

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 August 2003

WINCHESTER CITY COUNCIL	PDC 338
PLANNING DEVELOPMENT CONTROL COMMITTEE	
Development Control Applications	28.08.2003

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: Low Hill Farm Portsmouth Road Fishers Pond Eastleigh Hampshire SO50 7HF	Case No: 03/01333/FUL	Ref No: W00662/20	Recommendation PER
Item No: 02	Location: Land Adjacent To 5 - 6 Bridgets Lane Martyr Worthy Hampshire	Case No: 03/01356/FUL	Ref No: W18052/01	Recommendation REF
Item No: 03	Location: Sutton Court Bishops Sutton Road Bishops Sutton Hampshire SO24 0AN	Case No: 03/01448/FUL	Ref No: W08970/05	Recommendation PER
Item No: 04	Location: Pondside Farmhouse New Road Meonstoke Hampshire SO32 3NN	Case No: 03/01007/AGA	Ref No: WAG/235	Recommendation DEFE
Item No: 05	Location: Garage Court Fivefields Road Winchester Hampshire	Case No: 03/01266/FUL	Ref No: W18389	Recommendation PER
Item No: 06	Location: 55 Dean Lane Winchester Hampshire SO22 5JR	Case No: 03/01096/FUL	Ref No: W07101/08	Recommendation PER
Item No: 07	Location: Lone Barn Easton Lane Easton Winchester Hampshire SO21 1DG	Case No: 03/01154/FUL	Ref No: W18353	Recommendation REF
Item No: 08	Location: Land Adjacent To 16 Sheridan Close Winchester Hampshire	Case No: 03/01291/FUL	Ref No: W18394	Recommendation DMR
Item No: 09	Location: Furzeley House Furzeley Corner Denmead Waterlooville Hampshire PO7 6TS	Case No: 03/01504/FUL	Ref No: W07274/06	Recommendation REF

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Item 01 **Parish** Owslebury
Conservation Area:
Case No: 03/01333/FUL
Ref No: W00662/20
Date Valid: 23 June 2003
Grid Ref: 450355 120122
Team: EAST **Case Officer:** Mr Dave Dimon
Applicant: Mr And Mrs Kelly
Proposal: Reconstruction of manage with associated landscaping [PART RETROSPECTIVE]
Location: Low Hill Farm Portsmouth Road Fishers Pond Eastleigh Hampshire SO50 7HF

Representations

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Officer Report

History

W662/09LB (AMENDED DESCRIPTION) Internal and external alterations to replace existing PVC windows, expose fireplaces and remove wall between kitchen and scullery – Listed Building Consent 06.09.1994

Policy

Development Plan Policies/Government Planning Policies

HCSP(R) C.1, UB3,
WDLP C1, EN.5, RT.8,

Emerging Development Plan –

Winchester District Local Plan Review and Revised Deposit C.1, DP.3, RT.10

Other material considerations:-

PPG7, Equestrian Development Supplementary Planning Guidance

Consultations

Landscape:-

This is a countryside site in unspoilt surroundings, which is not visible from public views, by virtue of the rolling landscape and tree and woodland cover. It is also immediately adjacent to farm buildings.

I have no objection to this providing that:-

There are no additional earthworks and that the proposed bund is modified, as it is a most un-natural form.

Measures are taken to ensure that the raised ground does not dry out and for appropriate mulching and weed suppression or planting on the bund will not establish satisfactorily I shall therefore require a planting and management specification.

the plant schedule should also state the size of plant stock.

Planting species are modified. Too many tree species in a line will look odd and uncharacteristic in the countryside. Ash and Oak, to the same number would be adequate but Field Maple could be added. I also recommend that a native hedge be planted along this boundary, to ensure that the site is well contained. This should be predominantly Hawthorn and Blackthorn at least 30% of each and smaller amounts of locally indigenous species such as Hazel, Holly and Field Maple. I am not clear which species of Cotoneaster and Euonymus are proposed but I don't consider them appropriate for this site.

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I therefore require an amended planting scheme, which I am happy to discuss with the applicant if necessary.

Representations

Owslebury Parish Council object. This menage appears over large for the personal use of the owners of Low Hill Farm and any commercial use should be strongly resisted on the grounds of increased traffic along this quiet farm track which would be detrimental to the amenities of the adjoining properties.

The earth bund for planting has been created very close to the boundary and is encroaching on the land of the adjacent landowner. If trees and shrubs are planted on this bund in its present position the resulting vegetation will also encroach on the neighbours land. This bund should be at least a metre from the boundary fence.

If this application is permitted we would ask that a condition be imposed that no overhead lighting be permitted as this would be detrimental to the amenities of neighbours.

Neighbour objects. Site was a green field prior to the applicant importing chalk to level The dirt bank that has been constructed is touching the boundary fence and encroaching onto my property. In view of the fact it is already some 2 metres high and intended to grow a hedge on top I feel that it should have been kept at least 1 metre from the boundary or even more so as not to encroach upon my property. No overhead lighting should be installed as it would create a nuisance to my property. No outside use of the menage should be permitted due to the entrance drive off Portsmouth road being in my ownership with only a right of way to Low Hill Farmhouse. And it being only single track with passing places and that it also serves five other properties, any increase in traffic, especially large horseboxes, would not be acceptable.

Assessment

The application site lies immediately to the north west of the agricultural buildings behind Low Hill Farmhouse, which is a listed building and adjacent the boundary with Lowhill Farm which is a separate holding to the south west.

This is a retrospective application for the construction of a menage, which is already mostly completed. The land has been levelled by the depositing of chalk to raise the area along its northern and north western sides and a bund constructed along the boundary with the adjoining holding Lowhill Farm. Post and rail fences enclose the menage and tree and hedge planting is proposed to the north west boundary and on top of the bund to the south west boundary respectively.

The proposal is for exercising the applicant's own horses that are stabled in the adjoining former agricultural buildings. The development is not considered to be detrimental to the character of the area or the amenities of neighbours and subject to modified landscaping proposals to make the appearance of the bund more natural and to appropriate conditions to control the use and any lighting, the proposal is considered acceptable

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 The menage hereby permitted shall be use only for the benefit of the applicants Mr and Mrs Kelly and shall not be used for private hire or for any training purposes by horses not kept on the holding.

02 Reason: to avoid excessive usage of the facility and attendant traffic that would be an annoyance to neighbours.

03 No floodlighting shall be erected anywhere on the site without the express consent in writing of the Local Planning Authority.

03 Reason: To prevent any nuisance to adjoining residents.

04 Details of the facilities for the storage of manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this permission. The facilities shall be provided within two months of the approval of details and thereafter maintained in accordance with the approved details.

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

Informatives

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

Hampshire County Structure Plan Review C.1, UB3,
Winchester District Local Plan Proposals: C.1, RT.8, EN.5,

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: C.1, DP.3, RT.10,

Item	Parish	Itchen Valley
02	Conservation Area:	
	Case No:	03/01356/FUL
	Ref No:	W18052/01
	Date Valid:	18 June 2003
	Grid Ref:	451610 133187
	Team:	EAST
	Applicant:	Mr Chris Buchan-Hepburn
	Proposal:	Erection of 2 no. two bedroom dwellings and 1 no. three bedroom dwelling with new vehicular access
	Location:	Land Adjacent To 5 - 6 Bridgets Lane Martyr Worthy Hampshire
	Case Officer:	Mr Dave Dimon

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Officer Report

History

W18052 Erection of 4No. one bedroom flats, 2 No. two bedroom dwellings and 4 No three bedroom dwellings; in 2 No. two storey blocks with associated access and parking; Land Adj Dismantled Railway Bridge, Bridgetts Farm, Bridgetts Lane, Martyr Worthy, Winchester SO21 1 AR Permission

Policy

Development Plan Policies/Government Planning Policies

HCSP(R) C1, C2, H9, UB3, T.5, R2,

WDLP C.1, H.6, H.7, EN.5, T.9, RT.3,

Emerging Development Plan

Winchester District Local Plan Review and Revised Deposit C.1, C.17, H.6, H.7, DP.1, DP.3, T.4, T.5, RT.3

Other material considerations

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

Itchen Abbas Village Design Statement.

Consultations

Engineers Highways:-

This application is for the erection of three number dwellings with parking and access on land adjacent to 5-6 Bridgetts Lane, Martyr Worthy. The highway details of the proposal are shown on drawing numbered 01.068.05 rev E.

I have previously commented on a proposal for residential development on the adjoining site when I described the substandard nature of the approach road to the site and the substandard junction that it formed with B3047 to the south.

The previous application was discussed at the Planning Committee by Members, and despite the Officers recommendation for refusal on highway safety grounds, members voted in favour of the proposal.

This application is for a further three residential units in the form of 2 number two beds and 1 number three bed. A total of four car parking spaces will be provided which in my view is insufficient to serve the number and type of units proposed.

In accordance with the document Movement Access Streets and Spaces produced by Hampshire County Council as highway authority, all new residential development proposals should be accompanied by an independent safety audit. This should pay particular attention to the needs of cyclists, pedestrians and access to the existing public highway. No such audit was submitted with the previous proposal, and no audit has been submitted in support of this application. I would suggest however that if such an audit was produced, it would come to the same conclusion as I reached when dealing with the previous scheme.

In view of the above, and the fact that nothing has materially changed to the highway network since my previous consultation response, I would strongly recommend that the application be refused for the following reasons.

RRH112 (Bridgetts Lane)

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RRH114 (B3047)

Members did question whether anything could be undertaken to improve the existing highway deficiencies, however this was never considered by the applicant. I am surprised and disappointed that the applicant has not taken this opportunity to address the highway deficiencies as there may be some traffic management measures or the like which may improve the situation and overcome my recommendation.

Landscape:- It is disappointing that the existing garages and forecourt have not been considered for improvement as part of the scheme.

The proposals for the additional 3 dwellings does not have any major impact on the environment or landscape, however full details of planting and implementation will be required prior to development commencing.

Forward Planning:- As this is a site detached from the main settlement, we need to consider the impact with care. The adopted plan's suggested maximum size could still allow additional units, unless the site is larger than 0.4 ha. I suggest the judgment of whether the total number of units is acceptable should be in terms of design, transport implications, and the general acceptability or otherwise of that number of units in that location.

Housing:- I have spoken to Hyde Housing Association who have told me that they have maintained a note of the people contacting them who have a particular interest in the Itchen Valley Scheme. They have recorded at least 20 households needing rented accommodation. The 3 properties that they are seeking planning permission for will be available (if approved) on a shared ownership basis and the Councils Low Cost Home Ownership list is showing 72 applicants that would be interested in purchasing accommodation on a "shared ownership" basis in the Itchen Valley parish.

The Parish Council, Hyde Housing Association and this Housing Section are confident there is a need for the amount of properties that are proposed.

We support this further planning application and trust that, as previously happened, the highways objections do not stop the scheme from happening.

Engineers Drainage:- The application form states that septic tanks are to be used for the disposal of foul water and Drwg. No. 01. 068-05 rev E indicates that existing tanks are to be used subject to a condition survey. The applicant should submit a plan that shows the positions of the septic tanks and prove that they comply with current building regulations.

Environment Agency:- No objection subject to conditions.

Environmental Protection:- No objection subject to condition to require measures preventing noise transmission between units and to standard informatives re hours of construction works and no burning on site.

Representation - Parish Council support

Assessment

The application site comprises a piece of unused land to the rear of the existing block of garages that serve the 10 former farm workers dwellings in Bridgetts Lane. It forms a contiguous addition to the land between the old railway cutting and the existing agricultural dwellings on which permission was recently granted for a scheme of 10 exceptions units

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and in fact formed a part of that site, being then shown as an area to be used for septic tank drainage..

The existing agricultural dwellings comprise 10 semi-detached houses in staggered pairs of differing periods that are sited parallel to Bridgetts Lane but set back behind a gravelled service road and with the southern pair set at right angles to the road. At the southern end an unmade access drive leads to a row of 10 pre cast concrete garages and provides access to the adjoining open fields to the west. The existing houses are mainly built of yellow sandfaced bricks with brown concrete interlocking roof tiles.

The access to the already permitted social housing site and this extension to it is about 300 m north of the junction of Bridgetts Lane with the B3057 Itchen Valley Road. Bridgetts Lane is an unclassified narrow country lane, which does not allow two vehicles to pass one another over the bridge. South of the bridge it serves two properties and provides secondary access to Martyr Worthy Place whilst north of the bridge it serves only Bridgetts Farm and its formerly associated dwellings and continues for about 1.5km to meet the A33 at its northern end.

Members will recall that permission was granted early this year contrary to highways advice for 10 social housing units on the land between the old railway cutting and the existing former agricultural workers houses in Bridgetts Lane, Martyr Worthy. (Reports PDC293 - 27 February and PDC 269 - 30 January refer.

This application is to enlarge the proposed development by the addition of a further terrace of 3 houses on the land to the rear of the existing block of pre-fabricated garages. This would increase the total provision to 13 units comprising 4 x one-bedroom flats, 6 x two-bedroom houses and 3 x three-bedroom houses on a site totalling about .35 ha.

The proposed terrace is arranged to front the access and comprises of similar house types and finishes to those of the earlier application for ten units. The materials proposed are of facing brick elevations with plain tiled roofs. The parking for the units now proposed would be in the respective front gardens and would comprise one space each for the two bedroom units and two spaces for the three bedroom unit. Each property also includes cycle and bin storage sheds..

As with the previous application there is a highways objection to this proposal in view of the inadequate visibility at the junction of Bridgetts Lane with the B3047 and the inadequacy of Bridgetts Lane both in terms of pedestrian and vehicular safety. Members will recall that at the time of the earlier application officers were requested to discuss with the County Council as Highway Authority the potential to overcome the highway objections. It was however noted that such improvement would be likely to require acquisition of third party land. There would be no guarantee that this could be achieved. Furthermore, the sight line constraints are mainly attributable to a boundary wall and vegetation to Martyr Worthy Place, which is a listed building within the conservation area and a designated countryside heritage site.

In report PDC293 the Director of Development Services recommended that the application should not be approved in advance of the highways objection being resolved. Members nevertheless resolved to grant planning permission. A copy of report PDC 293 is attached for information.

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With regard to the form and design of the development the proposed additional terrace is not significant in the context of the development as a whole, which as a result of this proposal increases the site density from 28.5 dph to 37.14 dph.

FOR THE INFORMATION OF MEMBERS REPORT PDC293 IS REPRODUCED AS FOLLOWS:

PDC293
FOR DECISION
WARD(S): ITCHEN VALLEY

PLANNING DEVELOPMENT CONTROL COMMITTEE

27 February 2003

W18052 LAND AT BRIDGETS FARM MARTYR WORTHY

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

Contact Officer: Steven Bee Tel No: 01962 848256

RECENT REFERENCES:

Application considered at Planning Development Control Committee 30 January 2003
Report PDC269 Item 21

EXECUTIVE SUMMARY:

Planning Development Control Committee at its meeting on 30 January resolved to grant planning permission for this development contrary to the Officer's recommendation. The Committee delegated the final decision to the Director, in consultation with the Chairman, following the preparation of appropriate conditions to the permission.

The Director of Development Services has reviewed and carefully considered the responses to consultation on this application.

The provision of affordable housing is a key priority of the Council, and Planning Officers are doing what they can to secure the maximum provision of such housing within areas allocated for housing development.

Exceptions sites are an opportunity to help meet the need for affordable housing by securing land outside the allocated areas at a land value significantly lower than that achieved for private market housing. While it may be reasonable to relax land allocation policies in some circumstances, the Council must still take other material planning considerations into account.

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In this case the Council's Highway Engineer, on behalf of the County Council as Highway Authority, strongly recommended refusal, mainly because of the poor access arrangements for pedestrians and the substandard sight lines for drivers of vehicles at the Bridgets Lane/B3047 junction.

The City Secretary and Solicitor has advised that he does not believe that the City Council would be held liable if an accident were to occur as a result of this development, but the Director of Development Services considers it appropriate in the circumstances for Members of the Committee to make the final decision if they are still satisfied that the officer's recommendation should be overturned.

The Committee at its previous meeting asked that the potential for overcoming the highway objections through highway improvements be discussed with the County Council as Highway Authority. Some discussion has been held, but even if the County were to agree to such works, which are not part of the current Local Transport Plan, they would require the acquisition of third party land. There is no guarantee that this could be achieved. The appropriate way forward would be to resolve the highways issues and then apply for planning permission.

RECOMMENDATIONS:

- 1 That the application should be refused for the reasons set out in the report of 30 January.
- 2 That if Members resolve to grant planning permission, it should be subject to the applicant entering into a legal agreement to ensure that the housing remains affordable and being prepared to make appropriate provision for public open space through the Open Space Funding System, and subject to the conditions set out in Appendix 1

PLANNING DEVELOPMENT CONTROL COMMITTEE

27 February 2003

W18052 LAND AT BRIDGETS FARM MARTYR WORTY

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

OTHER CONSIDERATIONS:

1 CORPORATE STRATEGY (RELEVANCE TO):

1.1 The provision of affordable housing and promoting safety in public spaces are components of the Council's key priorities.

2 RESOURCE IMPLICATIONS:

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2.1 Housing Corporation Social Housing Grant from the 2002/2003 Approved Development Programme was secured for this scheme on the understanding that development would commence this financial year. If planning permission is refused and the site is unable to be developed the Housing Corporation will withdraw the funding. The Housing Association will have to submit a new application for funding when a new site is found, there are no guarantees that future funding will be made available from the Housing Corporation. Additionally because of recent rule changes there will be no Local Authority Social Housing Grant available to fund this development.

BACKGROUND DOCUMENTS:

Planning File application reference W18052

APPENDICES:

Appendix 1 Conditions

Recommendation

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

Conditions/Reasons

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

02 The road leading to and from the site has a substandard junction with the B3047 which is inadequate to accommodate safely the additional traffic that the proposed development would generate.

Informatives

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

Hampshire County Structure Plan Review C1, C2, H9, UB3, R2

Winchester District Local Plan Proposals: C.1, H.6, H.7, EN.5, T.9, RT.3

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: C.1, C.17, H.6, H.7, DP.1, DP.3, T.4, T.5, RT.3

Item	Parish	Bishops Sutton
03	Conservation Area:	
	Case No:	03/01448/FUL
	Ref No:	W08970/05
	Date Valid:	10 June 2003
	Grid Ref:	460827 131807
	Team:	EAST
	Applicant:	Mr E Dedman
	Proposal:	Single storey side extension, double garage (for Studley and Studholme) and erection of dwelling (Renewal of planning permission W08970/04)
	Location:	Sutton Court Bishops Sutton Road Bishops Sutton Hampshire SO24 0AN
	Case Officer:	Mr Dave Dimon

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Representations

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Officer Report

History

W08970/04	Single storey side extension, double garage (for Studley and Studholm) and erection of dwelling, renewal of W08970/03 Permitted 30-11-1998.
W08970/03	Single storey side extension, double garage (for Studley and Studholm) and erection of dwelling, renewal of W08970/01 Permitted 19-04-1994.
W08970/02	Detached garage block The Studio Permitted 08-02-1994.
W08970/01	Single storey extension, double garage (for Studley and Studholm) and erection of dwelling, Permitted 14-09-1989.
W08970	Dwelling and garage: site of outbuildings The Studio Refused 11-02-1986.

Policies

Development Plan Policies/Government Planning Policies

HCSP(R)	UB3, H5, E16, R2,
WDLP	H.2, H.7, EN.8, EN.9, T.9, RT.3,

Emerging Development Plan

Winchester District Local Plan Review and Revised Deposit C.1, DP3, RT.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:- At the time of the original consultation I raised no highway objections subject to conditions. Therefore subject to the inclusion of the same conditions I raise no highway objections to this current proposal.

Environment Agency:- Holding Objection - The site lies within the groundwater source protection zone 1 that protects the public water supply abstractions for the Bishops Sutton Water Supply. The use of a septic tank would pose an unacceptable risk to this source. Further details will need to be submitted and the applicant should explore alternative options such as the installation of a sewage treatment plant.

Representations

Parish Council concerned that there does not appear to be a review process for renewal of very old planning permissions when sufficient elements associated with it might have changed in the intervening years. In particular that this renewal should not be granted before the changes which have occurred during the last ten years are taken into account.

The village hall, which is opposite the site entrance, is now a heavily booked venue, generating a considerable amount of extra traffic on this small section of the B3047.

We request that conditions are placed on the proposed garages so that they are only built if required and occupied by the owners of Studley and Studholm (now Sutton Cottage). To have these garages leased by people not living in the compound would exacerbate the use of this one entrance/exit currently used by 6 dwellings.

Our experience in the village since the flooding of 2000/2001 has been of run-off water at this site entrance. We would not want any activity to contribute further to this problem.

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6 signature petition from residents of Bishops Sutton House who fear that extra development as proposed may aggravate the flooding problems experienced in recent years.

Additionally four other individual objections have been received which cite the following concerns.

- The proposed new garages to the rear of Studley and Sutton Cottage are not required by the owners of those properties.
- Increased use of the existing sole access which already serves 5 properties will add to highway dangers and create problems for the adjoining properties.
- The flooding problems recently experienced would be added to if another property is allowed.
- Concern that the dormer window will overlook the Binding House garden.

Assessment

This application is simply in respect of renewal of the permission previously granted for this development originally in September 1989 (W08970/01) and subsequently renewed in 1994, & 1998 /03, /04 respectively. The most recent permission of November 98 remains extant.

The application site is situated in the centre of Bishops Sutton on the south side of the main road and almost opposite the village hall. Sutton Court is a large detached house of yellow painted brickwork elevations and a plain clay tiled roof. It is set back from the road behind a brick wall and shares its access with Baytree House a modern detached house that is situated on the east side of Sutton Court. On its west side is an attached 'studio' building which is a flat roofed brick and flint office annexe which includes a pair of garages. This is set within a hard surfaced courtyard area formed by the enclosing walls along the western boundary and on the northern side the garages to the rear of the pair of cottages Studley and Sutton Cottage that front the main road.

The land rises gently to the south and there is currently an access drive to stables and fields to the south.

The proposal involves removal of the existing 'studio' annexe and attached garages and their replacement by an L shaped dwelling that replaces the existing enclosing wall around the swimming pool. The dwelling has two floors but is of storey and a half height with low eaves line and steep pitched roofs so the first floor area is largely contained within the roof space and served by dormer windows. Elevations are of flintwork with brick detailing and the roof of plain clay tiles. The building includes an attached double garage with pyramid roof form sited adjacent Sutton Court.

Additionally the proposal includes the provision of a new double garage to the rear of the cottages Studley and Sutton Cottage which will replace the existing timber garages on the site and a new double garage and utility extension to the east side of the main house Sutton Court.

The renewal of this permission is acceptable, the proposals being satisfactory in terms of the form, design siting and relationship to existing development. Furthermore notwithstanding the proposed changes of the WDLP Review there is no justification to override the existing commitment to this development.

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With regard to the Environment Agency holding objection in respect of the use of septic tank drainage the applicants agent has confirmed that they are prepared to provide a sewage treatment plant. Confirmation that this will meet the Environment Agency's concern is awaited.

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 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 Space shall be provided within the site for the loading, unloading and parking of vehicles.

03 Reason: In the interest of highway safety.

04 A turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear.

04 Reason: In the interest of highway safety.

05 The layout to be submitted shall make adequate provision for a temporary car park within the site to accommodate operatives and construction vehicles during the contract period and shall indicate the eventual use of that area.

05 Reason: To avoid obstruction of the adjoining highway.

06 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved by the Local Planning Authority in writing before the commencement of development. The agreed details shall be fully implemented before the use hereby approved is commenced and the buildings are occupied.

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

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07 Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (or any order revoking or re-enacting that Order) no development permitted by Classes A, B and E of Part I of Schedule 2 to the Order shall be undertaken without the express consent in writing of the Local Planning Authority.

07 Reason: In the interest of the amenity of the area.

08 Details of the position and type of private sewage treatment system including surrounding ground levels, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The agreed works shall be fully implemented before the new dwelling hereby approved is commenced.

08 Reason: To ensure satisfactory provision of foul drainage.

Informatives

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

Hampshire County Structure Plan Review UB3, E16, R2

Winchester District Local Plan Proposals: H.2, EN.9, T.9, RT.3,

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: C.1, DP3, 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. As this site falls within a APZ, the use of a septic tank is likely to be refused by the Environment Authority. A cesspool could be considered as an alternative, or with Environment Authority consent, a mini treatment works.

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Item **Parish** Corhampton And Meonstoke
04 **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: Ponside Farmhouse New Road Meonstoke Hampshire SO32 3NN

Recommendation

O – SEE PDC REPORT 335

Item **Parish** Winchester Town
05 **Conservation Area:**
Case No: 03/01266/FUL
Ref No: W18389
Date Valid: 20 May 2003
Grid Ref: 449265 129077
Team: EAST **Case Officer:** Mr John Hearn
Applicant: Eastleigh Housing Association
Proposal: Demolition of existing garages and replacement with supported housing scheme comprising two storey, six bedroom block with associated parking and access
Location: Garage Court Fivefields Road Winchester Hampshire

Representations

56

Officer Report

History

None

Policy

Development plan

HCSP(R) UB1, UB3

WDLP W27, W29, H1, H5, H7, EN5, EN7, EN9, T11,

Emerging development plan

WDLP(R) Revised Deposit H1, H2, H5, H7, DP1, DP3, DP6, T1, T4

Other material considerations

PPG3

SPG - Achieving a Better Housing Mix in New Housing Development

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Consultations

Housing Enablement - Supports the scheme. Detailed discussions have taken place with Eastleigh Housing Association and Two Saints Ltd to ensure the scheme meets the needs of future occupiers.

Southern Water - Connection to the public sewer will require formal approval of SWS Ltd. There are no surface water sewers in the vicinity. No surface water should be discharged to the foul sewer as this would cause flooding to down stream properties. A water supply can be connected.

Drainage - A public foul sewer is available in Fivefields Road. A soak-away should be considered as no surface water sewer exists in the area.

Environment Agency - There are no objections to this development/ The ground beneath has adequate capacity for soak a way dispersal. The ground water level is 10 to 15 metres below the surface.

Engineers - I am led to believe that the garages are not used for cars and are surplus to requirements. A parking study has been submitted which indicates that all parking associated with the residential units in the vicinity of the site takes place on street. 5 carparking spaces (including a disabled space) and a secure bicycle store is adequate for this supported housing scheme given that the traffic generation will be relatively low. No objections subject to conditions.

Landscape - the submitted Tree Impact Assessment proposes the removal of 22 trees. These are in the low moderate retention category and will not be detrimental to the amenity of the area. The Assessments makes recommendations for tree protection

Representations

Winchester Group for disabled - the development should take into account the needs of the disabled

City of Winchester Trust - Information provided about the impact on the trees is inadequate. Good quality materials will be crucial. The front boundary wall is totally out of character (note additional tree information has now been submitted which satisfies the Councils Arboriculture Officer)

Petition of 29 signatures - The application should have specified that the accommodation was for ex-offenders. More trees are to be lost than specified The plans do not show the correct retaining wall which will be needed to support the bank at the rear, a fence will be needed on the top of the retaining wall. Architectural detail of the scheme does not fit in. Number 7 Fivefields road will have difficulty getting in and out of their driveway. Storm water drains are over loaded, will the drainage from the car park drain into the road, the soak-away under the car park will require reinforcing, concern that the existing sewers will not work.

Letter from the Rector of Al Saints'

The provision of affordable housing would make the most efficient use of land. When the care workers have gone after 5pm the Church and the community will be left to deal with those who are vulnerable. The support housing for young people is for ex-offenders. Are the garages really redundant. The photographs in the report are misleading the roads are congested with parked cars and traffic at the evenings and weekends. Local tenant groups have requested traffic calming in the area to cut down the speed of traffic around the corner where the supported housing is to built. The front of the housing is closer to the pavement than the other houses, will this affect the enjoyment of neighbours. The Community Consultation Programme last year did not mention this proposal.

58 letters of objection from residents

The design is not convincing suitable the insertion of a balcony on the west elevation is poor in architectural detail and will cause overlooking to nearby residents.

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The building is out of keeping with the other properties in Fivefields Road. It will be an eye sore as you enter the estate

The building is too large for the site.

The raised terrace to the rear will be over-shadowed

The development will block sun into the immediate neighbour's kitchen window and landing window and will overshadow their private garden area. The development has encroached on their land. The positioning of the building will cause their access to be hazardous

No car parking currently occurs on the frontage of the site. Once the development is built then car parking will occur which will be a hazard to other road users especially buses.

Photographs submitted with the report are misleading. They are taken during the day. The roads have far more parked cars in the evenings and at week ends and far more traffic movements.

The ex-offenders will be socially disruptive within the community.

The Council has failed to consult, the scheme was not mentioned when the community consultation process was carried out last year.

The proposal will adversely affect the amenity of local residents in Petersfield road. Currently there are problems from residents of the Highfields estate in terms of noise and occasional vandalism. This will make matters worse.

This facility should be provided elsewhere in a more spacious plot and closer to more facilities.

The building will encroach on trees. There is already vandalism to trees and the construction of this building will cause even more, especially during construction.

The development will impact visually on users of the South Downs Way.

Will result in the loss of car parking which should be replaced elsewhere.

Local people have worked very hard to minimise crime and anti social behaviour making Highcliffe a pleasant place to live. The proposed building threatens to disrupt and undermine the improving social climate.

Assessment

Description of development

The application site consists of the land associated with the garage block that is approximately 200 metres down on the left-hand side from the junction of Fivefields Road with Petersfield Road.

The application proposes to demolish the row of eight garages and construct a two storey building, provide 5 carparking spaces (including one disabled) and a raised amenity area with cycle store/shed to the rear beneath the heavily wooded bank. As part of the Winchester Safer Communities Project the site has been identified for supported housing for young people. The accommodation consists of 6 bedrooms, 2 bathrooms, a lounge, dining room, kitchen, office, meeting room, interview room, laundry and store. A full time care worker will be at the accommodation during the day. In planning use terms the development is classified as a dwelling house (Class C3) which includes 'not more than 6 people living together as a single household (including a household where care is provided for residents)'.

The layout of accommodation exploits the sunny south and west aspects with living accommodation facing out from these sides. The north elevation has windows and doors serving utility accommodation and circulation space. The building is broken down into two elements linked by an entrance foyer on the south side.

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The west side has a small balcony off the first floor living room which will exploit the views up the road and provide a visual focus to the building as one drives down Fivefields Road. The walls will be brick, the roof will be plain tile and the windows will be timber.

Some removal of trees to the rear of the site is necessary. These trees are in the moderate/low category and their removal will not be detrimental to the character of the area. The Arboriculture Officer has assessed the impact of the development on the trees and also assessed the condition of the trees on the steep bank to the north and west, which is outside the application site. The applicant's tree specialist has provided additional information to help this assessment. Most of the trees on the bank are in poor shape and for safety reasons some remedial work is necessary immediately. More work will be required in the longer term and it has been recommended that this should be carried out as a phased programme over a number of years. Some additional planting will be necessary on land to help screen the development from Petersfield Road. The Council owns the adjacent land and a written undertaking has been received from Property Services that the tree work and planting will be implemented in accordance with an agreed scheme.

Comments on representations received

There are a large number of objections to this development (see representations above). Some people are concerned that the building is intended to house ex-offenders. This argument should be afforded little weight in planning terms. The Use Classes Order defines this building as a dwelling house (see above) and normally the occupancy of dwellings is not a legitimate consideration under planning policy or legislation.

Other objections are concerned with planning issues which are addressed as follows:

The design form and detailing is considered to be acceptable. It respects the form of the surrounding development and is to be constructed of similar materials. The design of fenestration is different from the existing dwellings and reflects a modern style. The development is quite tight on the site and will extend into the land at the rear and further forward towards the pavement than the existing garage block. The building will be 1.5 metres further forward than its closest neighbour (7 Fivefields Road) and will align with its rear elevation. The fact that the building will be set forward from the other properties along Fivefields Road will not detract from the character of the area. There are other examples within the road where properties are staggered. Also a prominent building in this location will provide a focus as one travels down the road into Highcliffe.

There is a distance of 4.5 metres between the proposed development and number 7 Fivefields Road. The development will block sun into a small secondary kitchen window and a landing window from the mid-afternoon onwards, which is regrettable. The kitchen has a larger window to the rear (north facing) which will be unimpeded. The highway engineer is satisfied that the front boundary wall will not interfere with sight lines when the neighbours exit their driveway. Notwithstanding this it is considered that the proposed front wall ought to be simpler in design without the pointed features. A condition is recommended requiring the submission of amended details.

The rear patio is relatively small and for much of the day will be overshadowed by the trees and the building. However it is raised up and accessed from the first floor and will provide some outside open space. The applicant has since submitted sections through the development to show the relative levels of the patio and the surrounding land and proposed building.

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The living room and bedroom, however, do have sunny aspects; all the bedrooms face south and the living room faces west with a door and balcony to benefit from the evening sun.

To support the application the Housing Department has undertaken a survey to determine how many of the existing garages are used for parking. The applicant has provided a survey information to show that over a period only one garage was being used for storage, 2 garages were void and there were no vehicle movements from the 4 remaining garages. It is not considered that the building will impact anymore on users of the South Downs Way any more than other building in this road and in Petersfield Road.

There has been some concern about surface water run off from the scheme. The Environment Agency has confirmed that the ground conditions are suitable for surface water to be dealt with by means of a soak-away. The water levels are many metres below the surface. Building control have confirmed that a soak-away for surface water can be provided under the car parking area. Photographs have been submitted showing some local flooding in the vicinity of the application site. Given the low water table in the area the Environment Agency has advised that it is likely to be blocked drains in the road.

Conclusion

The proposed development is considered to be an appropriate architectural solution for the site. It will replace an unattractive row of flat roofed garages which detract in visual terms from the quality of the area. The development is considered to be in accordance with development plan policy and is recommended for approval.

Recommendation

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

Conditions/Reasons

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

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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.

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

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

04 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

05 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the existing and proposed levels and contours, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Earthworks shall be carried out in accordance with the approved details prior to the completion of the development.

05 Reason: In the interests of maintaining the amenity value of the area.

06 No development shall take place until tree protective fencing has been erected on the adjacent land in accordance with the Arboricultural Impact Assessment and Fencing Specification. The fencing shall be retained in situ until the development is complete.

06 Reason: To protect the trees during the construction period.

07 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.

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

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

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

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

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

10 The first floor bathroom floor window(s) in the north elevation of dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

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

11 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.

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

12 Before development commences details of an amended design for the front boundary wall shall be submitted to and approved by the Local Planning Authority in writing. The approved details shall be implemented before the development is occupied.

12 Reason: In the interests of visual amenity.

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

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

14 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.

14 Reason: In the interests of highway safety.

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

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

16 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.

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

Informatives

01. 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).

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

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

Hampshire County Structure Plan Review: UB1, UB3

Winchester District Local Plan Proposals: W27, W29, H1, H5, H7, EN5, EN7, EN9, T11

Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

Item	Parish	Winchester Town
06	Conservation Area:	
	Case No:	03/01096/FUL
	Ref No:	W07101/08
	Date Valid:	30 April 2003
	Grid Ref:	445864 130745
	Team:	EAST
	Applicant:	Mr And Mrs G Winterson
	Proposal:	Residential development comprising 4 No. Four, three, two and one bedroom dwellings with associated garages and parking and alterations to existing access (Revision to planning permission W07101/06) (part retrospective)
	Location:	55 Dean Lane Winchester Hampshire SO22 5JR
	Case Officer:	Mary Humphries

Representations

1

Officer Report

History

W07101 Single storey rear extension, permitted 01.12.1982

W07101/01 Replacement four bedroom dwelling and detached triple garage, refused 02.02.2000. Appeal dismissed.

W07101/02 Replacement detached four bedroom dwelling with detached double garage, refused 04.05.2000. Appeal dismissed.

W07101/03 Replacement detached four bedroom dwelling with detached double garage, refused 01

W07101/04 Replacement four bedroom dwelling with adjacent two storey annexe, withdrawn 2001

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W07101/05 Replacement four bedroom dwelling with attached double garage and two storey annexe with attached garage and alteration to existing access, granted 26.04.2001
W07101/06 Residential development of 4 No. dwellings comprising 2 No. 2 Bedroom dwellings, 1 No. 4 bedroom and 1 No. 3 bedroom dwelling with associated garages and parking, permission 09.10.2002
W07101/07 4 No. one, two, three and four bedroom dwellings with associated garages, parking and alterations to existing access. (Revision to planning permission W07101/06), withdrawn 03.04.2003

Policy

Development plan

WDLP - EN1, EN5, EN7, H1, W1, RT3, T8, T9, T12

HCSPR - UB3, E8, T4, T5, T7, R2, H7

Emerging development plan

WDLPR - DP1, DP3, DP5, DP7, T2, W1, H2, H7

Other material considerations

PPG1, PPG3

Consultations

Tree Officer - no objection subject to conditions. A number of trees were removed earlier this year in breach of a tree preservation order and the plans include provisions for replacements. The replacement planting should be of advanced nursery stock and should be covered by a tree preservation order. A further tree is recommended for removal within the tree report (T2) and I agree with this assessment. This beech tree is a potential hazard. Replacement planting would be required and this should be covered by a TPO. The proposed method statement for works affecting trees is acceptable and compliance with this statement should be required by conditions. The detached garage could have an impact on the health and well being of the trees but the proposed foundations and tree measures are acceptable and should ensure that the trees are protected.

Engineers - no objection - this application is for an amendment to a previous scheme. There were no objections to the previous proposal subject to the provision of a financial contribution towards off-site works and conditions. The same should apply to the current proposal and the revisions have no highway implications.

Architects Panel (comments on previous scheme) - The area is predominantly low density housing comprising low housing set back from the road. Mature trees to be retained and incorporated in a layout that reduces ground levels to minimise the impact of 2 and 1 storey houses. A contemporary design is adopted arranged around a central space. The houses combine to form a sense of enclosure. The Panel welcome the adventurous approach but are cautious about the proximity to Cranford Cottage and the siting of the garages outside houses 3 and 4.

Representations

City of Winchester Trust - It is hoped that this imaginative scheme will soon receive permission since its innovative approach should set a good example for similar developments.

9 letters of objection and concern from local residents and a local councillor - loss of trees on the site and proposed loss of further beech tree are not acceptable; garden walls are unsympathetic; buildings not in accordance with earlier permission, especially roof height and pitch for house 1 and garage, white finish to house 1 is too bright for this area, buildings are out of character with area in design, appearance, density and layout; impact on traffic in lane; excessive parking, contrary to EN1 policy; moving garage forward and increasing its

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height will be harmful to views; house 1 dominates views; objection to rooflights to house 2 and overlooking; resiting of carport will harm trees; still need details of lighting.
Winchester Group for Disabled People - dwellings should take account of the needs of disabled people in designing doors, corridors, and accessible light and electric switches.

Assessment

The site comprises a redevelopment site with planning permission for four new dwellings in place of a former bungalow with attached annexe in mature gardens, to the south of Dean Lane. This permission is being implemented, but the works are not in accordance with the approved plans. The current application seeks to authorise a package of revisions, some of which are retrospective, in respect of the layout and design of the houses and garages and the landscaping details. Dwelling 1 on the site is nearing completion and dwellings 2, 3 and 4 are at the early stages of construction.

The site is close to the edge of the settlement boundary, to the north west of the City, in a well treed, low density residential area covered by Policy EN1 in the adopted Local Plan. The properties within the immediate context of the site comprise low level bungalows, some with accommodation within the roof, in well spaced, large plots, set back from the road edge with low hedges along the front boundaries. The bungalow to the immediate west (Cranford Cottage) is set at a higher level and is close to the boundary, with windows overlooking the site and a rear terrace immediately adjacent to the site, but there is a mature evergreen hedge on the boundary which provides a screen between the properties. The site is fairly open in immediate views from the road, although there are trees within the frontage. However, the site is not visible in longer views up and down Dean Lane due to the mature vegetation on and off the site. There are mature trees towards the rear of the site and within neighbouring gardens which are an important feature of the area.

Most of the trees within the site are protected by group and individual tree preservation orders, but six of the trees under the group order were removed by the builders during construction earlier this year and one fell during high winds. The developer was given a formal caution in respect of the removal of these trees which were of group merit but not individually worthy of a preservation order. The applicant has agreed to replace these trees with appropriate semi-mature species, details of which are included within the current application. The tree report submitted with the current application also proposes that a mature beech tree on the frontage should be removed for safety reasons and there is considerable objection to the loss of this tree from local residents. While the tree is mature, attractive and of high amenity value, the Authority's tree officer agrees that it is weak, a hazard to safety and appropriate for removal and replacement.

The approved scheme is contemporary in design and allows four new houses with garages (two attached 2 and 3 bedroom houses and two detached 2 and 4 bedroom two storey houses) set around a central courtyard area, served by a shared drive. The plans involve considerable excavation in order to retain a low overall height to the development, particularly along the western boundary with Cranford Cottage and officers were satisfied that the approved scheme respects the surrounding low density and predominately single storey development. The houses have glass, steel, brick and painted render elevations, butterfly, monopitch and apex roof forms, utilise glass block and rooflight details in a contemporary form and design. Opportunities for overlooking to neighbouring houses were designed out with the principal elevations fenestrated and facing into the site.

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The previous application attracted very little objection from local residents, despite the complex history of applications and appeals on the site, and the application was determined under delegated officer powers. However, the current amendments have attracted considerable local objection and residents are concerned about the appearance, height and impact of the new dwellings upon the amenity, landscape and character of the area, the removal of mature trees on the site in breach of the approved plans, and general non-compliance with the approved plans.

The current application includes an increase in the roof pitch and roof ridge height (55 cm higher) to house 1 and its detached garage (0.3m higher), to the east of the site. This allows a steeper natural slate roof finish in place of the previously approved shallow pitched zinc roof. The proposed detached garage is sited 3.5m forward of the house, 2m further forward than previously approved, and will lie approximately 11m from the road edge. Foundations for the garage have already been laid on the site at a distance of 5.5m from house 1, and officers have advised the applicant that a garage at this forward location would not be acceptable for reasons of visual amenity. However, the applicant has ceased work on the garage and it is now proposed that the garage will be at the position shown within the current application. The officer view is that this position is acceptable, allowing ample space for planting and landscaping between the garage and road edge, in character with the surrounding development. The garage will provide a single storey visual layer forward of house 1, screening views of the taller building beyond. Some further revisions to the fenestration of house 1 are proposed. These including a larger rear balcony with rendered side walls in place of the existing sand-blasted glass side panels that have been constructed on site without consent to the balcony. The officer view is that the glass side panels and metal rails are not acceptable to the side elevations for amenity reasons because they do not adequately protect the privacy of neighbours. The proposed revisions will not materially affect public views into the site and there are no objections to these revisions.

Objections have been raised in respect of the off-white rendered finish to house 1 which is also proposed for houses 3 and 4. The Local Member has requested that consideration is given to requesting an alternative coloured render. However, this off-white finish complements the architecture of the scheme and is acceptable to officers and was approved under the previous permission for house 1. It is anticipated that the scheme will mellow into the landscape when the approved planting scheme is implemented and thereafter as it matures.

Concerns have been raised about the external lighting on the site and further details have been provided to show low illumination lighting affixed to the buildings and some low bollard lighting. The officer view is that this is acceptable and reasonable.

The application includes the re-siting of house 2, which lies to the rear of the site in the centre of the development. The building would lie 6.5m from the rear or southern boundary (4m closer than previously approved). The foundations have been laid at this revised location but works to the building have ceased pending the outcome of this application. The southern boundary adjoins the end of a neighbouring rear garden (Lanham Cottage) and the western boundary at this point adjoins the rear garden of Owls Hoot. There is mature vegetation and additional replacement tree planting proposed along these boundaries. The fenestration of house 2 has been amended to include a single tall narrow dormer to the east elevation, an additional butterfly roofed bay window at first floor level to the front or south elevation, and two new rooflights to the west elevation. A substantial chimney stack has been added to the roofline.

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There are no objections to the dormer but the neighbour at Owls Hoot objects to the two additional rooflights in the west elevation for overlooking reasons. However, the rooflights are offset from the rear garden boundary of Owls Hoot by several metres and would allow only acute angle overlooking which would not materially affect the privacy of Owls Hoot, which lies more than 22 metres to the west. The re-siting of house 2 and the revised fenestration will not be harmful to wider amenity or significant in public views.

The car port serving house 2 is to be relocated from the rear of the site, attached to the house, towards the eastern boundary, close to 2 mature trees. The tree officer has agreed to the relocation of the car port subject to the implementation of tree protection measures including a geotex membrane within the root zone and canopy spread of the trees.

The proposal includes the removal of a previously approved detached garage building to serve houses 3 and 4, within the centre of the site, adjacent to the shared drive. The current proposal would result in surface parking to serve house 4 and an integral garage to serve house 3. The garage to house 3 would replace bedroom accommodation, and house 3 becomes a 1 bedroom rather than 2 bedroom unit. The overall building footprint and height for houses 3 and 4 would be no larger than previously approved and at the same position. There is no objection to this element of the scheme, and moreover in design terms, the amendment is preferable in that it retains space within the centre of the development in place of garaging. New rooflights are proposed to serve houses 3 and 4 and there is no objection to this revision.

Overall, the officer view is that the proposed amendments do not compromise the development scheme previously approved under planning permission W7101/06 and that the proposed amendments are acceptable. The revised building heights to house 1 are very minor in scale and impact and the resiting of house 2 and the garage to house 1 do not materially affect views into the site or the amenities of local residents. While the loss of important mature trees protected by a tree preservation order during the construction period is very unfortunate, the tree officer has agreed a scheme of replacement planting which is incorporated within this application, and further enforcement action will not be pursued in respect of this breach. On balance, it is recommended that the revisions to the scheme be approved subject to conditions.

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the buildings and walls 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 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

04 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.

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

05 The dwellings hereby approved shall not be occupied until such time as the visibility splay shown on the approved drawing 4019/P/40 has been provided. The splay shall be maintained and kept clear of all obstructions for perpetuity.

05 Reason: In the interests of highway safety.

06 The existing trees marked for retention in the approved plans shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected throughout the building operations by the tree preservation measures detailed in the submitted 'Method Statement for Protection of Trees during the Construction at 55 Dean Lane' associated with the application. The driveway and car port to house 2 shall be constructed in strict accordance with the foundation and geo-web details submitted in the Arboricultural Impact Assessment.

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

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 or B 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 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 any elevation of the houses hereby permitted.

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

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09 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.

Informatives

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

Hampshire County Structure Plan Review: UB3, T4, T5, T7, R2, H7, E8
Winchester District Local Plan Proposals: EN1, EN5, EN7, H1, H7, W1, RT3, T8, T9, T12
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, DP7, H2, H7, W1, T2, RT3

02. Under the provisions of the Environmental Protection Act, all works relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 and 1700 hours Monday to Friday and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.

Item	Parish	Itchen Valley
07	Conservation Area:	
	Case No:	03/01154/FUL
	Ref No:	W18353
	Date Valid:	8 May 2003
	Grid Ref:	450320 131524
	Team:	EAST
	Applicant:	Mr Bill Loader
	Proposal:	Demolition of existing dwelling and outbuildings and replace with a three bedroom dwelling with detached triple garage
	Location:	Lone Barn Easton Lane Easton Winchester Hampshire SO21 1DG
	Case Officer:	Mary Humphries

Representations

1

Officer Report

History

None

Policy

Development plan

WDLP - EN5, C1, C2, C19, H3, T8, T9

HCSPR - C1, C2, UB3, E6, E8, H10

Emerging development plan

WDLPR - DP1, DP3, DP5, C1, C6, C22, T2

Other material considerations

PPG7 - The countryside

Consultations

Landscape - objection - recommend refusal due to lack of survey information and impact in landscape. Site lies in open countryside, but longer views are largely contained by rising land and mature trees/hedging, mainly to the boundaries. From the road, the existing building is visible and in winter, the site is likely to appear far more open. The survey should be extended to include the extent of the land-holding and existing mature trees in order to properly assess the proposals. In particular, a large mature beech tree close to the vegetable garden is not picked up on the site plan or survey. The proposed replacement building is significantly larger and with a much higher ridge height than the existing and is likely to have a greater visual impact. It is a pity to lose the building which is characteristic of the area. The landscape character assessment makes reference to the conservation of traditional construction details and local building materials, under built form strategies, and the proposed barn form is not necessarily the best approach here, away from any existing farm.

Engineers - no objection - the access is skewed which makes entering and leaving the site an awkward maneuver. This is due to the fact that the southern end of the lane used to go to Winchester but has been stopped up with the construction of the M3. The access could be improved to make turning in and out easier.

Environment Agency - no objection subject to conditions - the site is in a sensitive area and details of drainage works and construction work will need to be agreed with the EA to protect groundwater.

Southern Water - no objection

Representations

Itchen Valley Parish Council - strongly support - the existing property is in a bad state of repair and therefore a replacement would be preferable.

Assessment

The site lies within undulating and open countryside, approximately a mile to the south west of the village of Easton. It comprises an existing small dwelling, known as Lone Barn, with detached outbuilding and garage in a garden of around 0.6 hectares. A further 2.6 hectares of woodland and meadow lie beyond the curtilage, but within the control of the applicant. The cottage is a simple single storey building dating from the nineteenth century, with white painted rendered walls beneath a thatched hipped roof. It is a long narrow building with a rectangular footprint, with a small greenhouse extension to the southern end and a lean to timber shed attached to the northern end. While it is not worthy of listing, the house is an attractive feature within the countryside and is characteristic of the wider area. The footprint of the building, including the 2 lean-to extensions, is 105 square metres.

The proposal comprises a replacement two storey house, with an L-shaped footprint, sited a few metres to the north east of the existing building, with a separate detached triple garage towards Easton Lane. The floor area of the replacement dwelling is 261 square metres, which represents a 150% increase in floor area compared to the existing house and its attached buildings. The ridge height of the proposed building would be 1.64 metres higher than the existing thatched ridge height and the building takes the form of two linked barn-type buildings with rooms formed within the roofspace, timber clad and brick elevations, and a clay tiled roof. It has a gabled roof form with flat roofed dormers just above the eaves, and glazing within the 'link'. The style, form, massing and bulk of the building is in contrast to the existing low level thatched and 'rustic' single storey building and will be far more visible and intrusive in views from Easton lane to the south east.

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Due to the siting of the existing house in a natural hollow, with mature hedging and trees to the boundaries, it is well contained and not visible in longer views away from the site. While it is unlikely that the replacement building would be prominent in long views, the officer view is that the larger, taller and more bulky replacement building, which has an L-shaped footprint and more elaborate fenestration and detailing, will be intrusive in views from the immediate surrounding land and lane, particularly when compared with the existing small, low and simple thatched house. The cumulative impact of the new house and detached triple garage would be significant and out of character with the very rural and open landscape. This is contrary to the provisions of proposals C2, E6, E8 and UB3 of the HCSPR, C1, C2, EN5 and C19 of the WDLP and the emerging policies of the WDLPR, notably C22, DP3 and C6.

The proposed new building represents a substantial increase in floorspace over the existing house and is therefore contrary to policy C19 of WDLP and C22 of WDLPR which seek to retain smaller and more affordable dwellings within the countryside. The emerging C22 policy seeks to prevent the loss of 1 and 2 bedroom houses through replacement or extension, and requires that replacement houses reflect the form and character of the existing building in terms of size and design. The applicant has submitted that the property is not affordable, despite the small size of the building, and suggests that its current value is in excess of £400,000. While it is acknowledged that property values are high in this area, the officer view is that the site is more affordable than others in the area and that insufficient evidence has been submitted to justify an exception to the policy requirements regarding size and affordability.

The survey information provided with the application is insufficient in that it fails to show all existing trees and features within the site, some of which are of merit and should be retained. While the authority accepts that the existing building is in poor repair, it is habitable and its poor condition does not justify its demolition and replacement with the house proposed or an exception to established policies. For the reasons set out above, it is recommended that the application be refused.

Recommendation

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

Conditions/Reasons

01 The proposed dwelling is excessively large relative to the existing small dwelling on the site and will result in the loss of a more affordable small two bedroom dwelling in the countryside. The proposal is therefore contrary to policy C19 of the Winchester District Local Plan and policy C22 of the emerging Winchester District Local Plan Review, which seek to restrict the size and form of replacement dwellings in the interests of conserving the character and appearance of the countryside and to maintain the stock of affordable dwellings available to rural communities.

02 The Local Planning Authority is not satisfied that a large two storey dwelling, with detached triple garage, of the size, siting, form and design proposed can be accommodated on this site without resulting in increased visual intrusion in the countryside and harm to the character of the open landscape. The proposal is therefore contrary to the provisions of policies UB3 and C1 of the Hampshire County Structure Plan Review, policies EN4, EN5, EN7, C2 and C19 of the Winchester District Local Plan and policies DP1, DP3, DP5, C6 and C22 of the Winchester District Local Plan Review Deposit and Revised Deposit.

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03 Insufficient survey information to show existing trees, hedges and landscape features on the site has been submitted with the application and the Local Planning Authority is not satisfied that the works can be implemented without harm to these landscape features. This is contrary to the provisions of policies C1, C6 and C8 of the Hampshire County Structure Plan, policies EN4, EN5, EN7, C2 and C19 of the Winchester District Local Plan and policies DP1, DP3, DP5, C6 and C22 of the Winchester District Local Plan Review Deposit and Revised Deposit.

Informatives

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

Hampshire County Structure Plan Review: UB3, C1, C2, E6, E8, H10
Winchester District Local Plan Proposals: EN4, EN5, EN7, C1, C2, C19, T8, T9
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, C6, C22, T2

Item 08	Parish	Winchester Town
	Conservation Area:	
	Case No:	03/01291/FUL
	Ref No:	W18394
	Date Valid:	20 May 2003
	Grid Ref:	446239 128398
	Team:	EAST Case Officer: Mrs Julie Pinnock
	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

Representations

3 (inc. participants) and a partition of 41

Recommendation

O – SEE REPORT OF PLANNING (VIEWING) SUB COMMITTEE.

Item 09	Parish	Denmead
	Conservation Area:	
	Case No:	03/01504/FUL
	Ref No:	W07274/06
	Date Valid:	18 June 2003
	Grid Ref:	465772 110504
	Team:	EAST Case Officer: Mrs Julie Pinnock
	Applicant:	Mr And Mrs S Evans
	Proposal:	Construct secondary vehicular access
	Location:	Furzeley House Furzeley Corner Denmead Waterlooville Hampshire PO7 6TS

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Officer Report

History

W07274 - Erection of two-storey side extension - PER - 30/03/1983

W07274/01 - Garage - PER - 30/04/1986

W07274/02 - Two storey rear and single storey side extensions and vehicular access - REF - 30/08/1989

W07274/03 - Two storey rear and single storey side extensions - PER - 10/10/1989

W07274/04 - Conservatory - PER - 23/06/1992

W07274/05 - Replacement detached double garage - PER - 23/04/201

Policy

Development plan

HCSPR: UB3, C1, T2

WDLP: C.1, C.2, C.19, EN.5. T.9

Emerging development plan

WDLP Review Deposit and Revised Deposit - C.1, C.22, DP.1, DP.3, T.2

Other material considerations

DETR - Places Streets and Movement - A companion guide to Design Bulletin 32
Hampshire County Council - Hampshire Parking, Strategy and Standards.

Consultations

Highway Engineer - objects to a second access onto classified road C130

Representations

Denmead Parish Council - support - Members felt that the proposal would provide a satisfactory means of access and egress, improve highway safety and provide a means of enabling vehicles to enter and leave the property in a forward gear without detracting from the amenity of the street scene.

Assessment

The proposal is to provide a second access to serve the existing residential dwelling which is situated on the south side of Newlands Lane outside the settlement boundary of Denmead in an area designated as countryside.

Furzley House is a two storey detached dwelling with a detached double garage forward of the dwelling. Currently the existing access is further south from the existing garage, and means that once you are within the curtilage of the dwelling, vehicles have to pass forward of the dwelling to reach the garage and parking/turning area.

The new access is proposed closer to the existing garage, the highway engineer has no objection to the principle of stopping up the existing access and providing a new access, west of the existing access. The existing access is poor in terms of visibility, and whilst the proposed access is below standard, it does provide slightly better visibility splays.

The highway engineer does however object to the provision of a second access to provide an in/out to serve this dwelling, and refers to Hampshire County Councils document Strategy of Services and Standards document. This provides advice on the creation of private access points onto the highway and provides policy guidelines to control new accesses.

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It advises on the need to keep new access points to a minimum, and the location, design, gradient, character and number of access points required to serve a development shall take into account the volume of traffic generated, its vehicle composition, size of vehicles and the distribution of traffic on the access during the hours of the day. And in addition requires accesses to be sited to achieve the best possible visibility standards.

The dwelling has a large parking and manoeuvring area, and it is possible to park and turn a number of different sized vehicles within the existing site. In addition the proposed access does not meet the required visibility splays of 2m by 215 in both an easterly and western direction, clear of obstructions above 1.05m high. It is not evident that satisfactory visibility can be achieved within land controlled by the applicant.

The proposal for the introduction of a second access is contrary to the County Councils Strategy of Service and Standards document and local plan policy and therefore officers recommend refusal.

Recommendation

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

Conditions/Reasons

01 The proposal for the provision of a second vehicular access for this dwelling is contrary to Hampshire County Council's Strategy of Services and Standards document, and Policy T.2 of the Hampshire County Structure Plan (Review) 1996-2001, and Proposal T.9 of the Winchester District Local Plan and Proposal T.2 of the Winchester District Local Plan Review Deposit and Revised Deposit, as it would result in a net increase of the number of access points onto a classified road.

02 Inadequate visibility splays are provided at the junction of the access(es) with the highway and this would cause danger and inconvenience to users of the adjoining highway.

Informatives

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

Hampshire County Structure Plan Review: UB3, C1, T2

Winchester District Local Plan Proposals: C.1, C.2, C.19, EN.5, T.9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C.1, C.22, DP.1, DP.3, T.2