their own right and also add interest and variety to the street scene. The access road and associated visibility splays would significantly erode these features, being very noticeable to inhabitants and users of the High Street and would be harmful to the rural character of the area. Any replacement hedgerow planting could not compensate for the established trees and hedging. A number of trees on the site are covered by Tree Preservation Order 1743 and again their erosion by the development would be detrimental to the rural character of the settlement.

In strict highway engineering terms, the central access is below the minimum width of carriageway to allow vehicles to pass and consequently the scheme is recommended for refusal.

Finally, the applicant questions the need for affordable housing in the light of the Inspector's findings on the site being inappropriate for a mix of market and affordable housing. Your officer's view is given the position of the site; there are no reasonable grounds for not requiring affordable housing on this site.

In conclusion, whilst officers accept the principle of residential development on the site, the scheme fails due to it being non PPG3 compliant, no provision for affordable housing or public open space, visual intrusion, loss of trees and hedgerow and highway deficiencies.

Recommendation

O - HAD AN APPEAL NOT BEEN LODGED FOR NON-DETERMINATION, THEN PLANNING PERMISSION WOULD HAVE BEEN REFUSED, FOR THE FOLLOWING REASONS:-

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Conditions/Reasons

01 The proposed development fails to provide housing development that encourages efficient use of land in terms of density of development following the objectives of Planning Policy Guidance Note 3 "Housing", March 2000.

02 The proposed development is contrary to Policy H8 of the Hampshire County Structure Plan 1996-2011 (Review) Proposal H5 of the Winchester District Local Plan and the emerging proposals of the Winchester District Local Plan Review Deposit and Revised Deposit in that it fails to make adequate provision for affordable housing. The proposal would therefore conflict with the housing strategies of these plans.

03 The proposed development is contrary to Policy R2 of the Hampshire County Structure Plan 1996-2011 (Review), Proposal RT3 of the Winchester District Local Plan and the emerging proposals of the Winchester District Local Plan Review Deposit and Revised Deposit 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.

04 The proposed development is contrary to Policies C1, C2, G3, UB3 and T2 of the Hampshire County Structure Plan 1996-2011 (Review), Proposal C1, C2, C4, C5, EN5 and T9 of the Winchester District Local Plan and the emerging proposals of the Winchester District Local Plan Review Deposit and Revised Deposit in that it would:-

(i) represent an undesirable intrusion into an area of countryside in which no development should take place other than that essential to agriculture and related areas;

(ii) represent an undesirable intrusion into an area which is intended to be retained as a local gap between Bishops Waltham - Swanmore - Waltham Chase - Shedfield - Shirrell Heath;

(iii) as indicated on the submitted layout would result in an undesirable loss of trees covered by Tree Preservation Order 1743 and boundary hedgerow to the detriment of the amenities of the area;

(iv) generate additional traffic requiring highway improvements which would be detrimental to the locality and would be out of keeping with the area;

(v) in terms of the proposed new access road does not comply with the minimum design standard to safely accommodate the additional traffic including pedestrians, cyclists and service vehicles using the new road.

Informatives

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

Hampshire County Structure Plan Review: UB3, G3, T2, H2, H5, H7, H8, R2, C1, C2
Winchester District Local Plan Proposals: C1, C2, C4, C5, C14, EN5, H2, H5, H7, T9, RT3
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1, C3, C4, C17, H3, H4, H5, H7, RT3, T2, T4

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Item 16 **Parish** Swanmore
Conservation Area:
Case No: 03/01228/FUL
Ref No: W16542/03
Date Valid: 23 May 2003
Grid Ref: 457748 116151
Team: WEST **Case Officer:** Emma Norgate
Applicant: Mr And Mrs C Thomas
Proposal: Detached three bedroom dwelling with new vehicular access
Location: April Cottage Chapel Road Swanmore Southampton Hampshire
SO32 2QB

Representations

4

Officer Report

History

W16542 - single storey front extension (April Cottage) - grant 13/6/00

W16542/1 - detached dwelling (outline) - refused - 10/6/02

W16542/2 - detached three bedroom dwelling with integral single garage and new access - refused 20/12/02

Policy

Development plan

HCSP(R) UB3, H1, H5, T4, T6, R2

WDLP H1, H7, EN5, T9, RT3

Emerging Development Plan

WDLP Review Deposit and Revised Deposit: H2, DP3, RT3, T2, T4

Supplementary Planning Guidance

Swanmore Village Design Statement 2001

Consultations

City Engineers - no highway objections subject to conditions - visibility splays appear to be achievable, additional trip generation is unlikely to cause a material increase in danger to users of the existing highway, driveway and turning head should be non-migratory material to prevent deposits on the public highway.

Representations

Parish Council - object - consider that a 3 bed dwelling is too large, 2 bed would perhaps be suitable, could result in at least 3 vehicles accessing the site which could not be accommodated.

Winchester Group for the Disabled - plans should take into account the needs of disable people, steps to entrances should be avoided.

Creshel - new design and arguments do not overcome previous reasons for refusal, plot is not identified in the Parish survey or the VDS. Plot size is 0.022ha rather than 0.22 as stated in the letter, does not make more efficient use of land and is not appropriate to the site and is contrary to national and local policy. Out of line with the surrounding properties, will not create a feeling of space, site is too small and cannot be compared to the new adjoining development.

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Not comparable to Beverly Gardens where the access is wider onto Spring Lane. Old Spring Lane has no pavement or lighting, parked cars will cause an obstruction. Need for this type of housing given consent in Spring Lane.

Lavender Cottage - object - intend to comment further.

15 Spring Lane - object - multiple applications, object to having to repeat the process, contrary to Human Rights if allowed, process is in favour of the applicant, site is unsuitable for a dwelling, don't need any further dwellings, destruction of the village character, loss of hedgerow, other mature plants and impact on wildlife, plot is too small for acceptable ratio as in the VDS, would be contrary to guidelines, access is unacceptable and highway safety reasons, overlooking and overshadowing, loss of enjoyment of property, compromise of space about the buildings, fails to conserve the built and natural environment.

15 Spring Lane - object - multiple applications, object to having to repeat the process, contrary to Human Rights if allowed, process is in favour of the applicant, site is unsuitable for a dwelling, don't need any further dwellings, destruction of the village character, loss of hedgerow, other mature plants and impact on wildlife, plot is too small for acceptable ratio as in the VDS, would be contrary to guidelines, access is unacceptable and highway safety reasons, overlooking and overshadowing, loss of enjoyment of property, compromise of space about the buildings, fails to conserve the built and natural environment.

Algar - object - loss of enjoyment of property, will overlook property, against Article 8 of Human Rights. Lane is narrow and parked vehicles will obstruct it making it difficult for pedestrians, lane is dangerous at night, access is dangerous. Concern over loss of hedgerow and mature trees, density is too great as the plot is too small, contrary to the VDS, not identified in the Urban Capacity Study.

Algar - object - loss of enjoyment of property, will overlook property, against Article 8 of Human Rights. Lane is narrow and parked vehicles will obstruct it making it difficult for pedestrians, lane is dangerous at night, access is dangerous. Concern over loss of hedgerow and mature trees, density is too great as the plot is too small, contrary to the VDS, not identified in the Urban Capacity Study.

19 Spring Lane - object - access is unsuitable and would be a danger to pedestrians, especially during the winter and evenings, destruction of the hedge and the way that gardens are being sold off, this is a village, goes against the plan and design for the village.

Assessment

The site is located to the rear of April Cottage in Swanmore. The rear of the site fronts onto Old Spring Lane, which provides access to a number of properties and runs between Spring Lane. The site is located between a new dwelling, which was granted outline consent in 2000 and the rear garden of Davenport. The site is enclosed on two sides by a 1.8m panel fence, the boundary to Davenport is a hedge between 3 and 4m in height and the boundary to Old Spring Lane currently consists of a low wood and wire fence. The site falls in the H1 village boundary and as such, the principle of development is acceptable.

The site has been the subject of two previous applications, both of which have been refused. Outline permission for a detached dwelling was refused under officers delegated powers in June 2002 and full planning permission for a detached three bedroom dwelling with integral garage and new access was refused under officers delegated powers in December 2002.

This is a full application for a detached three bedroom dwelling and new access. The proposed dwelling is two storey, 7.6m to the ridge and provides a kitchen, living room and toilet on the ground floor and three bedrooms, an en-suite bathroom and bathroom on the first floor. The building has a hipped roof with one dormer window to the front elevation and two dormer windows to the rear elevation.

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It is proposed to be constructed of brick and tiles and it is suggested that samples of these be submitted. There are no windows at first floor level on either of the side elevations. Parking and turning are to be provided on site, with new planting to the front boundary and a garden to the rear. There is one tree in the proposed garden, which although does not have a TPO is intended to be retained.

Concern has been raised with regard to highway safety and traffic issues and as such the City Engineer has been consulted. They have no highway objection subject to conditions. They note that it appears that the correct visibility splay can be provided and that the proposed driveway and turning head should be of a non-migratory surface to prevent deposits onto the public highway. They also note that although the lane is 3m wide, has no footway and is used as a short cut by pedestrians, the additional trip generation would be unlikely to cause a material increase in dangers to users of the existing highway and it would be difficult to sustain a highway reason for refusal.

Concern has also been raised that the proposal is contrary to the Swanmore Village Design Statement. One of the issues highlighted is that the plot is too small to provide an acceptable plot ratio as outlined in the V.D.S. and that there is insufficient space about the buildings. Your Officers have carefully considered the Village Design Statement. The previous application incorporated an integral garage which meant that the proposal was practically two storey across the width of the plot. The application before you has removed the garage which has subsequently reduced the bulk and width of the building and means that there is 4.5m between the proposal and the existing adjacent dwelling. Your Officers now consider that there is acceptable space about the building and given the reduction in width provides an acceptable plot ratio and that it complies with policy EN5 of the WDLP.

Additional residents concerns relate to overlooking, especially with regard to the properties to the west of the site on Old Spring Lane and the corner of Spring Lane. With regard to the existing dwelling at April Cottage and Davenport, your Officers do not consider that there would be an adverse impact in terms of overlooking given the distances to these properties which is over 30m. With regard to the adjacent dwelling to the south of the site, the rear of the proposal is in line with the existing house and therefore given the angle your Officers do not consider that this would result in overlooking of the private amenity of this property. The dwellings to the west of the site front onto Old Spring Lane, the distance between the built elements of the proposals is approximately 18m and given that the distance between the newly built Lavender Cottage and these properties is approximately the same, your Officers consider that this is acceptable. There is one dwelling on the corner of Old Spring Lane and Spring Lane where the rear garden backs onto Old Spring Lane. The distances between the properties would be approximately 23m and given the distance, your Officers consider this is acceptable. Concern has also been raised with regard to overshadowing, however given the site is to the north of the existing dwelling and the distances between the other properties, your Officers consider that it will not result in an adverse impact in terms of loss of light.

With regard to loss of hedgerow and trees on the site. The northern boundary of the site is a mature conifer hedge and this is intended to be retained. There is one tree on the site, which is also intended to be retained. New planting is proposed to the front of the site and your Officers suggest a suitable landscaping condition.

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Your Officers have carefully considered the Village Design Statement and the relevant development plan policy and are of the opinion that the current application overcomes the previous reasons for refusal and are therefore recommending approval of the application subject to conditions.

Recommendation

O - THAT PROVIDED 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.

03 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, E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

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 windows/dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the north and south elevation(s) of dwelling hereby permitted.

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

05 The ground floor window(s) in the south elevation of dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

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

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06 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.

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

07 The proposed access and drive, including footway and verge crossing 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 Area Surveyor prior to commencement of access works.

07 Reason: To ensure satisfactory means of access.

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 area 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.

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

Informatives

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

Hampshire County Structure Plan Review: UB3, H1, H5, T4, T6, R2

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

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, H2, RT3, T2, T4

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Intrusive activity already takes place at Long Park Farmyard, Additional similar activity closer to residential property would be unreasonable. It is alleged that the Lawful right to store building materials could be intensified by a multiple of 6 if permission is granted

Assessment

There is an enforcement history at Long Park Farm, but planning permission has been granted [on appeal] for use of adjacent land within the farm, as a Sawmill. Within the application site, a Certificate of Lawful Development [CLD] has been issued that gives immunity against enforcement action against storage of building materials within defined floor areas of existing buildings. Subsequent to the CLD, an enforcement notice has taken effect on the land, preventing outside storage of building materials. The time scale for complying with the Notice has not yet expired. Existing buildings on the application site are typical of outbuildings within a smallholding. They are functional, in relatively poor condition, but certainly still capable of beneficial use. The proposal is to replace those existing buildings, with similar structures of equivalent dimensions at the same position on the existing hard standings. The effect of the changes on the rural landscape will be minimal. Planning conditions would ensure, among other things that the storage of building materials remain confined to the same floor areas as identified in the CLD. Stabling horses for personal use by the landowner is an acceptable activity on agricultural land as is use of remaining floor area for small holding purposes.

With regard to the objections, the process of publicity is intended to allow interested parties to comment on how development proposals affect their interests in the locality. It is unusual for the competence of the application submission to be challenged. Officers are satisfied that the publicity procedures that have been carried out adequately meet the requirements of relevant legislation, and that other allegations about procedure are unfounded. It is accepted that the plans are sketchy and dimensioned, rather than drawn to metric scale. Nevertheless there is sufficient information, particularly taking account of the "replacement" nature of the proposals to allow the application to be assessed. Regarding the appeal decision referred to by the Parish Council the appeal was against an Enforcement Notice that dealt with issues of intensification of use of the land following provision of external storage facilities.

It is considered that the proposals will provide some improvement to local amenity. Accordingly your Officers recommend that permission be granted subject to the following conditions

The application was deferred at Committee on 26 May 2003 to allow detailed plans drawn to a recognisable scale to be prepared and submitted. Revised plans have now been received. The Committee is asked to note that Crawley Parish Council has withdrawn its objection and wishes to support the application. Where the text of the main Report refers to 5 letters of objection, in fact 14 objections were recorded. It appears that a letter was circulated to assist local residents to object to 2 separate applications within Crawley Parish, and subsequent letters of objection were placed on the other application file. There are no substantive additional grounds of objection to report.

It remains your Officers recommendation that permission be GRANTED subject to the following 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 3 months 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 building materials shall be stored or kept on the land except within those parts of the replacement buildings coloured in blue on the approved block plan and in accordance with Certificate of Law Development Number 275.

02 Reason: To safeguard the amenity of the area.

03 Before any work is commenced on site details of all external materials to be used in construction works shall be submitted to and approved by the Local Planning Authority.

03 Reason: To safeguard visual amenities.

04 This permission shall lapse unless within 6 months of the date of permission all building materials, other than those stored in accordance with Condition 02 of this permission, have been removed from the land.

04 Reason: To safeguard the amenity of the area.

05 Before any work is commenced on construction of the buildings all materials arising from demolition of the existing buildings shall be removed from the land.

05 Reason: To safeguard the amenity of the area.

06 The stables tackroom and store shall be used only for purposes of keeping horses owned by the occupier of the land or connection with his/her private equestrian use and for the other commercial, business purpose.

06 Reason: To restrict use of the land and stable block in the interests and of highway safety and the amenity of the area.

07 The enclosure fence to be erected shall be of an vertical close bowded design and before any work is commenced details of the design and specification for the fence shall be submitted to and approved by the Local Planning Authority.

07 Reason: To safeguard visual 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:

Winchester District Local Plan Proposals: C2, EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

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Item 18 **Parish** Micheldever
Conservation Area:
Case No: 03/01107/FUL
Ref No: W16554/02
Date Valid: 6 May 2003
Grid Ref: 450348 140796
Team: EAST **Case Officer:** Mr Robin Buchanan
Applicant: Mr And Mrs Papworth
Proposal: Two storey rear extension with porch and single storey side extension
Location: Mulberry Cottage Weston Down Lane Weston Colley Winchester Hampshire SO21 3AQ

Representations

None

Officer Report

History

W16554/01 Two storey rear extension, porches to front and rear Withdrawn 28.04.03

Policy

Development plan

HCSP C1, C2,
WDLP C1, C2, C19, EN5

Emerging development plan

EWDLP C1, C22, DP1, DP3

Other Material Considerations

Micheldever Village Design Statement

Consultations

None

Representations

Micheldever Parish - object on grounds that the proposal is too big in relation to the original design of the cottage and would alter the character. The window in the north elevation is also contrary to the Village Design Statement.

Three neighbour objections on grounds of proposal will be out of keeping with cottage and neighbouring dwelling, loss of sunlight to neighbours, window on north elevation is excessive when compared to other windows, extension will be overbearing.

Assessment

The site is a semi-detached red brick cottage within designated countryside, north of Weston Colley. The cottage has a slate roof and three dormer windows to the front. It sits on a plot approximately 740m², and the dwelling has a floor area of 124m². There is hedgerow along the east and west boundaries between the neighbouring properties. There is an original single storey side extension, which will be rebuilt in this proposal.

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The proposal is for a two storey extension to the rear and side of the property to provide a utility and kitchen extension at ground floor and an additional bedroom and en suite at first floor. The gable comes out at right angles from the existing building and there is a porch and steps facing down the garden towards the garage. there are no first floor windows on the east and west elevations of the proposal to overcome any overlooking of the neighbouring properties. It will be constructed in brick and slate to match the existing dwelling. It will provide an additional 50m² living space, but as the dwelling is above the 120m² threshold of the small dwelling's policies, it is considered an acceptable increase.

The proposed extension is to the south of the building and extends 5m out from the existing building. As the neighbouring properties are on the same building line there will only be minimal loss of light and this will be first thing in the morning and last thing at night. The extension is not considered to be overbearing as it is 7m away from both the neighbouring properties.

Amended plans were received showing the extension height reduced, to take into account the change in levels on the site so the extension now appears more subservient in relation to the cottage. The plans also show the first floor window on the north elevation changed to take into account the comments of the Parish Council.

In light of the amended drawings, your officers are recommending approval.

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 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 The first floor window(s) in the east and west elevation of extension hereby permitted shall be glazed in obscure glass and thereafter retained.

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

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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: C1, C2
Winchester District Local Plan Proposals: C1, C2, C19, EN5
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C22, DP1, DP3

Item	Parish	Owslebury	
19	Conservation Area:		
	Case No:	03/01327/LIS	
	Ref No:	W00776/15LB	
	Date Valid:	27 May 2003	
	Grid Ref:	451314 123387	
	Team:	EAST	Case Officer: Mr Dave Dimon
	Applicant:	Mr D.G.M. Wilkie	
	Proposal:	Removal of one chimney	
	Location:	Old Wells Cottage Main Road Owslebury Winchester Hampshire SO21 1LU	

Representations

None

Officer Report

History

W00776/1 Erection of two-storey extension to provide breakfast/utility room and addition to sitting room, with bedroom over: Old Wells Cottage Permitted 30 May 1971.

The property was then Listed after permission had already been given for this large extension. (See below)

Policies

Development Plan Policies/Government Planning Policies

HCSP(R) UB3, E16,
WDLP H.2, HG.20, HG.22, EN.5

Emerging Development Plan -

Winchester District Local Plan Review and Revised Deposit H.3, DP.3, HE.14,

Other material considerations:-

PPG15

Consultations

Conservation:-

In the absence of any analysis that suggests this chimney is a recent addition or that it has structural problems there seems little justification for its removal. Whilst the history of the building as portrayed by the applicant is regrettable this is not a justification for continuing the same laissez faire approach.

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I have explained at great length that so long as the building is listed we as Conservation offices are duty bound to protect its fabric and features. Mr Wilkie had assured me that this particular chimney could not be seen from the road and he thought it a later and unimportant addition. Having visited the building I find I must disagree with him on both points. The chimney is easily seen and over a hundred years old.

You could ask for a written report to back up the applicant's assertion that a recent inspection suggested that chimney is unsafe but this is largely irrelevant as we would therefore require it to be rebuilt (not removed).

Recently both Richard MacCullagh and myself have explained to Mr Wilkie that if he were to get the building de-listed by EH then consent to remove the chimney would not be required (and I am sure the process has been explained previously by Andrew Rutter and other conservation Officers).

So long as it remains Listed and we are being asked to determine this application for Listed Building Consent I would suggest the following reason for refusal:

The proposal is contrary to Policy HE14 in the WDLPR (revised Deposit draft 2003) in that the removal of the chimney is considered to be a change which would adversely affect the buildings architectural and historic character.

Representations

Parish Council - No comment

Assessment

Old Wells Cottage is prominently situated on the north side of Main Road in the centre of the village. It is one of the few remaining thatched buildings of Owslebury and stands hard on the road edge. It is a listed building that dates from the late 18th century or possibly earlier.

The cottage is currently undergoing re-thatching of its roof, which has been assisted by a grant of £4,130. The applicant wishes to use this opportunity to remove the remaining of the original chimneys, which is claimed to be structurally unsafe and is a source of problems of persistent water penetration into the building. Further grant assistance towards any necessary repairs to the chimney was also offered by the council but declined by the applicant who wishes the chimney to be removed, as it is not used. The fireplace it serves having been blocked up since prior to 1974 when the present owner purchased the property. At that time the property was not listed but subsequently it was added to the list of buildings of Architectural or Historic Interest.

The original cottage comprises only the front part of the building the larger projection to the rear northern side being an extension that was added in 1971 which includes a larger, higher and more dominant chimney stack that is not proposed to be removed or altered in any way.

The applicant contends that the chimney he wishes to remove is cracked and unsafe but he has submitted no evidence of a structural surveyor's report to clarify this. He further suggests that even if rebuilt the chimney could not in any event be used without its height being increased and he claims that he cannot afford for it to be rebuilt.

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He further cites the many alterations that have been made to the building, particularly prior to its listing, and those at the time of the extension, which included the removal of a similar chimney to the western side. These alterations he feels severely compromise the buildings historic and architectural integrity to a degree that must make its listing questionable but he has not sought to have the listing reviewed by English Heritage.

The chimney in question is clearly visible from Main Road albeit only from the easterly direction and is evident as a feature of the original cottages. Therefore in the interests of maintaining features of the historic environment it is not considered that there is a justifiable case to set aside the Heritage policies of the development plan by allowing the demolition of the chimney as proposed.

Recommendation

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

Conditions/Reasons

01 The proposed development does not accord with the requirements of policies E16 of the Hampshire County Structure Plan 1996-2011 (Review) , HG.20, HG.22 and EN.5, of the Winchester District Local Plan and HE.14 of the Winchester District Local Plan Review Deposit and Revised Deposit in that the removal of the chimney is considered to be a change which would adversely affect the buildings architectural and historic character.

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: H.2, HG.20, HG.22, EN.5
Emerging Development Plan:-
WDLP Review Deposit and Revised Deposit: H.3, DP.3, HE.14

Item	Parish	South Wonston
20	Conservation Area:	
	Case No:	03/00978/FUL
	Ref No:	W02846/04
	Date Valid:	15 April 2003
	Grid Ref:	446686 135798
	Team:	EAST
	Applicant:	Mr And Mrs Maltby
	Proposal:	Erection of 1 no. two bedroom dwelling
	Location:	Land To The Rear Of 100 Downs Road South Wonston Hampshire
		(As amended by plans received on 4 June 2003)

Representations

8

Officer Report

History

W02846 - Erection of extension to provide addition to lounge and a garage:
Logans Cottage 100 Downs Road: Refused 14-03-1977.
W02846/01 - Erection of extension to provide lounge and a garage:
Logans Cottage 100 Downs Road: Permitted Refused 20-04-1977.
W02846/02 - Conservatory: 100 Downs Road Permitted 12-01-1987.

Policies

Development Plan Policies/Government Planning Policies

HCSP(R) UB3, H5, H7, R2,
WDLP H.1, H.7, EN.5, T.9, RT.3,

Emerging Development Plan -

Winchester District Local Plan Review and Revised Deposit H.2, DP3, R.3

Other material considerations:-

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

Consultations

Engineers:- The proposal includes the provision of a new access to Downs Road and visibility at the new access is in accordance with current standards. The proposal also includes adequate car parking together with a turning area to enable vehicles to enter and leave in a forward gear. No objection subject to conditions.

Landscape:- A group of yew by the proposed access provides a valuable contribution to the street scene, one of the trees being within the site but not shown on the layout. There is another conifer of some visual merit located at the side of the existing dwelling, also not shown that will need to be removed for the access.

The proposed access is close to the eastern boundary and will affect the existing mixed hedgerow, comprising species such as laurel, lilac and yew, particularly in the SE corner which is also the closest point to adjoining properties. The proposed development in the rear garden is located too close to the eastern boundary for successful retention of existing boundary and screening vegetation and does not leave sufficient space for any replacement screen planting.

Recommendation: Layout to be readjusted to accommodate existing trees and hedgerow for successful retention.

Southern Water:-A public sewer crosses the site. No new building or tree planting should be located over or within a minimum distance of 3 metres of the public sewer. It may be possible for the applicant to divert the sewer to the satisfaction of Southern Water Services Ltd. A planning condition should therefore be included that no construction work on the development should be permitted until the diversion of the sewer has been completed. The point and details of the proposed connection to the public sewer will require the formal approval of Southern Water Services Ltd. No surface water should be discharged to the public foul sewer as this could cause flooding to downstream properties. There is no Public surface water sewer available to the site. A water supply can be provided when required.

Environmental Protection:- No objection subject to standard informatives on Hours of work and no fires on site.

Representations

South Wonston Parish Council - No comment.

Eight letters of representation have been received from neighbours which raise the following concerns:

- Proposed access will create a further hazard impacting upon traffic and highway safety of Downs Road.
- Proposed entrance is blind in both directions and emergency access inadequate.
- Proposal will overlook garden & patio to 98 Downs Rd.
- Plot too small compared to existing character of area.
- Existing pole for power telephone and street lighting will need to be re-sited..
- Proposed development is over a public sewer.
- Parking / turning provision inadequate.
- Parking of construction and other vehicles in downs road will be a safety hazard.
- Noise nuisance will increase particularly during the construction period but also afterwards.
- Proposal will be close to bedroom of 5 Walnut Tree Close and at a 5ft higher level. It will further be overbearing and oppressive restricting light to the dining room and kitchen and garden patio areas. It will also adversely affect existing vegetation contrary to what application states.
- The closeness of the proposed bungalow to 4Walnut Tree Close will be detrimental to the amenities presently enjoyed particularly loss of light and quiet enjoyment of my garden.
- The closeness of the parking will be detrimental to my ability to sleep during the day, which is essential for me as an airline pilot.
- Proposal will create an undesirable precedent.

Assessment

The application site comprises the rear garden of an existing bungalow situated on the south side of Downs Road just to the west of Downlands Way and backing onto properties in Walnut Tree Close.

The existing site has a frontage of 24.5m and a depth of 54m giving a total site area of 0.131 hectares. The site is flat and its boundaries are generally defined by mature hedging and shrubs with close boarded fences to the boundaries between the buildings and a cupreses hedge to the front boundary. The adjoining properties fronting Downs Road are bungalows and those in Walnut Tree Close are houses.

The application has been amended to reduce the size of the proposed dwelling by about 20%, omit the attached single garage and realign the entrance to avoid conflict with the adjacent yew tree. Respondents and neighbours have been notified of the amendment.

The proposal as amended is for the erection of a two-bedroom bungalow of 109sq.m. gross floor area by the sub-division of the large rear garden to form a plot of .055 hectares ie a density of approximately 18.08 dph. This leaves the existing property with an 11 metre rear garden depth and involves the provision of a 3m wide access drive from Downs Road down the eastern side boundary of the existing bungalow. The present side extension that forms a utility/garden room will be partly removed to accommodate the access drive.

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The bungalow is arranged at right angles to the existing bungalow with its principal aspects to east and west with a garden depth of between 9 and 10m on the western side. The building would be constructed of facing brickwork elevations with a low pitched hipped roof in slate to reduce its impact and restrict the potential for future conversion of the roof space to additional accommodation in the interests of preserving the present amenity and privacy of neighbours.

Although the proposal is tantamount to a backland form of development it can be undertaken without demonstrable harm to the character of the area or the amenities of neighbouring properties and is in accord with the objectives of PPG3. The proposal is therefore considered to be acceptable.

Recommendation

O - THAT PROVIDED 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 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:

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

02 The alignment, height and materials of all walls and fences and other means of enclosure.

02 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.

02 The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.

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).

03 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.

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

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,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 The existing trees, hedges and shrubs comprising the boundary vegetation to the site shall be retained on all boundaries and protected during the construction period by the erection of protective fencing, details of which shall be submitted to and approved in writing by the Local Planning Authority. No development shall commence before such protection measures or any variation thereto have been agreed and implemented.

05 Reason In the interests of the character and amenity of the area.

06 The boundary planting shall subsequently be retained and reinforced by new planting as necessary to the satisfaction of and in accordance with details and a specification of plant types, sizes and positions submitted to and approved in writing by the Local Planning Authority.

06 Reason In the interests of the visual amenity of the area and the privacy of adjoining residents.

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 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 The dwelling hereby permitted shall not be occupied until provision has been made for the secure undercover storage of cycles. Details of such provision to be submitted to and approved in writing by the Local Planning Authority before development commences. Such provision shall be implemented as approved.

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10 Reason To comply with the requirements of the Hampshire Parking strategy and standards supplementary planning guidance and in the interests of encouraging the use of sustainable modes of transport.

11 No development shall take place before the applicant has agreed with Southern Water Services Ltd measures to divert the existing public sewer that crosses the site. Details of such measures to be submitted to and approved in writing by the Local Planning Authority and to be implemented as approved.

11 Reason . To ensure that the development can be satisfactorily implemented without prejudice to the future maintenance of the public foul sewer that crosses the site.

Informatives

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

Hampshire County Structure Plan Review UB3, H5, H7, R2,
Winchester District Local Plan Proposals: H.1, H.7, EN.5, T.9, RT.3
Emerging Development Plan:-
WDLP Review Deposit and Revised Deposit: H.2, DP.3, RT3

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. The point and details of the proposed connection to the public sewer will require the formal approval of Southern Water Services Ltd and no development should commence in advance of such approval.

05. 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).

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Item 21 **Parish:** Kings Worthy
Conservation Area:
Case No: 03/01143/FUL
Ref No: W05331/03
Date Valid: 6 May 2003
Grid Ref: 449196 133910
Team: EAST **Case Officer:** Mr Dave Dimon
Applicant: Highclere Property Management
Proposal: Erection of 2 No. three bedroom semi-detached dwellings with associated parking and access
Location: 60 Lovedon Lane Kings Worthy Hampshire SO23 7NS
(As amended by plans received on 9 June 2003)

Representations

2

Officer Report

History

W14623/02 - Erection of 2 no. three bedroom semi-detached dwellings with single garages and new access: Permitted
W14623/01 - Erection of 2 no. three bedroom semi-detached dwellings with integral garages and new access: Refused 2-01-02.
W11398/10 - 4 no. semi-detached three bedroom dwellings with associated garages: Land rear of 60-62 Lovedon Lane, Kings Worthy. Permission 16 October 2001.
W11398/09 - 5 No. two bedroom dwellings and associated parking (to replace plots 5 to 8 previously approved under planning permission W11398/05)
W11398/05 - Demolition of 66 Lovedon Lane, provision of new access to provide 4 No. one/two bed dwellings, 11 No. three bedroom dwellings and 2 No. four bedroom dwellings with associated garages and parking: Land rear of 56-72 Lovedon Lane, Kings Worthy.- Permitted 27 October 2000.
W16877 - 4 bedroom two storey house, single storey double garage: Land rear of 62 Lovedon Lane: Refused February 2001.

Policies

Development Plan Policies/Government Planning Policies

HCSP(R) H.7, H11, UB3, R2

WDLP H1, H.7, EN.5, T.9, RT.3

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: H.2, DP.3, RT.3

Other material considerations:-

Supplementary Planning Guidance "Achieving a Better Mix in New Housing Developments". PPG3.

Consultations

Engineers - No objection subject to conditions.
Environment Agency - No objection subject to conditions
Southern Water - No objection.

Representations

Parish Council -. Object -This appears to constitute overdevelopment of a small site with a pair of aesthetically unattractive dwellings. One of the consequences is that daylight to a bedroom in each is provided only by a rooflight. There is no provision for vehicles turning on the site, so that cars will have to turn in the road, immediately beside the (unfenced) children's play area, which we consider inherently dangerous. In addition unless the shrubs on the verge are eliminated, it seems doubtful whether the sight lines for emerging traffic will be adequate. It appears also that sixteen newly planted trees will be cut down, although the form states "No" Existing residents are concerned, and wonder when development in this location will stop. If permission is given for any development on this site, it is suggested that there should be a specific "social hours" requirement state.

Additionally 7 individual letters of objection and a petition of objection containing 24 signatures have been received. The concerns raised in these objections are summarised as follows:

- Prejudicial to existing access arrangements and highway safety.
- Proposal is overdevelopment and will have a negative impact on the street -scene and amenities of residents.
- Design and appearance unsympathetic with the existing development, particularly in that the bricks do not match, nor are chimneys incorporated and the porch and window design is not in keeping with other properties.
- Parking and traffic congestion. There is already insufficient parking for general use by residents which results in cars parked adjacent the play area. Furthermore, the private access driveway serving 14-18 is only wide enough for a single vehicle; the proposal will aggravate congestion and manoeuvring problems for residents using the access drive and create danger for children playing. The lay-by is usually filled with parked cars and will restrict visibility to vehicles using the proposed access.
- Loss of existing trees within the garden of No.60 and damage to amenity planting adjacent the access.
- Disturbance, disruption and obstruction to access that will arise during building operations, which have already detrimentally affected resident's amenities for more than two years as successive additions to the development are squeezed in.

Assessment

The application site comprises part of the remaining rear garden of 60 Lovedon Lane, which is an older bungalow with rendered elevations and a slate roof with first floor accommodation served by rooflights at the rear.

The rear garden concerned is presently mostly down to grass with a mixture of fruit trees and ornamental planting. The rear boundary with Friars Close is defined by a 1.8m close boarded fence and a landscaped verge exists between the boundary and the estate road where a small lay by is provided for visitor parking. Fryers close is a recently completed development of terraced, detached and semi-detached houses off Lovedon Lane created by the sub-division of the long garden plots.

This proposal reduces the garden to No 60 by a further 20m but still leaves a depth of approximately 21m to serve the existing property and creates a plot of about .034 hectares for the proposed development, which equates to a density of 59.5dph.

To the south is a newly constructed pair of houses on a similar plot to the rear of the adjoining no.62.

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Planning permission was previously obtained by Berkeley Homes (W11398/10) for two pairs of three bedroom semi-detached houses on this and the adjoining garden of 62 Lovedon Lane. The pairs were set at right angles to each other and facing the respective road frontages of Fryers Close and with two pairs of garages between.

This proposal is for an alternative scheme for the pair of houses at the rear of No 60, the other pair to the rear of No.62 having already been built. The design proposed is identical to the pair recently built, which in order to minimise overlooking of the retained garden area to the rear of No 60 incorporates a cat slide roof form to single storey level at the rear with only rooflights to bedrooms. The exception to this being the provision of triangular oriel windows on the side elevations to serve the second bedrooms.

The houses previously permitted for this site and the associated plot to the rear of No 62 were all of a similar design providing a gross floor area for each unit of 84.8sq.m. However, this scheme, whilst occupying basically the same footprint as already approved, provides for slightly larger dwellings of 90sq.m with parking provided as tandem spaces on the southern side. A pair of sheds to provide secure undercover cycle storage is also provided.

The proposed houses have a gabled roof form pitched parallel to the road and proposed brick elevations with slate roofs to match those recently built to the rear of No.62..

Whilst these plot sizes are much smaller than those generally prevailing in the locality they are consistent with higher density development currently being provided in accordance with the provisions of PPG3. Furthermore, although the design and materials for the dwellings is not the same as employed for the majority of Fryers Close it is consistent with the adjoining pair of houses and is complementary to the character of the area generally.

The proposal is therefore considered acceptable in that it provides only for an alternative scheme to that already permitted for the site. It is not demonstrably harmful in terms of its relationship to neighbouring properties. The access is in accordance with that already approved for the site and will not exacerbate highway danger or traffic volumes. Adequate parking provision is provided in accord with adopted standards. The proposal does not adversely affect the amenities of the area and the design minimises overlooking of neighbouring properties such that it is no worse than for any similar residential development.

Recommendation

O - THAT PROVIDED 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.

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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:

02 The alignment, height and materials of all walls and fences and other means of enclosure.

02 The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.

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

02 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.

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).

03 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.

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

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 rooflights / dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the rear (east) elevation(s) of dwellings hereby permitted.

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

05 The first floor window(s) in the rear (east) elevation of dwellings hereby permitted shall be glazed in obscure glass and thereafter retained.

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

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 Classes A, B, E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

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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 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.

09 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 20 metres from the highway boundary.

09 Reason: In the interests of highway safety.

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

10 Reason: In the interests of highway safety.

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

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

12 A detailed drainage layout, long sections and specification for the foul and surface water sewers, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

NOTE: Entering into an Agreement with Southern Water Services Ltd under Section 104 Water Industry Act 1991 shall be deemed to satisfy this condition.

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

13 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 the interconnected tanks plus 10%. All filling points, vents, gauges and sight glasses must 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.

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13 Reason: To prevent pollution to the water environment.

14 Prior to being discharged into any watercourse, surface water sewer or soakaway all surface water drainage shall have passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

14 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, H.7, H11, R2

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

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: H.2, DP.3, RT.3

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, the prior agreement of the Environment Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

Item	Parish	Winchester Town
22	Conservation Area:	
	Case No:	03/01155/FUL
	Ref No:	W02859/08
	Date Valid:	9 May 2003
	Grid Ref:	446462 129695
	Team:	EAST
	Applicant:	Mr D.H. Martin
	Proposal:	Swimming pool and associated pool shed and garden shed (RETROSPECTIVE)
	Location:	4 Chilbolton Mews 19 Chilbolton Avenue Winchester Hampshire SO22 5HU
		Case Officer: Abby Fettes

Representations

1

Officer Report

History

W02859/04 4 no. Linked houses comprising of 2 no. Semi-detached and 2 no. Detached four bed houses and 2 no blocks of four garages granted 22.10.97

W02859/05 4 no. Detached four bed dwellings with associated garages Refused 31.03.98

W02859/6 2 no. Detached and 2 no. Semi-detached houses Granted 16.07.98

W02859/7 W02859/07 swimming pool and associated pool shed and garden shed (Retrospective) Refused 23.01.03

Policy

Development plan

HCSP UB3

WDLP EN1, EN5

Emerging development plan

EWDLP DP1, DP3

Consultations

Landscape were informally consulted and were satisfied that the semi-mature trees to the north of the patio area would fit in and provide some screening from the golf course. Other measures could be taken to further limit the impact on adjacent properties. A landscaping condition will be attached.

Representations

4 neighbour objections and 1 concern on the grounds of should have sought planning permission before going ahead with pool; pool shed is very large for suggested purpose and overlooks neighbouring garden; site is within EN1 which is a form of Conservation Area and this proposal is an eyesore; damage to TPO'd trees during construction; loss of views to the golf course. A number of objectors have recommended alternative siting for the pool shed and further landscaping measures.

City of Winchester Trust - no comment

Assessment

The property is a large link detached pavilion style dwelling on the edge of Winchester, within the EN1 designation. The rear gardens back onto the golf course, and the levels drop quite steeply away from the house. There are mature deciduous and evergreen trees protected by TPO's along the northern boundary.

The pool, two sheds and associated works have taken place to the north of the dwelling at the side of the house. The pool shed is situated on the northern corner of the pool and is a timber summerhouse building with windows and French doors and a metal chimney, which protrudes approximately 600mm from the roof. The building is 4.25m wide, 4m deep by 2.5m high and there is a timber garden shed on the east corner, 3.6m x 2.4m x 2.2m, which is against the side of the garage.

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The proposal is retrospective, the works having taken place last year. Initially, there were concerns regarding the siting of the pool buildings and views across from the golf course, but on balance, the material harm of the development was considered negligible. The applicant has agreed to provide planting to mitigate the impact on the neighbour. A landscaping condition has been attached to the recommendation to ensure a satisfactory scheme can be agreed.

Recommendation

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

Conditions/Reasons

01 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.

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

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: EN1, EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3

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Item 23 **Parish:** Kings Worthy
Conservation Area:
Case No: 03/01124/FUL
Ref No: W18343
Date Valid: 1 May 2003
Grid Ref: 448653 134083
Team: EAST **Case Officer:** Abby Fettes
Applicant: Mr And Mrs Trollope
Proposal: (AMENDED DESCRIPTION) Removal of existing detached garage, erection of a two storey side extension with integral single garage

Location: 18 Larch Close Kings Worthy Hampshire SO23 7NE

Representations

None

Officer Report

History

N/A

Policy

Development plan
HCSP UB3
WDLP EN5

Emerging development plan

EWDLP DP1, DP3

Consultations

None

Representations

Kings Worthy Parish - No comment

4 neighbour objections on the grounds of overlooking neighbouring properties, overshadowing neighbouring properties, loss of space about the building, noise emissions from bathroom vent, increased noise from using new utility room, extension will cause damage to the trees along the boundary with other properties.

Assessment

The site is a detached red brick dwelling with render at first floor level at the end of a cul-de-sac. It has concrete tiles and stained wood window frames. There is a detached single garage slightly forward of the building line and a shed the other side of the garage. There are two cherry trees in the front garden and trees along the boundary with 20 Cundell Way.

The proposal is for a two-storey side extension to provide an integral garage and utility room at ground floor and an additional bedroom and en suite bathroom at first floor. The proposed extension is subservient to the main dwelling as the ridge height is dropped has a cat slide roof coming forward over the garage and a dormer window looking down the drive up to the house from Larch Close.

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There are two first floor windows, one facing 20 Cundell Way to the south and one facing west towards 57 Cundell Way. Both are to be obscure glazed as one is a bathroom window and one a secondary bedroom window, so they will not result in overlooking of the neighbouring properties.

The proposal will not be any closer to the tree line than the existing single garage, or any further forward than the existing garage, so damage to the tree roots is unlikely. The space about the building will slightly decrease with the addition of a two storey side extension but only marginally as the garage already exists in that position. The extension is on the south elevation and is lower than the existing dwelling so it is not considered that this will cause overshadowing of the neighbouring properties.

Your officers consider the proposal acceptable in policy terms and are recommending approval.

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 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 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 other than those expressly authorised by this permission shall, at any time, be constructed in the south elevation(s) of extension hereby permitted.

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

04 The first floor window(s) in the south and west elevation of extension hereby permitted shall be glazed in obscure glass and thereafter retained.

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

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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

Winchester District Local Plan Proposals: EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3

Item 24 **Parish** Kings Worthy
Conservation Area:
Case No: 03/00988/FUL
Ref No: W08302/05
Date Valid: 15 April 2003
Grid Ref: 448687 132867
Team: EAST **Case Officer:** Mr Reginald Hawks
Applicant: Bendall Developments Ltd
Proposal: 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.
Location: Glen Deep 14 Bentley Close Kings Worthy Winchester Hampshire SO23 7LG
(As amended by plans received on 20 May 2003)

Representations
8

Recommendation
O - SEE REPORT OF PLANNING VIEWING SUB-COMMITTEE.

Item 25 **Parish** Corhampton And Meonstoke
Conservation Area:
Case No: 03/01007/AGA
Ref No: WAG/235
Date Valid: 22 April 2003
Grid Ref: 462266 119312
Team: EAST **Case Officer:** Mr Reginald Hawks
Applicant: Mrs N Edwards
Proposal: Temporary timber huts for game birds
Location: Pondside Farmhouse New Road Meonstoke Hampshire SO32 3NN

Representations
None

Officer Report

History
None

Policy

Development plan

HCSPR - UB3, R3, C1, C2, E6, E7

WDLP - C1, C2, C7, C12, EN5, EN7

Emerging development plan

WDLP Review Deposit and Revised Deposit 2003 - DP3, DP5, C1, C6, C7, C15

Other material considerations

PPG7

Consultations

Enforcement: The development has been undertaken without the benefit of planning permission. It would appear that the applicant is unwilling to clear the site or remove the structures before the end of the breeding season. Although the proposal is an inappropriate form of development within the AONB, in the light of this information, it is considered a more appropriate course of action would be to grant a temporary conditional consent requiring the applicant to clear the site within 1 month of the use ceasing. If the applicant does not comply with this condition, a breach of condition notice could be served. Whereas, if the application is refused and an Enforcement notice served, the applicant could appeal against the Enforcement notice, which would be less advantageous in this case.

Representations

Corhampton and Meonstoke Parish Council: Support

4 letters of objection from neighbouring residents in New Road Meonstoke and locality on grounds of unsightly structures in the AONB detrimental to the visual quality of the area, overlooking and deposit of associated rubbish. Comment that although they understand the farmer's need to diversify, concern that these unsightly structures could be made less obtrusive by using camouflage colours.

Assessment

The site is located north east of Brockbridge on land to the north of Watton Lane within the East Hampshire AONB. The site comprises a field measuring 12.19ha to the west of Pondsides Farmhouse and adjoining former poultry sheds. The land is in an exposed location on rising ground above the Meon Valley. It is partly contained by a mature hedgerow on the eastern boundary and a row of trees along the southern boundary fronting Watton Lane. The area covered by the pheasant rearing pens is shown as being towards the northern half of the field, against a backdrop of the mature hedgerow along the eastern boundary. However, the landscape context of the area is open arable land with views into the site from Corhampton Down to the west and from Watton Lane/New Road nearer the site.

At the time of the submission of the prior notification application, the majority of the pens were in kit form and the mobile restrooms/caravans were on site, but not yet in use. Since then, the pheasant pens have been laid out in five or six rows in a east to west direction comprising approximately 30 timber sided huts, each with a blue canvass canopy and wire run, to each row. On the headland at the top of the site, there are two mobile homes/restroom caravans painted a suitable muted colour, another covered trailer and a soft-top feed trailer. Attached to each hut is a calor gas cylinder and a series of water butts raised on wooden frames to provide watering facilities.

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Prior to the erection of these pheasant rearing pens, the applicant was informed that full planning permission would be required for this proposal, as it was not related to an agricultural activity and the pens would have to be affixed to the ground. Notwithstanding this, a prior notification application was submitted for temporary wooden huts for game birds (May - September). The Local Planning Authority responded to this application by issuing a decision notice stating that formal approval was required on the basis of: -

- The ground area covered would exceed 465sqm;
- The proposed development would be within 400m of a protected building;
- The site is in an isolated location within the East Hampshire AONB and unrelated to any established group of buildings so would be detrimental to the visual amenity of the area; and
- Insufficient detail has been provided to demonstrate the means of construction, size of site required and finished materials for the proposed caravans. In the absence of this detail, the Local Planning Authority is not satisfied that the proposed development can be implemented without harm to the visual amenity of the area, which is designated an Area of Outstanding Natural Beauty.

No additional information has been forthcoming, but the applicants have stressed that additional measures have been undertaken to tone down the use of bright colours on the huts, and that the proposal is for a temporary use only for a period during the Summer, after which they intend to clear the site and continue their search for a permanent venue elsewhere for this rural enterprise.

When assessed against the countryside and environment policies of the WDLP, it is considered the proposal will have adverse effect on the landscape quality of the AONB, being in an exposed location visible from Watton Lane and New Road, Meonstoke, and in views from further afield to the west, such as Corhampton Down. On this basis, if this were for a permanent facility, the recommendation would be to refuse the application for the reasons set out above. However, as the use is already in existence and temporary permission only is sought, it is considered expedient to grant conditional permission for the remainder of the current season, and include conditions requiring re-instatement of the site as an arable field following expiry of the permission. Therefore, for the reasons set out above, your officers recommend planning permission be granted for a temporary period expiring on 30th September 2003.

Recommendation

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

Conditions/Reasons

01 The permission hereby granted shall be for a limited period expiring on 30th September 2003 on or before which date the development hereby permitted shall cease and the land re-instated for arable production or grazing pasture.

01 Reason: The development is of a type not considered suitable for permanent retention.

02 The caravans/restroom facilities hereby permitted shall not be occupied at any time other than in connection with the supervision of the pheasant rearing pens.

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02 Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.

03 Within one month of the expiry of this permission, the caravans and trailers together with the huts, canopies, cages, gas cylinders and water containers and any related items, shall be removed from the land.

03 Reason: To safeguard the landscape character of the AONB and visual amenity of the area.

Informatives

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

Hampshire County Structure Plan Review: UB3, R3, C1, C2, E6, E7

Winchester District Local Plan Proposals: C1, C2, C7, C12, EN5, EN7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, C1, C6, C7, C15

Item 26	Parish	Winchester Town
	Conservation Area:	
	Case No:	03/01088/FUL
	Ref No:	W12716/02
	Date Valid:	7 May 2003
	Grid Ref:	447693 130822
	Team:	EAST
	Applicant:	Dr And Mrs C Barlow
	Proposal:	Two storey front extension and two storey rear extension
	Location:	Hazemount Park Road Winchester Hampshire SO22 6AA
	Case Officer:	Mary Humphries

Representations

1

Officer Report

History

W12716 - single storey extension. Permission 1982.

W12716/01 - Two storey front extension and two storey rear extension. Refused 21.03.2003

Policy

Development plan

WDLP - EN5, EN1, EN7, W1

HCSPR - UB3, E8

Emerging development plan

WDLP Review Deposit and Revised Deposit - DP1, DP3, DP5, W1

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Consultations

Tree Officer - no objection subject to conditions. The existing mature multi-stemmed tree in the front garden (protected by a TPO) is situated approximately 1m from the boundary wall. The tree protection zone for this tree is between 4.5m and 6m. Condition recommended to ensure protection of this tree which is important to the amenity of the area.

Representations

City of Winchester Trust - no comment

4 letters of objection from neighbours - the previous application was refused because of the impact of the extended parking area upon the TPO'd tree but the extension could also interfere with the tree protection zone; the front extension is forward towards the road to an unacceptable extent, beyond the established building line; overdevelopment of the site adding more than 25% to the existing floorspace; loss of vegetation in front garden, inconvenience to neighbours during building work; overlooking to neighbouring rear garden and conservatory.

1 neighbour letter - no objection - the proposal will enhance the property and extra parking will be beneficial.

1 neighbour letter - support - the design appears to enhance the property and the general feel of Park Road; improved off-road parking would be beneficial; does not harm views of local property values.

Assessment

Hazemount is a larger modern detached two storey red brick house within a mature and long garden, to the south side of Park Road, an EN1 area to the north of Winchester City. The area is characterised by larger detached properties with space afforded between and around the buildings and with good levels of mature tree and hedge cover. The site contains a large multi-stemmed mature tree within the front garden (protected by a TPO) and many other mature trees and shrubs towards the boundaries which restrict views of the property from either direction, and virtually obscure views of the house from the east. There is a low retaining brick wall to the front garden boundary, adjacent to the pavement. The drive lies to the west of the site and a retaining wall supports the front garden at a higher level to the east. Many of the trees in the area are protected by a tree preservation order.

The proposal is for two storey extensions to the front and rear of the building to provide additional accommodation. A previous similar application was refused earlier in the year because it included the formation of a turning head and parking space with associated excavation, new retaining walls and hard surfacing within the front garden, necessitating the removal of the mature sycamore tree in the front garden. This was considered detrimental to local amenity. The current application does not involve any works to the drive and parking area and the tree officer is satisfied that the current proposal can be implemented without detriment to the mature trees on the site.

The proposed front extension is at full ridge height and brings the front elevation of the house 3.5m forward of the existing front door and 2m forward of the existing garage. The front of the extended building would lie 8.7m from the front boundary with the pavement and would be several metres forward of the houses to either side of Hazemount. It would have a hipped roof form to match that of the existing house. The design incorporates a tall area of glazing to the front elevation, to serve a new staircase, but no new openings would be formed within the side elevations. A new hipped roof open porch would be formed to the frontage with cantilever supports.

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The alterations add interest to the front elevation, but would not be unduly prominent in views up and down the street, which already accommodates a mix of house styles and forms. It also allows the retention of a good depth of green frontage.

To the rear, a full height two storey extension of 2.25m depth, is proposed within the centre of the elevation with a small section of single storey extension adjacent. No openings are proposed within the side elevations. The extension includes a new window to the rear, but since this replaces an existing first floor window, opportunities for overlooking to the neighbouring properties are not increased. The rear garden is large and well vegetated and the extension would be visible but not prominent or overbearing in views from the surrounding gardens. The officer view is that the design and massing of the extensions are not harmful to local amenity and are 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 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 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 of any kind, other than those expressly authorised by this permission shall, at any time, be constructed above ground floor level in the east or west elevations of extensions hereby permitted.

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

Informatives

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

Hampshire County Structure Plan Review: UB3, E8

Winchester District Local Plan Proposals: EN5, EN1, EN7, W1

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, W1

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Item 27 **Parish** New Alresford
Conservation Area: New Alresford Conservation Area
Case No: 03/00800/LIS
Ref No: W03115/06LB
Date Valid: 7 April 2003
Grid Ref: 458789 132819
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr And Mrs D Samuel
Proposal: Alterations for removal of cement render and restoration of exposed brickwork (RETROSPECTIVE)
Location: 29 - 31 Broad Street Alresford Hampshire SO24 9AS

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

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

HCSPR : 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.

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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. Second letter received requesting that the proposal be given careful consideration when a decision is taken by the planning committee.

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 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

This application was deferred at the last Development Control Committee to allow officers the opportunity to review the comments made by the applicant in a letter which was distributed to Members prior to the last Committee.

The letter was essentially a report providing a contrary view to that put forward by officers. The contents of this letter have been carefully assessed by officers, however this does not change the officer's original recommendation which is set out in the attached report.

The conservation officer has replied individually to the points raised in the applicants letter. The letter from the applicant is attached together with the Conservation Officers response.

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.

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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 visually 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, 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 PLANNING PERMISSION 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.

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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 28 **Parish** Owslebury
Conservation Area:
Case No: 03/01003/FUL
Ref No: W18194/01
Date Valid: 16 April 2003
Grid Ref: 450749 121421
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr V Hill
Proposal: Change of use of agricultural buildings to temporary B8 storage use (RETROSPECTIVE)
Location: Marwell Manor Grainstore Thompsons Lane Owslebury Hampshire

Representations

None

Officer Report

History

WAG/PN/68 - Grain store - no objection 26.05.1995
WAG/PN/068/01 - Straw storage barn - No objection 01.09.1997
WAG/PN/185 - 4 no. silos, loading hopper and penthouse - No objection 15.04.2000
W18194 - Erect a 30m lattice tower with 6 No. antennae, 4 No. transmission dishes, equipment cabinets and associated equipment - Permission - 25.03.2003
TPO 1002

Policy

Development plan

HCSPR : C1, C2, UB3, EC3, EC4

WDLP : C.1, C.2, C.13, T.8, T.9

Emerging development plan

WDLP Review Deposit and Revised Deposit - C.1, C.6, C.15, C.16, DP.3, T.1, T.2

Other material considerations

PPG4 - Industrial and Commercial Development and Small Firms

PPG7 - The Countryside: Environmental Quality and Economic and Social Development

Consultations

Enforcement - enforcement action delayed pending outcome of this application

Engineers - no objection

Environment Agency - no objection in principle subject to planning conditions

Hampshire County Council - Environment Department - no objection in principle

Representations

Owslebury Parish Council - object - proposal is yet another retrospective application; it will generate extra traffic on a narrow country road; this area is in danger of developing into an industrial site which would be detrimental to the visual amenities and contrary to structure and local plan.

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2 letters of objection from local residents on ground that building originally used for grain store and now used for storing motor caravans and industrial uses which add traffic to the surrounding lane, which include large lorries travelling on the surrounding lanes from 5.30a.m. Proposal would set a precedent for other industrial activity in the area. Already experienced a number of changes in the area, including the worm farm, and a telecommunications mast. Unaware of application until reading the Parish Council minutes. Road safety; Hurst Lane is a narrow country lane already busy with traffic, particularly at rush hours and in the summer. The area cannot cope with more traffic.

Assessment

The site is situated on the south side of Thompson Lane, served by an existing vehicular access. To the north side of Thompson Lane is Marwell Zoological Park. The proposal seeks the temporary re-use of two agricultural buildings erected under agricultural permitted development. The building annotated as building 4 was erected in 1995, and the building annotated as building 5 was erected in 1997.

The application is retrospective, and seeks to continue the re-use of these buildings for a temporary 3 year period for B8 storage. Building 4 is used for the storage of play equipment and safety surfacing, and Building 5 is used for the storage of Motorhomes for Marquis Motorhomes Limited whose main workshop and retail garage is in Upham. These buildings are modern wide steel-framed buildings with roller shutter doors, with all storage proposed internally.

The applicant erected the buildings originally in association with his agricultural enterprise, for grain storage, however this ceased in July 2001 in part due to a change in family farming, and the loss of livestock activities due to foot and mouth. The applicant has confirmed it is his intention to re-use these buildings for agricultural purposes in the medium term once he has restored the livestock capacity.

The proposed temporary use is a storage use (B8), and the applicant has submitted with this application a report on vehicle movement, the highway engineer is satisfied that the proposed users are low key and generate very little in the way of traffic movement. And also comments that visibility at the existing access onto Thompsons Lane is acceptable and wide enough for two vehicles to pass one another.

Therefore the main issue is whether the proposed re-use of these buildings accords with government legislation and planning policy. Policy C.13 of the Winchester District Local Plan and policy C.16 of the emerging local plan refer to the re-use of agricultural buildings, and whilst these buildings are not of particular merit, they are of sound construction, and are sited against a belt of trees protected by a Tree Preservation Order, which do screen the site from Thompsons Lane.

Planning Policy Guidance Note 7 re-emphasises this, and also states that "the primary consideration should be whether the nature and extent of the new use proposed for the buildings are acceptable in planning terms" and goes on to say "It should not normally be necessary to consider whether the building is no longer needed for its present purpose....".

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However, these buildings would not have been granted planning permission for any use other than agricultural, on the basis that the application is for a temporary period, and that the former agricultural use is proposed to be re-instated in 3 years, officers recommend approval subject to conditions to ensure that the buildings are re-used for agricultural purposes, and if not that they are removed from the site and the site restored to its former condition, and that the permission is personal to the existing users, and that there is no outside storage.

Recommendation

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

Conditions/Reasons

01 The permission hereby granted shall be for a limited period expiring on 31st July 2006 on or before which date the use hereby permitted shall be discontinued and the buildings shall revert to agricultural use.

01 Reason: The development is of a type not considered suitable for permanent retention and is only considered acceptable because of the exceptional circumstances of the applicant.

02 If following the expiration of this temporary permission the buildings are not re-used for agricultural purposes, and planning permission has not been granted, or has not been deemed to be granted under Part III of the Town and Country Planning Act 1990, for development for purposes other than agriculture then within 6 months following the expiration of this temporary planning permission, unless the Local Planning Authority have otherwise agreed in writing, the buildings shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before the buildings were erected or to such other condition as may have been agreed in writing between the Local Planning Authority and the developer.

02 Reason: In order to ensure that the development hereby permitted is removed if it ceases to be used for agricultural purposes within the unit or if permission has not been obtained for its change of use, since the development is located within an area of countryside wherein new development of this type is only acceptable on the basis that it is essential for agricultural purposes.

03 The use hereby permitted shall be carried on only by Redlynch Leisure Installations (building 4) and Marquis Motorhomes Ltd (building 5) and shall not enure for the benefit of the land. When the premises cease to be occupied by Redlynch Leisure Installations (building 4) and Marquis Motorhomes Ltd (building 5) the use hereby permitted shall cease and all materials, equipment and vehicles brought onto the site in connection with the use shall be removed.

03 Reason: The use hereby permitted is for a temporary period and is only considered acceptable because of the exceptional circumstances of the applicant. Furthermore, the local planning authority is not satisfied that alternative users would not have a detrimental impact on the local roads.

04 There shall be no outside storage.

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04 Reason: In order to protect the visual amenities of the area.

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 and B of Parts 6 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

05 Reason: To ensure that further agricultural buildings are not erected, as the buildings the subject of this temporary permission should be re-used for agricultural purposes in the first instance.

06 No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent) should not be allowed to enter surface or ground waters.

06 Reason: To prevent pollution of the water environment.

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

07 Reason: To prevent pollution of the water environment.

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

08 Reason: To prevent pollution of the water environment.

09 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.

09 Reason: To prevent pollution of the water environment.

10 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 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.

10 Reason: To prevent pollution of the water environment.

11 Any facilities for the storage of chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval. 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 110% of the capacity of the largest tank whichever is the greatest. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata.

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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.

Informatives

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

Hampshire County Structure Plan Review: C1, C2
Winchester District Local Plan Proposals: C.1, C.2, C.13
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C.1, C.16, DP.3

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 controlled waters, and may be required for any discharge of sewage or trade effluent from building 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 and IOW Area Officer (Environmental Management Itchen Team) to discuss which type of authorisation will be required

03. 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 the Environment Management Itchen Team to discuss the matter further.

Item	Parish	Winchester Town
29	Conservation Area:	
	Case No:	03/01291/FUL
	Ref No:	W18394
	Date Valid:	20 May 2003
	Grid Ref:	446239 128398
	Team:	EAST
	Applicant:	Mr And Mrs G Day
	Proposal:	Erection of 1 no. three bedroom dwelling with new access
	Location:	Land Adjacent To 16 Sheridan Close Winchester Hampshire
	Case Officer:	Mrs Julie Pinnock

Representations
3 (inc. participants) and a petition of 40

Officer Report
History
None

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Policy

Development plan

HCSPP : UB3, H1, T.2, R.2

WDLP : H.1, EN.5, EN.13, T.9, RT.3

Emerging development plan

WDLP Review Deposit and Revised Deposit - H.2, DP.3, T.1, T.2, RT.3

Other material considerations

Planning Policy Guidance Note 3 - Housing

Supplementary Planning Guidance - Achieving a Better Mix in new housing development

Consultations

Highway Engineer - difficult to sustain highway objection as traffic speeds low, with on-street car parking which reduces the effective carriageway width and helps to constrain traffic speed. Does require long term secure/under cover cycle parking which can be provided for by a shed or other cycle storage facility.

Drainage Engineer - No objection subject to the grant of building regulations approval.

Southern Water - no objection

Environment Agency - no objection in principle

Representations

One letter of objection from local resident on grounds that proposal will affect the neighbouring properties; design and appearance plus the layout; conservation and the built and natural environment; highway safety and traffic; effect on the value of the property; developers motives.

One petition containing 40 signatures objecting to the proposal on the following grounds:

Parking : problems intensified since 3 dwellings occupied by students with each student house occupied by up to 4 students with most students each owning their own car plus visitors with cars.

Road safety and traffic : One disabled parking space in Sheridan Close which is constantly used by non-authorized people. Cars have been vandalised, particularly when owners cannot park their car near their home. On occasion cars have had to be moved out of the close before a fire engine could gain access.

Loss of view and loss of property value.

Quiet family area, but the arrival of student and the increased population has given way to noise and late night unsocial activity. The increase in population will have a negative effect on the community and will add to the problems of an already overburdened and inadequate infrastructure.

City of Winchester Trust - no comment

Assessment

The proposal is for the erection of one detached two storey dwelling on land to the south of 16 Sheridan Close. Sheridan Close comprises two storey semi-detached dwellings. At the entrance to Sheridan Close on each side of the road are semi-detached dwellings, which although their given address is Fox Lane, sit at the entrance. The land to the rear of no. 16 has two terraced levels, with the dwellings to the rear which front Fox Lane at a lower level. There is a gentle slope within the applications site.

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The dwelling has been designed to complement the style of the existing dwellings in Sheridan Close, by the use of brick, and white horizontal boarding to the first floor. The primary aspect of the dwelling is to the front and side, with first floor windows controlled to the rear elevation to prevent overlooking to the rear garden of 55 Fox Lane.

The dwelling has been sited well into the plot to reflect the existing street scene, and follows the natural line of existing dwellings on the south side of Sheridan Close and the pair of semi-detached dwellings which relate to Sheridan Close, but front Fox Lane.

The objectors primary concern is with regard to the traffic generation and the increased demand for parking a further dwelling will create in Sheridan Close. However this proposal makes provision for 2 off-road car parking spaces in accordance with highway standards. They also raise concerns regarding the loss of view and light, however this proposal will not result in any loss of light. The loss of a view, albeit a view to other dwellings is not a material planning consideration. Local residents also have concerns regarding the occupation of dwellings in Sheridan Close by students however this is not a matter that can be considered by the local planning authority.

The density of the proposal is 33 dwellings per hectare, and therefore accords with guidance in PPG3. Consideration has been given to providing two small dwellings on the site in accordance with the Councils supplementary planning guidance but this would result in a density out of character with the area. The proposal as submitted is acceptable in policy terms and, and in terms of the design and layout and your officers recommend approval.

Recommendation

O - THAT PROVIDED 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.

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

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

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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 windows other than those expressly authorised by this permission shall, at any time, be constructed in the rear elevation of the dwelling hereby permitted.

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

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, D and E of Parts 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.

Informatives

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

Hampshire County Structure Plan Review: UB3, H1, T2, R2

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

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H.2, DP.3, T.1, T.2, RT.3

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.
