

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 September 2003

WINCHESTER CITY COUNCIL	PDC 346
PLANNING DEVELOPMENT CONTROL COMMITTEE	
Development Control Applications	24.09.2003

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: Winnall Down Farm Fair Lane Winchester Hampshire SO21 1HF	Case No: 03/01689/FUL	Ref No: W04452/05	Recommendation PER
Item No: 02	Location: Winnall Down Farm Fair Lane Winchester Hampshire SO21 1HF	Case No: 03/01472/FUL	Ref No: W05644/08	Recommendation PER
Item No: 03	Location: 12 Fordington Road Winchester Hampshire SO22 5AL	Case No: 03/01807/FUL	Ref No: W14003/02	Recommendation PER
Item No: 04	Location: Hall Farm East End West Meon Petersfield Hampshire GU32 1LX	Case No: 03/01825/FUL	Ref No: W18483	Recommendation REF
Item No: 05	Location: 14 Greenhill Close Winchester Hampshire SO22 5DZ	Case No: 03/01814/FUL	Ref No: W18480	Recommendation PER
Item No: 06	Location: 15 Sparkford Close Winchester Hampshire SO22 4NH	Case No: 03/01812/FUL	Ref No: W04155/01	Recommendation PER
Item No: 07	Location: The Gables 9 Burns Close South Wonston Winchester Hampshire SO21 3HG	Case No: 03/01799/FUL	Ref No: W05881/03	Recommendation PER
Item No: 08	Location: Land Between East Hill And Highcliffe Road Winchester Hampshire	Case No: 03/01619/FUL	Ref No: W06859/03	Recommendation PER
Item No: 09	Location: Garage Court Fivefields Road Winchester Hampshire	Case No: 03/01266/FUL	Ref No: W18389	Recommendation DEFE

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Item No: 10	Location: Case No: Ref No:	Swanmore Park Farm Park Lane Swanmore Southampton Hampshire SO3 2QQ 03/00536/FUL W06862/26	Recommendation PER
Item No: 11	Location: Case No: Ref No:	Land Opposite Moorhill Coach House St Annes Lane Shedfield Hampshire 03/01339/FUL W18185/01	Recommendation DMR
Item No: 12	Location: Case No: Ref No:	16 Sunnydown Road Olivers Battery Winchester Hampshire SO22 4LD 03/01804/TPO WTPO/1699/04	Recommendation REF
Item No: 13	Location: Case No: Ref No:	3 Swanmore Park Park Lane Swanmore Southampton Hampshire SO32 2QS 03/01396/FUL W17333/04	Recommendation PER
Item No: 14	Location: Case No: Ref No:	3 Swanmore Park Park Lane Swanmore Southampton Hampshire SO32 2QS 03/01399/LIS W17333/05LB	Recommendation PER
Item No: 15	Location: Case No: Ref No:	Antrim House 37 St Cross Road Winchester Hampshire SO23 9PR 03/01685/FUL W05175/09	Recommendation DMR
Item No: 16	Location: Case No: Ref No:	Old Market House High Street Winchester Hampshire SO23 9LE 03/01890/FUL W07759/22	Recommendation PER
Item No: 17	Location: Case No: Ref No:	Old Market House High Street Winchester Hampshire SO23 9LE 03/01891/LIS W07759/23LB	Recommendation PER
Item No: 18	Location: Case No: Ref No:	Land Off Claylands Road Bishops Waltham Southampton Hants SO32 1BH 02/02706/FUL W09393/16	Recommendation PER
Item No: 19	Location: Case No: Ref No:	Land At Claylands Road Bishops Waltham Hampshire 02/03097/FUL W09393/17	Recommendation PER

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Item No: 20	Location: Case No: Ref No:	Brooklyn Main Road Otterbourne Winchester Hampshire SO21 2EE 03/00899/FUL W12650/02	Recommendation PER
Item No: 21	Location: Case No: Ref No:	Daisy Cottage Forester Road Soberton Southampton Hampshire SO32 3QG 03/01389/FUL W15211/07	Recommendation PER
Item No: 22	Location: Case No: Ref No:	Winchester Delivery Office Middle Brook Street Winchester Hampshire SO23 8AA 03/01669/FUL W07307/21	Recommendation REF
Item No: 23	Location: Case No: Ref No:	Mislingford Livery Stables Bishops Wood Road Mislingford Fareham Hampshire PO17 5AT 03/01397/FUL W08493/05	Recommendation DMR
Item No: 24	Location: Case No: Ref No:	The Bowery Station Road Soberton Southampton Hampshire SO32 3QU 03/01537/FUL W17763/03	Recommendation PER

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Item 01 **Parish:** Itchen Valley
Conservation Area:
Case No: 03/01689/FUL
Ref No: W04452/05
Date Valid: 8 July 2003
Grid Ref: 450883 129721
Team: EAST **Case Officer:** Mr Dave Dimon
Applicant: Winnall Down Farm Ltd
Proposal: Removal of condition No. 2 of planning permission W04452/02
(Use of hostel only by employees by Winchester Growers)
Location: Winnall Down Farm Fair Lane Winchester Hampshire SO21 1HF

Officer Report

History

W04452/02 Change of use from agricultural mixed use to B2 industrial and B8 storage and distribution Permitted 25/11/98

Policies

Development plan

HCSP(R) C1, C2, H10,
WDLP C.1, C15, C.17, C.18, EN.5, T.9,

Emerging Development Plan – WDLP Review Deposit and Revised Deposit

Winchester District Local Plan Review and Revised Deposit C1, C.19, C.20, C.21, DP.3

Supplementary Planning Guidance

None

Government Policy

PPG 7

Consultations

None

Representations

Parish Council object on the following grounds:

The so-called hostel was originally a dwelling house for an agricultural worker and the Parish Council would like to see it revert to its original use. Employees of Winchester Growers lived there as a concession to assist that company and we would not wish to see this arrangement perpetuated.

The Parish Council does not believe that this is a suitable and sustainable site for general hostel accommodation having poor access to shops and other facilities.

Local residents understood that the building would revert to a single private dwelling when Winchester Growers stopped using it and the Parish Council believes that the public will have greater confidence in the planning system if the planning authority adheres to conditions which it imposed.

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One other individual objection: The accommodation was erected to house people working the adjacent horticultural/agricultural business. It would be unsuitable accommodation in an unsuitable location for people not working the land.

Assessment

The existing building is set adjacent the agricultural buildings complex of Winnall Down Farm on its southern side and is enclosed by mature screening to the south and an agricultural building to the north. The hostel building is a two storey red brick and slate house with a central door on its southern side. It has had inappropriate UPVC replacement windows fitted and is generally in a poor condition having been used for many years as a hostel providing 8 bed-sit rooms with shared kitchen/bathroom facilities.

In 1998 planning permission was granted for proposals that included the regularisation of the hostel use of the building and nine caravans that were sited within the enclosed garden area on the southern side of the building. This accommodation was at that time used to accommodate student workers and seasonal labour employed on the holding.

The occupancy of this accommodation was controlled by way of the following condition:
'The staff hostel and nine caravans at the site shall enure solely for the benefit of the applicant Winchester Growers Ltd (or any company taking over the business carried on by Winchester Growers Ltd and continuing to use the site for the same purpose of horticultural/agricultural bulb/seed processing, packing and distribution) and shall only be occupied by employees of that company. when the site ceases to be so occupied and used the caravans shall be removed from the site and the hostel shall revert to a single residential dwelling house.'

The previous use of the site ceased earlier this year and the holding has recently been let to new tenants with the majority of the buildings being used for document storage by 'Box-it' and the other buildings and land being used by Vitacress. The nine caravans that were previously on the site have been removed but workers of the new tenant Vitacress are using the hostel building. Following investigation by the enforcement section it was brought to the owner and tenants attention that the above condition was not being complied with. This application therefore seeks to regularise that situation.

Given that there is no change to the use of the building, other than its use not being limited to the benefit of Winchester Growers Ltd, the proposal is considered acceptable subject to a new condition as set out below.

Recommendation

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

Conditions/Reasons

01 The use of the staff hostel the subject of this application shall be only for the purposes of accommodating agricultural/horticultural workers employed at Winnall Down Farm or employed by Vitacress in the district.

01 Reason. The retention of such accommodation other than to meet the special needs of the holding would be contrary to the countryside policies of the County Structure Plan, the Winchester District Local Plan and Review Deposit and Revised Deposit Local Plan 2003.

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Informatives

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

Hampshire County Structure Plan Review UB3, C1, C2, H10

Winchester District Local Plan Proposals: C.1, C15, C.17, C.18, EN.5, T.9

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: C1, C.19, C.20, DP.3

Item 02	Parish	Itchen Valley
	Conservation Area:	
	Case No:	03/01472/FUL
	Ref No:	W05644/08
	Date Valid:	7 July 2003
	Grid Ref:	450883 129721
	Team:	EAST
	Applicant:	Winnall Down Farms Ltd
	Proposal:	Refurbish existing industrial storage buildings, including replacement of roof with clear span structure and re-cladding externally
	Location:	Winnall Down Farm Fair Lane Winchester Hampshire SO21 1HF
	Case Officer:	Mr Dave Dimon

Officer Report

History

W04452/02 Change of use from agricultural mixed use to B2 industrial and B8 storage and distribution Permitted 25/11/98

Policies

Development plan

HCSP(R) C1, C2, UB3

WDLP C.1, C.2, C.13, EN.5, T.9,

Emerging Development Plan –

Winchester District Local Plan Review and Revised Deposit C1,C.15, C.16, DP.3

Other material considerations:-

PPG7'

Consultations

None

Representations

Parish Council object on the following grounds:

The site is currently being used by three businesses. The application describes the current use as industrial storage. The Parish Council is not aware of consent to change the use for this purpose. The permitted use was for bulb packing by Winchester Bulb Growers subject to a variety of conditions. This arose from, the previous use of the surrounding agricultural land as a bulb farm

Following complaints from residents of Fair Lane about increased traffic the Parish Council referred the problem to the Enforcement department. The upgrading of the buildings will engender an increase in the use of the site with consequential increase in traffic.

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This will cause unacceptable disturbance to residents of Fair Lane, particularly those living each side of the drive.

Fair Lane is unsuitable for increased traffic. The surface carriageway is already breaking up following the increase in traffic, which has been observed in the last few months. The Box-it vans are noticeably adding to the traffic on the narrow lanes around the village of Easton. (C(iv) of WDLP is relevant here). The Parish Council does not regard this as a suitable site for sustainable development in the context of PPG13.

The Parish Council is extremely concerned about the prospect of poorly controlled piecemeal development on this site which could eventually result in a smaller version of Winnall in a countryside setting.

Additionally there have been 12 individual letters of representation these are mainly concerned with the issue of increased commercial traffic and the speed of vehicles. Issues of damage to the existing road surface of Fair Lane, the hedges and verges are also cited and that the use of the site by more than one business is contrary to the provisions of the previous planning permission. This kind of piece-meal development is unsuitable for an area within the proposed South Downs National Park

Assessment

Winnall Down Farm comprises a complex of large agricultural buildings to the east of Winchester, north of Alresford Road and west of Fair Lane, which leads from Alresford Road to Easton village. The complex, which comprises mostly of older steel framed buildings with fibre cement sheet roofs and cladding, is set within a depression in the landscape and against a backcloth of woodland so its impact in the countryside is not too significant. The holding was formerly occupied by Winchester Bulb Growers but this use has ceased and has recently been let to new tenants with the majority of the buildings being used for document storage by 'Box-it' and the other buildings and land being used by Vitacress.

The proposal is in respect of refurbishment of the eastern end of the main building range, which is presently made up of disparate sections with different roof profiles and end cladding. The end bay also projects some 3 m beyond the rest of the building at the rear. The proposal removes this projection squaring off the building and turns the roof profile through 90° to enable a single clear span roof to cover the eastern part of the building range. Overall the roof is no higher than the existing roof and the eaves line will in fact be lower on the south elevation but it provides a consistent working height across the full area of the building and removes existing valley sections between the different existing roof areas. The existing part blockwork and part open sides of the building will also be re-clad with pre-coloured profiled steel sheeting to achieve a unifying appearance.

The building area is reduced by 154.7 sq. m by removal of the projecting lean to section at the rear of the eastern end bay. This leaves a building of 1482.30 sq. m in addition to the unaltered part of the main building which is 4428,50 sq. m including the two storey office section. Some reconstruction of the steel frame may be necessary to simplify the building form.

In appearance terms, the proposal will improve the buildings, albeit that its appearance will, in so far as scale is concerned, become that of a large warehouse type structure. The use for document storage has been commenced by the applicant in the belief that it meets the terms of the previous planning permission for B2 industrial and B8 storage and distribution obtained by Winchester Growers Ltd under W04452/02.

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The conditions attached to that permission did however limit the use of the buildings to a single company and to the terms defined by that application, including limiting heavy goods vehicle movements.

This application is only in respect of the alterations to the buildings, which are considered acceptable. Any proposals to vary the terms of the previous permission in other respects will need to be the subject of a separate application.

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 refurbished and altered buildings 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.

Informatives

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

Hampshire County Structure Plan Review UB3, C1, C2

Winchester District Local Plan Proposals: C.1, C.2, C.13, EN.5, T.9

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: C1, C.16, DP.3

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Item 03 **Parish:** Winchester Town
Conservation Area:
Case No: 03/01807/FUL
Ref No: W14003/02
Date Valid: 21 July 2003
Grid Ref: 447249 130002
Team: EAST **Case Officer:** Mr Peter Eggleton
Applicant: Mr R Wirgman
Proposal: Single storey link extension between No 12 and No14, with one and a half storey extension to rear with rooms in roof

Location: 12 Fordington Road Winchester Hampshire SO22 5AL

Officer Report

History

Similar application with dormer side windows withdrawn June 2003.

Policy

Development plan

Hampshire County Structure Plan Review (1996 – 2011) Review UB3
Winchester District Local Plan EN.5

Emerging development plan

WDLP Review Deposit and Revised Deposit 2003 DP.3

Consultations

None.

Representations

City of Winchester Trust: The Trust welcomes the evident care taken to respect the character of these houses and commends the joint approach. If executed to a high standard, this innovative scheme should result in a very acceptable solution to the familiar quest for additional space within the family home.

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

The linking of the properties would destroy the harmonious and balanced effect of the original design and change the semi-detached properties into terraces which will set an undesirable precedent;

The design is objectionable particularly because of the height;

Other properties in the road have been extended which have not been objectionable.

The enjoyment of neighbouring properties would be reduced with overbearing extensions visible from the back gardens of surrounding properties and overlooking;

It could be used as a separate dwelling which would make parking even worse

Removal of the garage decreases the drive space to one car with other cars needing to be parked on the road which is already over used.

Assessment

The proposal is to provide utility space and a reception room downstairs and a bedroom at first floor level to each of numbers 12 and 14 Fordington Road. This is achieved by a linked application set towards the rear of the property which takes advantage in the fall in ground levels.

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The views of the Trust set out above are considered to be entirely correct. The proposal retains the existing character of the properties as viewed from the street without closing the gap between properties as perceived from the street.

Although the properties will become linked their individual character will be retained. The applicant has demonstrated that there will be no significant impact on sunlight or shadow for the properties adjoining and objections have not been received from these residents. Although the proposal will be of some bulk to the rear it is not considered that the impact on neighbouring properties will significantly reduce their amenities. Dormer windows looking to the side have been omitted from this application and replaced with high level roof lights which will not allow overlooking.

The proposal is considered to provide additional accommodation without the usual draw backs associated with two storey side extensions, it does not significantly affect close neighbours and is considered to be entirely acceptable in the street scene and would not be an undesirable precedent. It is not considered that there is any demonstrable harm upon which a refusal could be justified.

Recommendation

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

Conditions/Reasons

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

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

Informatives

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

Hampshire County Structure Plan Review (1996 - 2011) Review UB3
Winchester District Local Plan EN.5
WDLP Review Deposit and Revised Deposit 2003 DP.3

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Item 04 **Parish** West Meon
Conservation Area:
Case No: 03/01825/FUL
Ref No: W18483
Date Valid: 23 July 2003
Grid Ref: 464901 123830
Team: EAST **Case Officer:** Mr Peter Eggleton
Applicant: Mr And Mrs D Montagu
Proposal: Demolish existing buildings, construct two bedroom dwelling with basement, staff studio, ancillary rooms and attic, single storey outbuilding including three bay garage, workshop, stores, offices and greenhouse with alterations to access (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
Location: Hall Farm East End West Meon Petersfield Hampshire GU32 1LX

Officer Report

History

None

Policy

Development plan

Hampshire County Structure Plan Review (1996 – 2011) Review C1, C2, UB3, EC3
Winchester District Local Plan C.1, C.2, C.7, C.19, EN.5, EN.7, T.9

Emerging development plan

WDLP Review Deposit and Revised Deposit 2003 DP.3, DP.5, C.1, C.7, C.6, C.22

Consultations

Forward Plans: Refuse - No convincing reason for setting aside Countryside policies and inappropriate landscape modifications within the AONB.

Landscape: Concern about tennis court beyond logical garden area and any change would need to be handled very carefully as it lies within the AONB. Considers that there are many questions in need of answering before a recommendation can be made.

Conservation and Design: Refuse - The proposal fails to demonstrate that the proposal is of the highest quality or that it takes account of defining characteristics of the local area or benefits or relates to the landscape. Fails to address the design concept of the listed house and gardens which it adjoins.

AONB Officer: Awaited

HCC Historic Parks and Gardens Officer: Awaited

Architects Panel: The design is not exceptional and does not develop the tradition of country house.

Representations

West Meon Parish Council: Support.

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

One letter asks that a detailed landscape scheme be developed for the area along the East Meon road. That consideration be given to the flooding which takes place along the roadside and that the proposal should alter the access bank to rectify the matter.

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Assessment

This proposal is to replace the existing modest two storey house and associated range of farm buildings and replace them with a considerably larger house, a large range of garages and stables, a re-aligned access, a walled kitchen garden with greenhouse and shed, a swimming pool and tennis court.

The Council has a policy that allows for the replacement of dwellings in the countryside providing it does not alter their character. This proposal changes the character completely from a farmstead to a country house. The applicant accepts this but justifies a departure from policy on the basis that PPG7 allows for the development of new Country Houses in certain circumstances.

PPG7 states:

'An isolated new house in the countryside may also exceptionally be justified if it is clearly of the highest quality, is truly outstanding in terms of its architecture and landscape design, and would significantly enhance its immediate setting and wider surroundings. Proposals for such development would need to demonstrate that proper account had been taken of the defining characteristics of the local area, including local or regional building traditions and materials. This means that each generation would have the opportunity to add to the tradition of the Country House which has done so much to enhance the English countryside.'

This proposal in terms of the design of the house is not considered to be of the highest quality or to be truly outstanding in terms of its architecture.

In terms of landscape design the application is short on detail. It is clear however that the outbuildings, the walled garden and the tennis court will be outside the existing developed area and intrude into open countryside. There are significant level changes which have not been addressed and the proposal fails to demonstrate how the landscape would be enhanced.

The proposal is next door to the grade 2* listed Hall Place which also has a listed historic garden. It is not considered that even if the design and landscape proposals were accepted to be exceptional and in the tradition of the Country House, a new Country House so close to and competing with an existing one is appropriate.

There are long views of this site, currently it forms a group of agricultural buildings which, although of little architectural merit, sit easily within the landscape. The proposal would represent new development in the open countryside, it would stand out and it would detract from the appearance and character of the area and the AONB. It is not clear from the plans what is intended for the adjoining 81 hectares currently in agricultural use.

As the proposal is not considered to meet the high standards set by PPG7 to justify exceptional departures from policy, allowing it would inevitably set a precedent for other such 'unexceptional' proposals in the countryside.

Recommendation

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

Conditions/Reasons

01 The proposal represents new development in the countryside. It is not truly outstanding in terms of its architecture and landscape design and as such does not justify a departure from the development plan. The proposal detracts from the appearance and character of the area and the AONB. The information provided is inadequate and it fails to demonstrate that the use of the land within the red edge and all the proposed developments would not detract from the character of the area and the AONB. The proposal is contrary to Hampshire County Structure Plan Review (1996 - 2011) Review policy C1, C2 and UB3; Winchester District Local Plan proposal C.1, C.2, C.7, C.19, EN.5 and EN.7; and WDLP Review Deposit and Revised Deposit 2003 proposal DP.3, DP.5, C.1, C.7, C.6 and C.22.

Informatives

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

Hampshire County Structure Plan Review (1996 - 2011) Review C1, C2, UB3, EC3
Winchester District Local Plan C.1, C.2, C.7, C.19, EN.5, EN.7, T.9
WDLP Review Deposit and Revised Deposit 2003 DP.3, DP.5, C.1, C.7, C.6, C.22

Item	Parish	Winchester Town
05	Conservation Area:	
	Case No:	03/01814/FUL
	Ref No:	W18480
	Date Valid:	23 July 2003
	Grid Ref:	447002 129566
	Team:	EAST
	Applicant:	Gordon And Ann Hauser
	Proposal:	Erection of 1 no. three bedroom dwelling and associated parking
	Location:	14 Greenhill Close Winchester Hampshire SO22 5DZ
	Case Officer:	Abby Fettes

Officer Report

History

No previous applications

Policy

Development plan

HCSPR UB3, T4, R2

WDLP EN5, H1, T9, RT3

Emerging development plan

WDLP Revised Deposit DP1, DP3, H2, T4, RT3

Consultations

Highways – Greenhill Close is in the outer zone of the controlled parking area and new development is excluded from the residents parking scheme. The existing house will be able to obtain parking permits and the garage associated with No. 14 will be transferred to the new dwelling. Recommend a condition to ensure that the garage is transferred to the new unit.

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Arboriculture Officer – the trees are far enough away from the proposed development as not to be a problem

Southern Water – the point and details of connection to public sewers will require formal discharge of Southern Water. A water supply can be provided as and when required.

Environment Agency – no objection in principle

Drainage – although the plot is rather small there appears to be enough length in the rear garden to accommodate a soakaway and comply with building regulations. No objection, subject to building regulations being approved.

Representations

City of Winchester Trust – no comment

Winchester Group for the Disabled – ask that the plans take account of the needs of disabled people with width of doors and corridors wide enough to accommodate a wheelchair and no steps to front or rear entrances

Nine neighbour objections on the grounds of overlooking of neighbouring gardens; increased noise; it is likely the property will be multiple occupation; lack of parking available, particularly if the house is to be multiple occupation; it will reduce the natural light in an area that is already shady due to existing trees and buildings; the projection of the building at the front is not in keeping; access to and dust and noise from the construction; damage to trees; setting a precedent in the area; increased litter; already a high density area

Assessment

The proposal is to erect a three bedroom dwelling at the end of an existing terrace of four in Greenhill Close. It would be adjacent to 14 Greenhill Close, which currently has an area of garden at the side.

There is an access footpath to the north of the terrace, the site abuts the rear gardens of properties facing West Hill Park to the west, and the rear gardens of properties in Nursery Gardens to the south. There is a block of four garages belonging to the existing properties to the east of the terrace. There is a footpath to the west of the site for rear access to the gardens on West Hill Park.

The overall appearance of the proposed dwelling is very similar to the existing terrace but it would be 500mm taller than the terrace and would stand 1.5m forward of no. 14. The building line to the rear would be the same as no. 14. The existing properties are 6m wide and the proposed dwelling would only be 5m wide. The property is not out of keeping with the existing terrace as there is already a step in the middle where no.s 14 and 16 are set back slightly. Because the proposal is at the end of the terrace, the impact of the dwelling stepping forward is diminished. There are two small windows on the west elevation. The ground floor window to the hall will not overlook the properties to the west. The first floor window is to a bathroom and will be obscure glazed.

The applicant has included the garage belonging to 14 Greenhill Close within the red line. It is proposed that the new dwelling will have sole use of the garage and only the residents of the existing property will be able to apply for residents parking permits. As it is within walking distance of the train station, bus stops and the city centre it is considered that one parking space is sufficient in this location. There has also been provision made for a small cycle shed in the front garden of the proposal.

There will be no trees removed and the proposal will not have a detrimental affect on any of the existing trees. The property will benefit from a small south facing rear garden.

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The proposal complies with Local Plan policy, therefore your officers are recommending approval, subject to conditions.

Recommendation

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

Conditions/Reasons

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

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

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

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

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

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

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

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

05 The garage outlined in red on the approved drawings shall be used solely in conjunction with the dwelling hereby permitted.

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

06 Details of the cycle store should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The works hereby permitted will be carried out in accordance with the approved details.

06 Reason: to ensure the details are appropriate to the character of the area.

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Informatives

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

Hampshire County Structure Plan Review: UB3, T4, R2

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

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, H2, T4, RT3

02. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs 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.

Item	Parish	Winchester Town
06	Conservation Area:	
	Case No:	03/01812/FUL
	Ref No:	W04155/01
	Date Valid:	23 July 2003
	Grid Ref:	447441 128953
	Team:	EAST
	Applicant:	G L And P A Hauser
	Proposal:	Erection of 6 no. one bedroom flats and new pedestrian access to be created
	Location:	15 Sparkford Close Winchester Hampshire SO22 4NH
	Case Officer:	Mr Reginald Hawks

Officer Report

History

W04155: Erection of single storey extension to provide bedroom and car port – permitted 05/09/78

Policy

Development plan:

HCSP(R) – UB3, T4, T5, H2, H11, R2, E16, E19

WDLP – EN5, EN6, EN7, EN9, H1, H7, RT3, T9, W1

Emerging development plan

WDLPR Revised Deposit 2003 – DP3, DP5, H2, H7, RT3, T3, T4, W1, W6

Other material considerations

SPG – Achieving a Better Mix in New Housing Developments

Consultations

Highway Engineer: The application site lies within the outer controlled parking zone and as such all on-street car parking is under the control of this authority. No car parking is being proposed which is not ideal. However, between the hours of 8am and 6pm it would not be possible for any occupiers or their visitors to park on the highway without contravening the existing traffic regulation order. There is a number of on-street car parking spaces within the cul-de-sac, and it appears that most if not all the existing dwellings have off-street car parking. From observations, it would appear there is spare capacity in these car parking bays. After 6pm, the Traffic Regulation Order restricting parking is not in force, and these car parking spaces are open to use by anyone. Residents of the proposed flats could therefore use the spaces.

Ordinarily I would recommend that a proposal such as this should be refused on the basis that it would generate the need for car parking. However, as there is currently a parking order in place, this will restrict on-street car parking during the day. As there is spare capacity in the parking bay after 6pm, on-street car parking will not present a problem to existing residents. In view of the above, I have no objections to the principle of the proposal. In sufficient detail submitted with regard to proposed secure undercover cycle parking spaces and storage area for waste bins.

Environment Agency: No objection in principle

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

Landscape: There are some large trees adjacent to this site, but this development will not have an impact on them providing that the rooting zones are protected in accord with BS5837. Provided the cycle shed is unobtrusive, robust and well designed either of the two locations is acceptable. However, details of the hardstanding and access for the shed will need to be submitted for approval. All paths/hardstanding within the root protection zone must be of a no-dig construction.

Representations

City of Winchester Trust: No comment.

11 letters of objection including one jointly signed by 19 local residents and 1 letter of concern. Principal points of objection are:

- Exacerbate dramatic increase in number of residents in Sparkford Close to the detriment of the security, supportive and established neighbourhood through noise/nuisance/disturbance
- Increase in rented accommodation (houses in multiple occupancy) contrary to objective of 'planning out crime'
- Loss of privacy, overlooking and overshadowing of private garden space of No 11 Sparkford Close
- Adverse impact on natural environment
- Loss of open aspect/space between dwellings
- Lack of parking provision and adverse impact on pedestrian/highway safety
- Overlooking and overshadowing neighbouring properties
- Loss of spatial and visual character to the area
- Exceeds Government guidance on housing densities
- Additional traffic congestion
- Inaccuracy of boundary line between No 16 and 15 Sparkford Close

Assessment

The site is located at the end of Sparkford Close in the north west corner of the cul-de-sac between two blocks of terraced units at right angles to each other. No 15 Sparkford Close is the end property on this terrace with an integral garage and car port/bedroom extension to the side. The Close comprises several blocks of three storey terraced and semi-detached properties with brick elevations, low pitched roofs finished with interlocking concrete tiles dating back to the late 1960's early 1970's architecture. The site comprises garden land to the side of No. 15 fronting on to a driveway and vacant land to the side of No.16. It is enclosed by a heavily treed boundary along the northern side and the back garden(s) of No 11 bounded by a timber panel fence and vegetation to the west.

The proposal is to demolish the existing car port/bedroom extension and construct six one bedroom apartments around a central staircase as a continuation to the terrace of No.15. The proposed block would be set back from the existing terrace line and feature recessed areas in the plain brick work facades with windows in the front and side elevations as well as on the rear which will feature balcony railings in front of French doors. The roof design will have a shallow pitch to match existing with slate tiles as opposed concrete interlocking tiles. It is not proposed to provide any car parking as the site is located relatively close to the city centre and is situated within the outer controlled parking zone. However, to comply with the latest Hampshire Parking Standards, it is proposed to provide secure undercover cycle parking in the form of a covered store attached to the side of the building and 6 hoops at the front for visitor cycle parking. A 1.8m high close boarded fence would be erected along the eastern boundary of the site separating the amenity space to the side of the apartments from the land to the side of 16 Sparkford Close.

When assessed against the housing policies of the adopted Local Plan, the principle of residential development on this site is acceptable and in terms of the requirements set out in PPG3 would make the most efficient use of the land at a density well in excess of 30 dwellings per hectare (actual being 188 dwelling per ha.). It would also accord with the provisions of policy H7 and the Council's SPG on achieving a better mix in new housing developments by providing all 1 bedroom units, as a shortfall in the provision of small dwellings has currently been identified.

In design terms, the proposal is considered acceptable as a robust contemporary scheme with elevational treatment featuring strong shadow lines and window detailing to give interest to the façade of the building.

The additional block would not detract from the existing terrace by virtue of being partially hidden from view in the street scene and represents utilisation of an otherwise vacant space in between the blocks. Views out from the main living rooms on the rear elevation would be over the gardens of the neighbouring properties to the west that are already overlooked from the existing residential properties off Sparkford Close. Therefore, it is not considered that the proposed development would materially worsen any overlooking and/or overshadowing of these neighbouring properties. The existing tree belt along the northern boundary of the site, which dominate the area and overshadow the back gardens of the adjoining properties would not be affected either, and although the proposed development would only have a relatively small garden amenity area to the side and rear, this is considered acceptable for a development of this nature.

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The issue of the lack of car parking spaces being provided with this development is noted, but is not considered to be material in this case as it would not be possible for any of the potential residents to obtain a parking permit due to the change in the Traffic Regulation Order, excluding the residents of any new developments from applying for permits.

Accordingly, your officers consider the proposal acceptable in terms of impact on the character and appearance of the area and on the amenity of neighbouring properties, and therefore recommend that planning permission be granted subject to the receipt of amended plans showing an acceptable design and layout of the proposed secure undercover cycle storage and visitor hoops.

Recommendation

O - PROVIDED THAT THE APPLICANT IS PREPARED TO MAKE APPROPRIATE PROVISION FOR PUBLIC OPEN SPACE THROUGH THE OPEN SPACE FUNDING SYSTEM, AND SUBMIT AMENDED PLANS SHOWING AN ACCEPTABLE DESIGN AND LAYOUT FOR SECURE UNDERCOVER CYCLE STORAGE AND VISITOR HOOPS, THEN PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

Conditions/Reasons

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

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

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

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

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

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

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

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

05 Before the development hereby approved is first brought into use, a secure undercover cycle store for a minimum of 6 bicycles together with visitor parking for a further 6 bicycles shall be provided within the curtilage of the site and thereafter maintained and kept available. Details of which shall be first submitted to and approved in writing by the Local Planning Authority

05 Reason: To ensure adequate cycle storage and cycle visitor parking provision is provided within the site in accordance with the standards of the Local Planning Authority.

06 Details of the provision to be made for the storage and disposal of refuse from the site shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. This provision shall be fully implemented in accordance with the approved details before the flats are occupied.

06 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: UB3, T4, T5, H2, H11, R2, E16, E19
Winchester District Local Plan Proposals: EN5, EN7, EN9, H1, H7, RT3, T9, W1
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, H2, H7, RT3, T3, T4, W1, W6

02. PUBLIC OPEN SPACE

02. 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:

Assessment

The Gables is a chalet bungalow situated off Burns Close in South Wonston surrounded by back garden land of the adjoining properties to the south and a row of tightly grouped similar style properties to the north. The proposal is to construct a detached two storey annexe measuring 7m x 7m x 6.1m high to the ridgeline in a space in front of the house that is currently used for parking and private amenity area. The proposed building will be a self-contained 1-bedroom annexe with an open plan lounge/dining room and kitchen on the ground floor with bedroom/bathroom above. There would be no windows in the south and east elevations of the building, the main windows to face northwards over the driveway. It is proposed to insert 3 small rooflights in the east facing roof slope to light the bedroom.

Due to the close proximity to southern boundary fence, where there is a row of conifer trees and a maple tree situated in the adjoining property, it is proposed to use a beam and block suspended floor construction method for the foundations. The proposed annexe would be 1.10m from this boundary fence in line with the side elevation of the main house, and approximately 2.5m from the maple and 2m from the conifers. With this type of construction technique, it is not considered that the proposed development would have a detriment impact on the root system of the trees.

When assessed against the other criteria set out in WDLP policy EN5, the proposal is also considered acceptable for the following reasons: -

- The proposed annexe would be limited in terms of its massing and height to remain subservient to the main dwelling and unobtrusive in the street scene or when viewed from the gardens of the surrounding properties
- It would not be out of the keeping with the spatial layout and character of the area due to the variation in plot sizes and mixed style of residential development surrounding the site
- The design is considered acceptable and in keeping with the architectural style of the main dwelling
- It would not have a detrimental impact on the amenities of any of the adjoining properties due to the screening around the site and considerable distance (20-40m) to the actual rear elevations of these neighbouring dwellings to the south. The building would not overlook or overshadow these properties, as it is not proposed to have any dormer windows in the south and east facing elevations.
- The amended plans show there would be sufficient space in front of the dwelling for parking for 3 cars to the satisfaction of the Highway Authority
- The construction method proposed would ensure that the trees in the adjoining property to the south would not be unduly affected

Accordingly, it is not considered there is any material reason to refuse this application. Therefore, your officers recommend planning permission be granted 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.

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

02 The materials to be used in the construction of the external surfaces of the two storey annexe hereby permitted shall match those used in the existing building.

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

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

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

04 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the south and east elevations of detached two storey annexe hereby permitted.

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

05 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.

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

06 Before the development hereby approved is first brought into use, a minimum of 3 car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

06 Reason: To ensure adequate car parking provision within the site in accordance with the standards of 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, E8

Winchester District Local Plan Proposals: EN5, EN9, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, T4

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Item 08 **Parish:** Winchester Town
Conservation Area: Winchester Conservation Area
Case No: 03/01619/FUL
Ref No: W06859/03
Date Valid: 30 June 2003
Grid Ref: 448741 128960
Team: EAST **Case Officer:** Mr Reginald Hawks
Applicant: Springfield Properties (UK) Ltd
Proposal: Erection of 4 No. two bedroom flats, in a block with four storeys to East Hill and two storeys to Highcliffe Road
Location: Land Between East Hill And Highcliffe Road Winchester Hampshire
(As amended by plans received on 22 July 2003)

Officer Report

History

W06859: Erection of 3 storey extension to provide office and flat, Bridge House East Hill, Winchester – permitted 05/10/1982
W06859/01: Erection of 1 no. two bedroom apartment and 2 no. three bedroom apartments-withdrawn 21/05/2002
W06859/02: Erection of 3 No. two bedroom apartments and 2 No. three bedroom apartments - withdrawn 24/12/2002

Policy

Development plan:

HCSP(R) – UB3, T4, T5, H2, H11, R2, E16, E19
WDLP – HG6, HG7, HG8, EN4, EN5, EN9, H1, H7, RT3, T9, W1

Emerging development plan

WDLPR Revised Deposit 2003 – DP3, DP5, HE4, HE5, HE6, H2, H7, RT3, T3, T4, W1

Other material considerations

SPG – Achieving a Better Mix in New Housing Developments

Consultations

Highway Engineer: The applicant has addressed my previous concerns about cycle storage in that the proposal now includes 4 visitor cycle stands and 8 cycle stores for the residents. This arrangement is acceptable from a highway point of view. I note that a canopy will extend over the footway of Highcliffe Road. This will need to be covered by an Agreement with the Highway Authority under Section 177 of the Highways Acts 1980. Any planning consent should also include a suitably worded informative for the developer to liaise with the highway authority concerning disruption during the construction period.

Drainage: There is no storm drain in the vicinity of this development and no room to install on site soakaways. Neighbouring property discharge surface water across the footway and into the highway. It is recommended the applicant consult Hampshire CC Highways over this arrangement. No objection subjects to agreement with HCC over disposal, of surface water and Building Control Regs.

Environment Agency: No objection in principle.

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

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Environmental Health: No adverse comments.

Conservation: The contextual analysis submitted is excellent. Minor design changes suggested.

Representations

City of Winchester Trust: Comment that the complex elevations need a simple treatment and a single material, preferably brick, should be used for this scheme. The window in the north-facing gable seems over-large and therefore might appear too dominant a feature in the elevation.

9 letters of objection including a petition with 34 signatories. Principal points of objection are:

- Increase in traffic and associated parking problems
- Loss of gap between buildings that contributes to the character of conservation area
- Loss of view over the city and St Giles Hill, especially in Winter
- Overdevelopment of the site with the loss of an important environmental feature within the conservation area and pressure on the local community
- Not in keeping with the area – external stairs from Highcliffe Road would be unlike any other building in the area, uncharacteristic finish to elevations, not symmetrical windows and non-Victorian appearance of proposed building
- Adverse impact on neighbouring properties – affect light levels in the street
- Increase in noise and disturbance from additional bin collection, proximity of building to 4 Eastcliffe, East Hill
- Overbearing, overshadowing and overlooking of 4 Eastcliffe

Assessment

The site is a vacant plot of land measuring 13.5m x 8.5 located between a series of buildings that divide East Hill and Highcliffe Road near the junction with Bar End Road. It straddles a very steep slope between No. 23c and No.24 Highcliffe Road and abuts the kerb line on the East Hill frontage, which rises by 1m from west to east. The difference in levels between the East Hill and Highcliffe Road frontage is approximately 5m. The site has been partly terraced with a platform abutting a retaining wall rising up to the Highcliffe Road pavement. The neighbouring buildings to the east comprise a Victorian terrace of cottages on 3 storeys which front Highcliffe Road with a small patio terrace to the rear overlooking the site and the highway. The adjoining property to the west comprises a late 20th century 4-storey office building with single storey to Highcliffe Road. Directly opposite the site in East Hill is the terrace of cottages known as 1 –4 East Cliffe that sit at an oblique angle to the site and at a high level above the road with landscaping/planting in front.

The proposal is to construct a four storey residential development consisting of 4 no. 2 bedroom apartments with an external staircase giving access to units 1, 3 &4 on the west (side) elevation and access to unit 2 off Highcliffe Road pavement. There would be no pedestrian access on to East Hill. It is not proposed to provide the flats with any car parking, but a secure cycle storage area instead at ground floor level off Highcliffe Road on a terrace fronting East Hill. This area would be enclosed by a 1.4m high horizontally boarded timber fence to avoid any overlooking of the neighbouring private space. Bin store would be provided under the stairs at ground floor level on the other side of the building.

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The principal shape of the proposed building comprises a longitudinal section parallel to Highcliffe Road with roof pitch to match the adjacent Victorian terrace in Highcliffe Road to the east, a transverse gable element at the other end to mirror the adjacent office building to the west, a recessed front elevation facing East Hill above the proposed basement flats to reduce the impact on the rear yard of No.24 Highcliffe Road in terms of being overbearing, and different elevational treatments to correspond with the different styles in architecture in the two roads.

The site lies within the Winchester City Conservation Area on the divide between the Highcliffe Road area comprising a dense grid of Victorian terraced housing and low density housing set on the treed slopes of St Giles Hill to the north and east, and the mixed development fronting Chesil Road immediately to the north and west. The principle of residential development on this site is considered acceptable provided it will preserve or enhance the character of the area in accordance with policy HG7 in the WDLP and protect the special character of Winchester as set out in policy W1.

The other relevant policies to be taken into consideration are EN5 in terms of impact on the neighbouring properties and policy T9 in terms of adequate parking and highway safety considerations. When assessed against all these policies, the proposed development is considered acceptable for the following reasons:

- It meets the Government guidance set out in PPG3 in terms of housing density and makes the most efficient use of a vacant site close to the town centre, where it is not deemed necessary to provide any on street car parking
- It would accord with Council's SPG on achieving a better mix in new housing developments i.e. 4 No. 2 bedroom dwellings
- The massing and elevational treatment of the proposed building has been designed with a contemporary feel to blend in well with the character and appearance of the area in terms of the existing buildings in both streets. In particular picking up on the eaves line and door canopies in of the Victorian terrace in Highcliffe Road and the use of hardwood boarding, balconies and set-back patios to reinforce the vertical emphasis and mass of the adjacent buildings in East Hill
- As the applicants own the adjacent office building at No. 23c Highcliffe Road, it is proposed to block up the windows on the common boundary facing the site to avoid overlooking into the offices from the external staircase in accordance with Building Regs approval
- The proposed development will be set back at ground and first floor levels against the common boundary with the external space of No. 24 Highcliffe Road to minimise the sense of overbearing
- The balconies and main aspect from the living rooms are restricted to the west side of the building on the north elevation to minimise overlooking into 1-4 East Cliffe
- The infilling of the gap between the existing properties is considered a positive enhancement to the visual appearance of the Conservation Area in the street scene, and therefore more beneficial to the character of the area than maintaining the limited views of the green backdrop of St Giles Hill and oblique views over the city from Highcliffe Road
- Careful consideration has been given to the context in terms of scale, detail, massing and the choice of materials to comply with policy EN5 in terms of good design and minimising the impact on the amenities of the adjoining properties.

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Accordingly, your officers consider the proposal acceptable in terms of impact on the character and appearance of the Conservation Area and on the amenity of the neighbouring properties, and therefore recommend that planning permission be granted subject to conditions.

Recommendation

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

Conditions/Reasons

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

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

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

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

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

03 Reason: To ensure the development hereby permitted shall be provided with adequate cycle storage in accordance with the standards of the Local Planning Authority.

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

NOTE: Entering into an Agreement with Southern Water Services Ltd under Section 104 Water Industry Act 1991 shall be deemed to satisfy this condition together with the agreement in writing from Hampshire County Council to discharge surface water across the footway and on to the highway.

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

05 Before any of the proposed units are occupied, the windows in the east elevation of the adjacent office building at No. 23c Highcliffe Road shall be blocked up to avoid overlooking from the external staircase of the development hereby permitted.

05 Reason: To protect the amenity and privacy of the adjoining commercial property.

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Informatives

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

Hampshire County Structure Plan Review: UB3, T4, T5, H2, H11, R2, E16, E19

Winchester District Local Plan Proposals: HG6, HG7, HG8, EN4, EN5, EN9, H1, H7, RT3, T9, W1

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, HE4, HE5, HE6, H2, H7, RT3, T3, T4, W1, W6

02. The applicant's attention is drawn to the need for any developer of the site to liaise with the Highway Authority regarding the provision of on-street parking during the construction period.

03. PUBLIC OPEN SPACE

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

Item	Parish	Winchester Town
09	Conservation Area:	
	Case No:	03/01266/FUL
	Ref No:	W18389
	Date Valid:	20 May 2003
	Grid Ref:	449265 129077
	Team:	EAST
	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
	Case Officer:	Mr John Hearn

Recommendation

O - DEFER FOR CONSULTATION, INVESTIGATION AND ADDITIONAL INFORMATION.

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This planning proposal has generated 11 letters of objection from neighbours, highlighting the following reservations: -

- Increase in amount of traffic using narrow lanes;
- No additional parking provision;
- Menage far in excess of normal size;
- To be located too close to existing dwellings;
- Effect on the enjoyment of properties due to increased noise and disturbance;
- Site located within the AONB
- Typically a menage has floodlights, music & PA system which will effect relaxation in neighbours gardens;
- No details submitted on design and appearance.
- Plans are incorrect as they do not show the existing stable block;
- Fields flood in winter onto the access roads and neighbouring properties. The increased use of this site will add to the drainage problems.
- Menage already exists, it was sold off by Mr Main, now he is wanting a new one;
- If sand is to be used as the top dressing, when the weather is hot, dry and windy it will be blown across neighbouring gardens;
- Health hazard, the number of flies and the removal and disposal of horse manure;
- Adverse effect on the wildlife, particularly birds and suckling herd in adjoining field;
- Out of character and keeping with Park Lane and its surrounding area.

Assessment

The site is within the ownership of Swanmore Park Farm and lies to the north-east of Swanmore Park Cottages and other buildings belonging to Swanmore Park Farm.

The site is currently an open field accessed off Park Lane alongside Swanmore Park Farm Cottages and via a track from the existing stable block. It is bounded by tall mature trees and dense hedgerow along the road frontage.

The proposal is for the construction of a menage measuring 60m by 20m, with timber post and rail fencing around the perimeter to a maximum height of 1.3m. It is to be situated in a field off Park Lane approximately 14m from the road, located behind a dense band of trees and hedgerows. The nearest property is 26 metres away from the edge of the menage. The proposal will in the main not be seen from Park Lane itself. However, there is little screening from the adjacent residential properties to the south-west (Swanmore Park Cottages) or along the north-eastern boundary. It is suggested that additional planting is requested to provide adequate screening for both the residential properties and from views further afield.

Swanmore Park Farm has had an established equestrian use since 1986 and currently has stables located to the south of the site of the proposed menage, with an existing track running along the boundary to the field. This is the proposed means of accessing the menage, with those using the horses utilising the parking facilities that currently exist within Swanmore Park Farm itself. Another access does exist close to the menage, but this is not within the applicant's ownership and he has confirmed he does not intend to use this.

The proposal is felt to be acceptable, and with the existing screening and further requested planting the menage will not be an unduly intrusive feature within countryside and AONB.

Your officers therefore recommend that the application be permitted.

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Recommendation

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

Conditions/Reasons

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

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

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

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

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

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

Informatives

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

Hampshire County Structure Plan Review: UB3, C1, C2

Winchester District Local Plan Proposals: EN5, C1, C2, C7, C24, RT8

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1, C7, C27, RT10

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Item 11 **Parish** Shedfield
Conservation Area:
Case No: 03/01339/FUL
Ref No: W18185/01
Date Valid: 22 May 2003
Grid Ref: 455962 113568
Team: WEST **Case Officer:** Lisa Booth
Applicant: Mrs Diane Thompson
Proposal: Stable block comprising 2 No. stables with tackroom and haybarn
Location: Land Opposite Moorhill Coach House St Annes Lane Shedfield
 Hampshire

Recommendation

O - SEE REPORT OF PLANNING VIEWING SUB COMMITTEE.

Item 12 **Parish** Olivers Battery
Conservation Area:
Case No: 03/01804/TPO
Ref No: WTPO/1699/04
Date Valid: 22 July 2003
Grid Ref: 445468 127340
Team: WEST **Case Officer:** Mr Michael Edwards
Applicant: Mrs Watwood
Proposal: Fell one Acer tree and replace with Acer platanoids
Location: 16 Sunnydown Road Olivers Battery Winchester Hampshire SO22
 4LD

Officer Report

History

WTPO1699 Removal of some branches and the cutting of some roots affecting drive, permitted 10th April 2001.

WTPO1699/01 Removal of Norway Maple, refused 17th Dec 2002.

WTPO1699/02 Removal of Norway Maple, refused 30th Dec 2002.

WTPO1699/03 Removal of Norway Maple, refused 14th July 2003.

Policy

Development Plan

HCSP(R) C1 E8

WDLP EN5 EN7

Consultations

None

Representations

The Parish Council have offered their support for the application on the grounds that:

1. The Parish Council are suprised to see that this tree is the subject of a TPO.

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Assessment

A Tree Preservation Order was made and served on 31/10/00, to protect three trees from being felled, including a large Lime tree and a Sorbus.

The tree is an important local amenity feature with no apparent faults and a long useful life expectancy.

The damage to the drive, which was being caused slightly by tree roots, has now been remedied.

Recommendation

O – CONSENT TO FELL BE REFUSED FOR THE FOLLOWING REASONS:-

Conditions/Reasons

01 The removal of the tree would be detrimental to the amenity of the area.

Item 13	Parish	Swanmore
	Conservation Area:	
	Case No:	03/01396/FUL
	Ref No:	W17333/04
	Date Valid:	4 June 2003
	Grid Ref:	458334 117798
	Team:	WEST
	Applicant:	Mr JD Garrett
	Proposal:	Enhancement of existing garden with refurbishment of patio, timber bridge over ha-ha, erection of shed, trellis and compost bins (PART RETROSPECTIVE)
	Location:	3 Swanmore Park Park Lane Swanmore Southampton Hampshire SO32 2QS
	Case Officer:	Mrs Deanne Frankel

Officer Report

History

W17333LB	Trench to south elevation to cure damp problem. Erection of railings and new window to cellar to match existing. Permitted 25/9/01.
W17333/01LB	Alterations for removal of two structural wooden beams in cellar, replace with steel universal column, remove 2 no. redundant brick pillars and repair/replace defective joists. Refused 10/4/03.
W17333/02	Enhancement of existing garden with refurbishment of patio, timber bridge over ha-ha, erection of shed and compost bins (Part Retrospective). Refused 2/5/03
W17333/03LB	Alterations to provide enhancement of existing garden including refurbishment of patio, timber bridge over ha-ha, erection of shed and compost bins (Part Retrospective). Refused 2/5/03.

Policy

Development plan

HCSP(R) UB3, E15, C1, C2

WDLP EN5, C1, C2, HG4, HG23

Emerging Development Plan: WDLP Review Deposit and Revised Deposit: DP3, C1, HE3, HE16

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Other Material Considerations:

PPG 15 – Planning and the Historic Environment
Hampshire Register of Historic Parks and Gardens

Consultations

Landscape Architect – no objection subject to minor amendments to the plans.

Conservation – Initially concerned as the ha-ha ditch had been partly filled and the flint backing wall to the ha-ha needed repair. The current photos indicate that the fill has been removed and a wooden bridge provided over the ha-ha instead. The application is now acceptable subject to a condition requiring the flint wall of the ha-ha being repaired within two months of the planning permission being issued.

Representations

Swanmore Parish Council: object and advise as follows:

- (i) Concern that the application is partially retrospective and there are apparent inaccuracies and omissions.
- (ii) Lay-by is inappropriate.

8 written representations were received from neighbouring properties - 2 letters of support and 6 letters of objection. One letter of support argues that the development will result in a manageable garden that will blend with the house and surrounding gardens, the other simply states that they fully support the application. The objector's issues of concern pertain to the following:

- (i) Proposed development is similar to previous application, which was refused.
- (ii) Various discrepancies between what's existing and what is proposed.
- (iii) Proposed lay-by was not mentioned on site notice
- (iv) Replacement of grassed area with lay-by is not considered to be appropriate.
- (v) No mention of retrospective tree clearing.

Assessment

The existing garden area resulted from the subdivision of the main dwelling. The garden area of 3 Swanmore Park is a long, relatively narrow plot with the eastern boundary defined by hedging and trees and the western boundary defined by hedging and a copse. The southern boundary of the main garden is defined by a flint ha-ha. The proposal is a part-retrospective application for works to enhance the garden area.

The proposal has a number of elements:

- (i) Creation of a bridge across the ha-ha – this bridge has already been constructed
- (ii) Refurbishment of a patio area adjacent to the ha-ha – the patio has already been constructed and trellis erected on the eastern and southern sides. However, modifications to the patio are proposed.
- (iii) Trellis, Garden Shed and Compost Bins - the only part of this element which has been constructed is the trellis. It is considered that this location is acceptable for the garden shed and compost bins.
- (iv) Lay-by – Council acknowledges that the omission of this from the proposal description was an oversight. Council has required minor amendments to the lay-by and is now considered satisfactory.

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Previous applications (W17333/02 and W17333/03LB) for a similar proposal were submitted to Council and refused as it was considered that the siting, scale and design of the development would have a detrimental impact on the setting of a Grade II listed building and character of a historic garden. Following the refusal of those applications negotiations occurred between officers and the applicant. Your officers now consider that the proposed development is sympathetic to the setting of the listed building and the character of the historic gardens and is therefore worthy of support.

Recommendation

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

Conditions/Reasons

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

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

02 The existing tree shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority.

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

03 The flint wall of the ha-ha is to be repaired within two months of the planning permission being issued.

03 Reason: To ensure the ha-ha is maintained.

Informatives

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

Hampshire County Structure Plan Review: UB3, E15, C1, C2

Winchester District Local Plan Proposals: EN5, C1, C2, HG4, HG23

Emerging Development Plan - WDLP Review Deposit and Revised Deposit: DP3, C1, HE3, HE16

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Item 14	Parish	Swanmore	
	Conservation Area:		
	Case No:	03/01399/LIS	
	Ref No:	W17333/05LB	
	Date Valid:	4 June 2003	
	Grid Ref:	458334 117798	
	Team:	WEST	Case Officer: Mrs Deanne Frankel
	Applicant:	Mr J.D. Garrett	
	Proposal:	Alterations to provide enhancement of existing garden with refurbishment of patio, timber bridge over ha-ha, erection of shed, trellis and compost bins (PART RETROSPECTIVE)	
	Location:	3 Swanmore Park Park Lane Swanmore Southampton Hampshire SO32 2QS	

Officer Report

History

W17333LB Trench to south elevation to cure damp problem. Erection of railings and new window to cellar to match existing. Permitted 25/9/01.

W17333/01LB Alterations for removal of two structural wooden beams in cellar, replace with steel universal column, remove 2 no. redundant brick pillars and repair/replace defective joists. Refused 10/4/03.

W17333/02 Enhancement of existing garden with refurbishment of patio, timber bridge over ha-ha, erection of shed and compost bins (Part Retrospective). Refused 2/5/03

W17333/03LB Alterations to provide enhancement of existing garden including refurbishment of patio, timber bridge over ha-ha, erection of shed and compost bins (Part Retrospective). Refused 2/5/03.

Policy

Development plan

HCSP(R) UB3, E15, C1, C2

WDLP EN5, C1, C2, HG4, HG23

Emerging Development Plan: WDLP Review Deposit and Revised Deposit: DP3, C1, HE3, HE16

Other Material Considerations:

PPG 15 – Planning and the Historic Environment
Hampshire Register of Historic Parks and Gardens

Consultations

Landscape Architect – no objection subject to minor amendments to the plans.

Conservation – Initially concerned as the ha-ha ditch had been partly filled and the flint backing wall to the ha-ha needed repair. The current photos indicate that the fill has been removed and a wooden bridge provided over the ha-ha instead. The application is now acceptable subject to a condition requiring the flint wall of the ha-ha being repaired within two months of the planning permission being issued.

Representations

Swanmore Parish Council: object and advise as follows:

(iii) Concern that the application is partially retrospective and there are apparent inaccuracies and omissions.

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(iv) Lay-by is inappropriate.

8 written representations were received from neighbouring properties - 2 letters of support and 6 letters of objection. One letter of support argues that the development will result in a manageable garden that will blend with the house and surrounding gardens, the other simply states that they fully support the application. The objector's issues of concern pertain to the following:

- (vi) Proposed development is similar to previous application, which was refused.
- (vii) Various discrepancies between what's existing and what is proposed.
- (viii) Proposed lay-by was not mentioned on site notice
- (ix) Replacement of grassed area with lay-by is not considered to be appropriate.
- (x) No mention of retrospective tree clearing.

Assessment

SEE REPORT FOR W17333/04

Recommendation

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

Conditions/Reasons

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

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

02 The flint wall of the ha-ha is to be repaired within two months of the planning permission being issued.

02 To ensure the ha-ha is maintained.

Informatives

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

Hampshire County Structure Plan Review: UB3, E15, C1, C2

Winchester District Local Plan Proposals: EN5, C1, C2, HG4, HG23

Emerging Development Plan - WDLP Review Deposit and Revised Deposit: DP3, C1, HE3, HE16

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Item 15 **Parish** Winchester Town
Conservation Area: Winchester Conservation Area
Case No: 03/01685/FUL
Ref No: W05175/09
Date Valid: 8 July 2003
Grid Ref: 447770 128733
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Wardens And Fellows Of Winchester College
Proposal: Demolition of part of Antrim House and construction of new boarding house
Location: Antrim House 37 St Cross Road Winchester Hampshire SO23 9PR

Recommendation

O - SEE REPORT OF ANTRIM HOUSE SUB COMMITTEE HELD ON 21 AUGUST 2003.

Item 16 **Parish** Winchester Town
Conservation Area: Winchester Conservation Area
Case No: 03/01890/FUL
Ref No: W07759/22
Date Valid: 30 July 2003
Grid Ref: 448218 129426
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Taylor Clark Properties
Proposal: (AMMENDED DESCRIPTION) Refurbishment including replacing part of roof and part change of use to residential creating 4 no. two bedroom dwellings
Location: Old Market House High Street Winchester Hampshire SO23 9LE

Officer Report

History

W7759 – W7759/21LB. In particular;

W7759/13LB & /14 – new shop front on line of colonnade, re-roofing, other alterations – consent 1998

W7759/15 & /16LB – new shop front, enclose rear entrance, new first floor- consent 1998

W7759/18 & /19LB – as above (minor changes) – consent 1999

W7759/20 & /21LB – new mansard roof with dormer and roof windows, alterations inc. shop front consent 2001 none of which have been implemented.

Policy

Development plan

HCSPR – UB1, UB2, UB3, S1, T1, T2, H1, H5, H6, R2, E14, E16, E17, E19

WDLP – HG3, HG7, HG10, HG18, HG20, EN5, H1, H5, RT3, T9, W12, W27

Emerging development plan

WDLPR – SF4, DP3, HE1, HE5, HE13, HE14, H1, H2, H7, RT3, T4, W1, W6

Other material considerations

Achieving a Better Mix, PPG's 1, 3, 13, 15 & 16

Consultations

Conservation – re-roofing is acceptable, if in accordance with previously approved plans. Amendments to omit roof terrace and rooflights on Southern elevation also make the scheme more acceptable. It is important that the appearance of the first floor does not conflict with the important façade of the building.

Archaeology – Previous evaluation of this site has established that archaeological remains lie at a shallow depth. Provided that the proposed roof structure can be supported by the existing walls, negating the need for any internal supporting structures, this proposal will be acceptable, subject to A010 planning condition.

Architects Panel – The existing proposals, in terms of use and design, do work to regenerate and revitalise this important junction. However, this is an opportunity for space, form and architecture to excel.

Highways – A car-free development is unlikely to cause demonstrable harm and may be considered to be sustainable. However, HCC Environment must be consulted with regard to the proposed footway.

HCC Environment – reply awaited.

Southern Water – public sewer along Market Lane should be protected during building works.

Representations

CoWT – ‘It will be good to see this neglected property at last being refurbished and put to use, although the Trust still regrets that permission was given to alter and glass-in the High Street arcade on the front of the building.’

Chamber of Commerce – grave concern at this continuing loss of business space in the prime retail area of the City. This can only be detrimental to the future commercial viability of Winchester and should be rejected.

Assessment

Old Market House is a Grade 2 Listed Building at the junction of High Street and Market Street. The rear of the building faces Market Lane. The building was erected in 1857 as a single-storey, market building. It is of classical design, with doric columns and stone entablature. In 1958 substantial alterations took place. These included brick infilling between the columns and the addition of first floor rooms. The front of the building, facing the High Street, is now used as two shops, whereas the rear of the building and the first floor has long been disused. These parts were last used as a hairdressing salon but have been boarded up for at least 15 years. The building is included on the Council’s ‘Buildings at Risk’ Register.

Your officers have, for many years, been encouraging the owners to attend to the building and minor repairs have taken place. However, plans for major works to the building have been frustrated by a change in ownership and the lack of prospective lessees. The current owners are eager to refurbish the building but are unable to find tenants for the existing hairdressers or for the units comprised in previously permitted schemes. It would seem that there has been much interest in refurbished shop units on the ground floor, fronting the High Street, but none so far as the rear and first floor parts of the building are concerned

The current applications, for planning permission and listed building consent, would result in two refurbished shops, one large and one small, fronting the High Street and the conversion of the rear and first floor to 2x2 bed townhouses and 2x2 bedroom flats. In order to complete the latter, re-roofing would have to take place. Plans and photographs will be displayed in Committee.

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The whole of Old Market House is within the Primary Shopping Area, as defined in WDLP and its Review, and as such shopping use should be retained through out the ground floor. If the current scheme were to be permitted, shopping would be retained on the High Street and Market Street frontages but would, be lost on the Market Lane frontage. Having said this, such a use has been non-existent for many years and any hope of it being re-established would appear to be slim. On the other hand, the provision of 4 'small' residential units is to be welcomed in such a sustainable location. It would be difficult to provide car parking on site so none is proposed.

The Development Plan encourages urban regeneration by the redevelopment of outworn and underused buildings and the creation of an appropriate mix of uses, particularly if small residential units can be incorporated. WDLPR allows for the provision of residential units in the City Centre with no on-site parking provision.

Conclusion The current proposal will ensure the future well-being of a prominent listed building in the Conservation Area, whilst not detracting from its character and appearance. It will also retain shopping on the majority of the ground floor, whilst providing four small residential units to the rear and on the first floor.

Recommendation

O - THAT PROVIDED THE APPLICANT ENTERS INTO A LEGAL AGREEMENT TO SECURE THE PROVISION OF ADEQUATE 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 for all the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out as approved and fully implemented before the building is reoccupied;

- (i) large scale drawings of the inverted dormer, including details of glazing bars, the type and colour of glass to be used, the cornice and cheeks;
- (ii) samples of the roofing materials and brickwork.

02 Reason: In the interests of the character of the Winchester Conservation Area.

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

03 All shop windows shall be retained as display windows unless otherwise agreed, in writing by the Local Planning Authority.

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

04 Reason: In the interests of the amenity and vitality in this prominent position in the Winchester Conservation Area and Primary Shopping Area.

05 The areas shown as bin and cycle stores on the approved plans shall be provided and retained for these purposes only and for no other use.

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

06 Any other conditions upon completion of all consultations.

Informatives

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

Hampshire County Structure Plan Review: S1, UB1, UB2, UB3, T1, T2, H1, H5, H6, R2, E14, E16, E17, E19

Winchester District Local Plan Proposals: HG3, HG7, HG10, HG18, HG20, EN5, H1, H5, RT3, T9, W2, W12

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: SF4, DP3, HE1, HE5, HE13, HE14, H1, H2, H7, RT3, T4, W1, W6

02. The shop front on the High Street elevation will require planning permission. It is important that this and any advertisements are discussed with the Local Planning Authority at the earliest opportunity.

03. Any arrangements for the use of highway land during building operations and the installation of a footway must be discussed with The Highway Authority.

Item 17	Parish Conservation Area: Case No: Ref No: Date Valid: Grid Ref: Team: Applicant: Proposal: Location:	Winchester Town Winchester Conservation Area 03/01891/LIS W07759/23LB 30 July 2003 448218 129426 WEST Taylor Clark Properties Ltd (AMMENDED DESCRIPTION) Alterations to listed building including refurbishment of existing brick and stonework, replacing part of roof and part change of use to residential creating 4 no. two bedroom dwellings Old Market House High Street Winchester Hampshire SO23 9LE
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Recommendation

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

Conditions/Reasons

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

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

02 No development shall take place until details for all the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out as approved and fully implemented before the building is reoccupied;

- (i) large scale drawings of the inverted dormer, including details of glazing bars, the type and colour of glass to be used, the cornice and cheeks;
- (ii) samples of the roofing materials and brickwork;
- (iii) details of all windows, doors and roof lights.

02 Reason: In the interests of the character of the Listed Building and Winchester Conservation Area.

03 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details to those on the existing building. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

03 Reason: To maintain the character of the listed building.

04 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

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

Informatives

01. The shop front on the High Street elevation, and any advertisements, required listed building consent. It is important that these matters are discussed with the Local Planning Authority at the earliest opportunity.

02. The design of any temporary hoarding should be discussed and agreed with the Local Planning Authority.

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

Hampshire County Structure Plan Review: E14, E16, E17, E19, UB3

Winchester District Local Plan Proposals: HG3, HG7, HG10, HG18, HG20, EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: HE1, HE5, HE13, HE14

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Item 18	Parish	Bishops Waltham	
	Conservation Area:		
	Case No:	02/02706/FUL	
	Ref No:	W09393/16	
	Date Valid:	1 November 2002	
	Grid Ref:	454900 117988	
	Team:	WEST	Case Officer: Mr Steve Nangreave
	Applicant:	Jayhard Ltd	
	Proposal:	Erection of 2 No. industrial units in one two storey block	
	Location:	Land Off Claylands Road Bishops Waltham Southampton Hants SO32 1BH	

Officer Report

History

Planning applications with the reference number W09393/ + charts the re-development and environmental improvements that have taken place on the Claylands Industrial Estate. The following submissions concern the current application site.

W0212/12 - Two Industrial Units. Granted subject to conditions 18th May 1989.

W09393/07 – Office block. Granted subject to conditions. 27th December 1989.

W09393/12 – Office block (renewal of W09393/07). Granted subject to conditions. 20th September 1994.

Policy

Development plan

HCSP(R) – UB3, EC1, T2

WDLP – EN5, EN7, S5, T9

Emerging Development Plan - WDLP Review Deposit and Revised Deposit – S3, DP3, T2, T4

Consultations

Environmental Department (Highways) – No objection to this planning application subject to the developer entering appropriate legal agreements with the County Council to secure;

- financial contribution towards the Central Hampshire Rural Transport Strategy (CHRTS) including the B2177 strategy and the potential implementation of Controlled Parking Zone in Claylands Road.

Engineering Division – The maximum parking requirement for this development is 11 car parking spaces and provision of cycle parking. Whilst 10 car parking are proposed, there is sufficient space to accommodate required cycle parking provision. Although no allocated lorry parking space is provided, for single units the HCC advise lorry space can be part of loading/unloading block. No highway objection subject to planning conditions to ensure car parking is made available.

Environmental Health – No adverse comments subject to the imposition of two conditions and two informatives to control hours of working, details of noise insulation of the proposed buildings, hours of construction work and no on-site burning.

Representations

Parish Council – Object to the application on the following grounds: -

- the close proximity of the proposed two storey block to the residential area of Edington Close will result in overshadowing;
- there needs to be adequate parking spaces for each separate premises. Number of spaces proposed would result in increased traffic flow along Claylands Road;
- application does not state the type of industrial use class to be accommodated on site;
- the bund on site should be extended and existing landscape reinforced. Proposed landscaping is very scant, PC would like to see landscaping scheme prepared and approved before any planning consent issued;
- particular attention should be placed on drainage proposals as surface water from the site has caused flooding to the gardens of Edington Close.

In addition to Bishops Waltham Parish Council's objection of this planning application, 11 individual letters of objection were received highlighting the following reservations: -

- proposed unit imposes and presents massing on to the area. It is located too close to residential area;
- increased noise levels due to vehicle movements early mornings and late at night. Restrictions must be placed on the hours of work especially at weekends;
- landscaping is a requirement as there is only intermittent deciduous planting currently providing screening. The earth bund should also be increased;
- the two storey block would restrict light, should be restricted to single storey;
- there is a drainage and flooding problem, as there are now excessive concrete areas in the industrial estate resulting in flooded gardens in Edington Close. Further development would increase the flooding;
- loss of employment if Brijan Tours are to vacate the site;
- increase in the amount of traffic to a mainly residential area;
- unattractive design and finish to the proposed units would create an eyesore.

Assessment

The application site is located along the eastern boundary of the Claylands Industrial Area. The industrial site is located west of Bishops Waltham town centre with vehicular access to the B2177 Winchester Road being via Claylands Road. This road serves several established and re-developed industrial sites, the HCC household waste recycling centre and housing to the south of the application site.

Currently the site is being used for the unauthorised storage of port-a-cabins and containers.

The planning application proposes to erect two industrial units in one two-storey building totalling 432 square metres. Originally, back in the late 1980's, this site benefited from planning permission for an office block associated with the existing industrial building to the north. Whilst this ancillary office element was never built out, a further permission was obtained for two industrial units that are duplicated by this current submission (LPA reference W00212/12).

The Claylands Industrial Estate has been allocated for industrial use for many years and has been developed in phases. This re-submission of a previously approved development accords with the provisions of the local plan.

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This planning proposal will require the removal of the unauthorised on-site structures and will allow the new units to be integrated with the existing landscape bund to the east. This landscaped bank formed part of the development proposals for this part of the estate to act as a buffer and screen to the properties off Edington Close. Furthermore, due to the close proximity to the residential properties, officers recommend the imposition of a planning condition to define the use of the building for B1 activities only.

The issues highlighted by third party objections have been addressed in this report with other matters being covered by the imposition of appropriate planning conditions.

The planning application conforms to the current development plan, with there being no material change in circumstances since planning permission was obtained in the late 1980's for a similar proposal. On this basis officers forward a positive recommendation.

Recommendation

O - THAT PROVIDED THE APPLICANT IS PREPARED TO ENTER INTO APPROPRIATE LEGAL AGREEMENTS WITH HAMPSHIRE COUNTY COUNCIL TO SECURE:-

(i) A FINANCIAL CONTRIBUTION TOWARDS THE CENTRAL HAMPSHIRE RURAL TRANSPORT STRATEGY (CHRTS) INCLUDING B2177 STRATEGY AND THE POTENTIAL IMPLEMENTATION OF A CONTROLLED PARKING ZONE IN CLAYLANDS ROAD;

THEN PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS.

Conditions/Reasons

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

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

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

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

03 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner.

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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 The trees included within the Tree Preservation Order 1201 shall be protected during building operations by the erection of fencing at least 8 metres from the tree trunks in accordance with BS5837.

04 Reason: To ensure the enhancement of the development by the retention of natural features.

05 Detailed proposals for the disposal of foul and surface water and any trade effluent shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before any building is occupied.

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

06 No machinery shall be operated, no process shall be carried out and no deliveries, taken at or dispatched from the site except between the hours of 0700 and 1800 Monday to Friday and 0800 and 1300 Saturday's and at no time on Sunday's and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

07 If plant and machinery are to be used details of a scheme for insulating the buildings hereby approved against internally generated noise shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development and completed before the occupation of the buildings hereby permitted. Such noise insulation shall thereafter be maintained in accordance with the approved scheme.

07 Reason: To secure the reduction in the level of noise emanating from the buildings and to protect the amenities of the occupiers of nearby properties.

08 No article of any description shall be manufactured, assembled or stored outside the buildings hereby approved.

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

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

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

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

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

11 The loading bays identified within each industrial unit must be kept available at all times for lorry parking.

11 Reason: In the interests of highway safety.

12 The use of the buildings hereby permitted shall be confined to uses falling within Class B1 (Business) of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order and for no other purpose.

12 Reason: To define the permission.

13 Any other conditions upon completion of all consultations.

Informatives

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

Hampshire County Structure Plan Review: UB3, EC1, T2

Winchester District Local Plan Proposals: EN5, EN7, S5, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: S3, DP3, T2, T4

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

03. All works including demolition and construction should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours on Saturday and at not time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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

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Item 19	Parish	Bishops Waltham	
	Conservation Area:		
	Case No:	02/03097/FUL	
	Ref No:	W09393/17	
	Date Valid:	23 December 2002	
	Grid Ref:	454847 118009	
	Team:	WEST	Case Officer: Mr Steve Nangreave
	Applicant:	Jayhard Ltd	
	Proposal:	Industrial development comprising of 11 no. units with associated parking	
	Location:	Land At Claylands Road Bishops Waltham Hampshire	
	(As amended by plans	received on 11 March 2003	

Officer Report

History

Planning applications with the reference number W09393/ + charts the re-development and environmental improvements that have taken place on the Claylands Industrial Estate. The following submissions concern the current application site.

W09393/09 – Two warehousing units and one general industrial/warehousing unit. Granted subject to conditions. 7th July 1990.

W09393/10 – Four industrial units, extension of existing offices and addition of part of first floor. Granted subject to conditions. 9th July 1990.

Policy

Development plan

HCSP(R) – UB3, EC1, T2

WDLP – EN5, EN7, S5, T9

Emerging Development Plan - WDLP Review Deposit and Revised Deposit – S3, DP3, T2, T4

Government Policy

PPG6: Town Centres and Retail Developments

Consultations

Environmental Department (County Planning) – No objection in principle.

Environmental Department (Highways) – No objection to this planning application subject to the developer entering appropriate legal agreements with the County Council to secure;

- improvements to the kerbing and access along the site frontage and;
- financial contribution towards the Central Hampshire Rural Transport Strategy (CHRTS) including the B2177 strategy and the potential implementation of Controlled Parking Zone in Claylands Road.

Engineering Division – Scheme includes 43 car parking spaces meeting the recommended maximum parking standards. Whilst the scheme does not provide lorry parking spaces, there is sufficient space within the site for the overnight parking of lorries. Difficult to sustain highway reasons for refusal, request the imposition of a number of highway related conditions.

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Drainage Division – Existing flooding of the site has already been identified as a problem and the applicant proposes to improve a watercourse on land not under their control (but with the consent of the landowner Hampshire County Council) and this may ease the problem. No objection to this re-development as it may improve the drainage in the locality. Southern Water Services must be consulted to ensure storm water sewers have the capacity to accept the flow that this development will generate.

Southern Water Services – Awaiting reconsultation response.

Environment Agency – No objection in principle subject to the imposition of a number of planning conditions aimed at preventing the pollution of the water environment.

Environmental Health – No adverse comments subject to the imposition of two conditions and two informatives to control hours of work, details of noise insulation of the proposed buildings, hours of construction work and no on-site burning.

Landscape Section – The proposals are located within an existing industrial development, which lies adjacent to a SINC on the northern boundary, with a footpath to the west and housing to the east. Boundary treatment is therefore a priority for this site and sufficient space needs to be allocated to provide an acceptable landscape buffer and framework. A detailed scheme for hard and soft landscape is required.

English Nature – English Nature is satisfied that the appraisal of this development site has demonstrated that it is of limited potential as a Great Crested Newt habitat. The mitigation measures contained in the method statement should be incorporated as planning conditions.

Rights of Way Officer – Awaiting reconsultation response.

Representations

This planning proposal has generated 58 letters of objection. The bulk of this correspondence comprises of a standard letter signed by 51 people with a considerable number not residing within Bishops Waltham. This standard letter highlighted loss of employment and the argument that the site is already developed to a maximum capacity.

A further standard letter has also been received that has been signed by 4 local people. This letter draws the Authority's attention to the increased noise pollution, increased heavy traffic resulting in a greater risk of accidents and delays and the danger of pollution and damage to local wildlife.

Until recently part of the site was occupied by Brijan Tours Limited for the overnight parking and depot for their coaches. They objected to the re-development proposals on the basis of loss of employment.

A local resident has written to the Authority on several occasions with the following comments. Any re-development and improvement of the area is welcomed but need to ensure no increased noise disturbance, impose restrictions of use to B1 and B2 and adequate surface water drainage soaks to alleviate potential flooding.

Finally, Bishops Waltham Parish Council objected to the re-development proposals on the following grounds:

- need to retain current site activities namely, parking of buses and coaches;

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- no provision shown for the parking of 4 lorries;
- no information provided as to occupiers of the units;
- insufficient internal details of building;
- need for a travel to work plan.

Assessment

The application site is located along the northern boundary of the Claylands Industrial Area. This industrial site is located west of Bishops Waltham town centre with vehicular access to the B2177 Winchester Road being via Claylands Road. This road serves several established and re-developed industrial sites, the HCC household waste recycling centre and housing to the south of the application site.

In more recent times the application site has been occupied by a number of activities including overnight coach park. Currently the site contains an unauthorised garden furniture retail outlet, with the remainder of the site being vacant.

The planning application involves the re-development of this site to provide 1903 square metres of B1/B2 industrial uses. The scheme proposes three blocks of buildings that will be subdivided to create 11 units. The current vehicular access arrangements to the south and west are retained. In design terms the units follow the successful themes adopted by the more recent surrounding development. The buildings are steel frames with facing brickwork ground floor plinth, first floor cladding and metal roof.

The Claylands Industrial Estate has been allocated for industrial use for many years and has been developed in phases. This submission accords with the provision of the local plan by providing employment within functional but attractive buildings and within areas of landscaping. Due to the distance from residential properties B1 (business) or B2 (general industrial) activities will be permitted. In addition a number of planning conditions are recommended to protect the amenities of occupiers of nearby properties.

The major cause for the delay in determining this proposal has been that living within the Claylands Local Nature Reserve to the north of the site, a colony of the highly protected Great Crested Newt, a European protected species. Following an appraisal of the site English Nature are satisfied that the development will not threaten the newt colony.

The majority of the issues raised by third party correspondence for example drainage, highway matters and acceptable activities have been attended to by the imposition of appropriate planning conditions. Two key objections highlight the loss of the coach park and the surrounding highway network arrangements. The coach operator has relocated within Bishops Waltham. Claylands Road when constructed was designed to be able to accommodate both heavy and domestic traffic.

Officers are content that this application proposes to successfully re-develop an area of Claylands Industrial Estate that is long over-due for a comprehensive re-build and result in considerable environmental improvements.

Recommendation

O - THAT PROVIDED THE APPLICANT IS PREPARED TO ENTER INTO APPROPRIATE LEGAL AGREEMENTS WITH HAMPSHIRE COUNTY COUNCIL TO SECURE:-

- (i) THE IMPROVEMENTS TO THE PARKING AND ACCESS ALONG THE SITE FRONTAGE AND;

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(ii) A FINANCIAL CONTRIBUTION TOWARDS THE CENTRAL HAMPSHIRE RURAL TRANSPORT STRATEGY AND THE POTENTIAL IMPLEMENTATION OF A CONTROLLED PARKING ZONE IN CLAYLANDS ROAD.

THEN PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

Conditions/Reasons

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

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

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

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

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

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

04 Detailed proposals for the disposal of foul and surface water and any trade effluent shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before any building is occupied.

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

05 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0700 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sunday's and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

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06 If plant and machinery are to be used details of a scheme for insulating the buildings hereby approved against internally generated noise shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development and completed before the occupation of the buildings hereby permitted. Such noise insulation shall thereafter be maintained in accordance with the approved scheme.

06 Reason: To secure the reduction in the level of noise emanating from the buildings and to protect the amenities of the occupiers of nearby premises.

07 No article of any description shall be manufactured, assembled or stored outside the buildings hereby approved.

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

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

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

09 The method of piling foundations for the development shall be carried out in accordance with a scheme to be approved in writing by the Local Planning Authority prior to any development commencing.

09 Reason: The site is contaminated/potentially contaminated and piling could lead to the contamination of the underlying aquifer.

10 Any soakaways shall not be located in areas identified as contaminated land.

10 Reason: To prevent pollution of the water environment.

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

11 Reason: To prevent pollution of the water environment.

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

12 Reason: To prevent pollution of the water environment.

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

13 Reason: To prevent pollution of the water environment.

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

14 Reason: To prevent pollution of the water environment.

15 Any facilities for the storage of chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage the compound should be at least the equivalent to 110% of the capacity of the largest tank, or 25% of the total combined capacity of the interconnected tank whichever is the greatest. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

15 Reason: To prevent pollution of the water environment.

16 No development shall take place until a temporary new and excluded fence has been constructed along the northern site boundary with the Claylands Local Nature Reserve.

16 Reason: To limit great crested newt access across the site during construction.

17 No development shall take place until areas identified as potentially sheltering great crested a hard-search of objects integral with the ground and a mechanical search of the narrow verge of the sites north boundary.

17 Reason: To protect the local great crested newt population.

18 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

18 Reason: In the interests of highway safety.

19 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.

19 Reason: In the interests of highway safety.

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20 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.

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

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

21 Reason: To ensure the provision and retention of the parking areasn the interests of local amenity and highway safety.

22 The loading bays identified within each industrial unit must be kept available at all times for lorry parking.

22 Reason: In the interests of highway safety.

23 The use of buildings hereby permitted shall be confined to uses falling within Class B1 (Business) or B2 (General Industry) of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to their class in any statutory instrument revoking and re-enacting that order and for no other purpose.

23 Reason: To define the permission.

24 Any other conditions upon the completion of all consultations.

Informatives

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

Hampshire County Structure Plan Review: UB3, EC1, T2

Winchester District Local Plan Proposals: EN5, EN7, S5, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: S3, DP3, T2, T4

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

03. All works including demolition and construction should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours on Saturday's and at no time on Sunday's or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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

Item 20	Parish	Otterbourne	
	Conservation Area:		
	Case No:	03/00899/FUL	
	Ref No:	W12650/02	
	Date Valid:	7 May 2003	
	Grid Ref:	446210 123387	
	Team:	WEST	Case Officer: Mr Steve Nangreave
	Applicant:	Pride Homes Ltd	
	Proposal:	Erection of 14 no. flats comprising of 4 no. one bedroom and 10 no. two bedroom with associated parking and new access	
	Location:	Brooklyn Main Road Otterbourne Winchester Hampshire SO21 2EE	

**Officer Report
History**

W12650 – Vehicular assess
Refused 28th January 1992

W12650/01- Erection of 12No. units comprising 2 no. one bedroom flats and 10 no. two bedroom flats with associated parking and new access.
Committee Resolution to approve the application subject to;
(i) provision of affordable housing
(ii) appropriate provision for public open space.

Policy

Development Plan

HCSP R – UB3 T2 T6 H5 H7 H8 R2

WDLP - EN5 EN9 EN13 H1 H5 H7 RT3 T9

Emerging Development Plan

WDLPR Deposit - DP3 T3T4 RT3 H2 H5 H7

Revised Deposit

PPG 1 - General Policy and Principles

PPG 3 - Housing

PPG13 - Transport

SPG - Achieving a Better Mix in New Housing Development

Consultations

The following consultation responses relate to planning application W12650/01, a scheme for 12 units.

Conservation – Original building would not satisfy the Department of Culture, Media and Sports criteria for listing. This being due to the date of construction and subsequent additions.

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Environment

Health Department – No adverse comments subject to imposition of condition to ensure flats are protected against road traffic noise and two informatives covering hours of construction and no on-site burning.

Urban Design - The main development block of the main scheme is well designed in layout and appearance, achieving a high density solution within a sensitive landscape setting.

The following consultation responses relate to the current application before Committee;

Housing Services – The Housing Services, Planning Division and Hyde Housing Association have spent considerable effort in getting the developer to provide on site affordable housing. Would accept 4 one bedroom flats and on this basis would support the proposal.

County Council

Environment Dept. - No comments. Please seek the advice of the City Council's engineers.

Engineering Department

Highway Section – Previously considered an application for this site for residential Development when no highway objection was raised. Concerns raised About level of parking proposed which was 1.33 spaces per unit on Average, but could not sustain a highway objection based on the Principles of PP3&13.

The current proposal increases the number of units from 12 to 14,
Whilst the number of car parking spaces have been increased from 16 spaces to 18 spaces. This equates to a parking ratio 1.28 space less than previously agreed.

Amended plans have been submitted to provide an adequate disabled parking space and provision for 24 undercover cycle parking spaces. Officers will report to Committee the findings of the City Engineer on the revised drawings.

Drainage Engineers- If the requirements of the Environment Agency, Southern Water Services and Building Control recommendations are implemented then no objection.

Landscape - Concerns that the increase in building footprint and unit numbers and consequently the additional parking space results in the further impingement on onsite amenity space.

Environment Agency- The Agency have been in discussions with the agents for this Application, and the revisions satisfy the Flood Defence and Conservation related concerns. Confirm no objection subject to the Imposition of a planning condition to prevent the pollution of the water environment.

Southern Water- Additional information has been submitted to SW and their response is awaited. Officers will report this information to Committee.

Representations

In total this application has generated above 16 individual letters of objection.

The scheme currently before members included objections from the Local MP, County Councillor, Otterbourne Parish Council and Otterbourne Conservation Group. The parish council objected on the following grounds.

- The site is in the centre of a flood plain.
- Site access extremely dangerous due to close proximity to exits from petrol filling stations opposite and sharp bend in Main Road to the south.

Otterbourne Conservation Group highlighted the following issues.

- Proposed block of flats out of character for this part of Otterbourne.
- Change character from village to rural suburb.
- Potential of site to flood.
- On site parking provision grossly inadequate.
- Disturbance to flora and fauna.

The local MP and County Councillor objected on the following basis.

- Design out of keeping with the character of the village.
- Insufficient car parking.
- Dangerous access arrangements.
- Development of a flood plain.

The individual letters areas of concern revolved around the following points.

- Density of development out of keeping with this part of the village.
- Three storey element out of keeping with surrounding development.
- Over-development of site.
- Dangerous access on to Main Road.
- Invasion of surrounding residents privacy.
- Existing infrastructure inadequate to cope with new development.
- Inadequate on-site parking.
- Current site resembles a dumping ground.
- Development will increase potential for site flooding.
- Unacceptable size of building.

Assessment

The application site is located in the village of Otterbourne, situated on the eastern side of Main Road, in the centre of the village. Brooklyn extends to an area of approximately 0.2 hectares and was occupied by a large two storey Victorian dwelling. The dwelling was demolished at the turn of the year.

The current scheme before Members is, for full permission, for the construction of 14 unit apartment building, comprising four one bed units and ten two bedroom units. The scheme to be determined differs from the previous submission by increasing the number of units by two, giving a total of fourteen.

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In planning policy terms the application is contained within the Otterbourne settlement boundary as defined in proposal H1 of the local plan and consequently planning policies support the principle of allowing residential development. Similarly, the scheme follows the thrust of PPG3 "Housing" by making more efficient use of under-used land and increases the density of development.

Layout

The Layout achieves a good relationship between the main block of the development and its context. The new block respects the line of the existing building. The layout also achieves the requirement of the site access, parking and development without damaging the overall landscape quality of the site as a whole.

Housing and Density

A housing density of 55 units per hectare is achieved. If the area to the south of the stream is deleted from the calculation then a density of 67 units to the hectare is achieved. The housing mix achieves the requirements of the Winchester housing needs survey with over 50% of units either one or two bedrooms.

Scale and Massing

This aspect of the scheme works very successfully for the main building block. The scale of the development has not changed turning onto the main road, as the new building is very similar in dimension to that of the original and existing single dwelling. The density has been massed to the rest of the main building block, resulting in a high-density development without any visual affect on the village context.

Appearance

The architectural quality of the main block of development has potential. The analysis of the local vernacular shows aspects of the existing architectural quality within the village and its context. This has been translated into the proposed development successfully resulting in an appearance that is sympathetic and adds to local distinctiveness. The proposed detailing should be integral to the building rather than "stick on" pre-cost mouldings.

Movement

The proposed layout has identified a parking area close to the entrance point.

Landscape

The scheme proposed the loss of a number of existing trees, two of which are currently in a very poor condition. The significant tree, which forms the overall landscape quality of the site, is to be retained.

The existing garden area contains a stream, open grass areas, trees and shrubs resulting in a pleasant garden setting. The proposed main block of development will be set in an area of communal garden.

Application Differences

In order for the developer to provide on site affordable housing the scheme has been revised to provide 4 one bedroom flats. This has been achieved by changing the 2 two bedroom flats in the northwestern corner of the building to the required 4 one bedroom units. There is no change to the footprint or mass of the building, with minor fenestration revisions and removal of a first floor balcony. The other variation is to modify the 2 one bedroom apartments on the eastern edge of the building to two 2 bedroom units. This change has resulted in the building being pulled further away from the neighbouring property to the south east.

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With the building being extended to the north by a maximum of 3 metres, giving a distance of 25 metres to the nearest dwelling to the north. Whilst an alteration to the massing and footprint has occurred there will be no demonstrable harm. Further the scheme includes two additional parking spaces.

Third Party Objections

The City Highways Engineer has been provided with evidence of existing vehicular movements and movements generated by the proposal will not cause any highway safety problems. In view of the sustainable nature of the site plans show the provision of a cycle store the reduced car parking allocation follows Central Government guidance on reducing reliance on the private motor car. Due to the nature of the proposal some change in character of the area is an inevitable consequence of the advice in PPG3 on housing. However, the sympathetic approach adopted by the applicants will allow this building to become part of the architectural wealth of Otterbourne. The Environment Agency have no objections both to the development of this site or the widening and diverting of the stream that meanders through the site. Similarly no objection is anticipated from Southern Water with regard to the capacity of sewers in the Otterbourne area.

In summary, this revised design will not comprise the original proposal with the main development block being well designed in layout and appearance, achieving a high-density solution within a sensitive landscape. It represents a sustainable and well-designed residential development.

Recommendation

O - PROVIDED THAT THE APPLICANT IS PREPARED TO MAKE APPROPRIATE PROVISION FOR 30% OF THE SCHEME TO BE AFFORDABLE HOUSING AND 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 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 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of from the date of the occupation of the building(s) for its permitted use.

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

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

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

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

05 Details of a scheme for protecting the proposed flats from noise from road traffic shall be submitted to and approved by the Local Planning Authority in writing before the development commences. Any works which form part of the approved scheme shall be completed before any flat is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

05 Reason: To ensure that acceptable noise levels within the flats and the curtilage of the apartment building is not exceeded.

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

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

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07 Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage the bund capacity shall be 10% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

07 Reason: To prevent pollution of the water environment.

08 Details of the proposed cycle parking structure shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

08 Reason: In the interest of visual amenity and to ensure adequate on-site cycle parking facilities.

09 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

09 Reason: In the interests of highway safety.

10 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 90.0 metres shall be provided at the junction of the access and public highway.

10 Reason: In the interests of highway safety.

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

11 Reason: In the interests of highway safety.

12 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.

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

13 Any other conditions upon completion of all consultations.

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Informatives

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

Hampshire County Structure Plan Review: UB3, T2, T6, H5, H7, H8, R2

Winchester District Local Plan Proposals: EN5, EN9, EN13, H1, H5, H7, RT3, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, T3, T4, RT3, H2, H5, H7

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

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

04. The 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, (Tel. 01962 848326).

05. If it is proposed to fill divert or culvert a watercourse the applicant requires prior written approval of the Environment Agency under Section 23 of the Land Drainage Act 1991. The Agency has environmental obligations and a presumption against the culverting of watercourse and would not normally consent such work. Under the terms of the Water Resource Act 1991, the prior agreement of the Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

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Item 21	Parish	Soberton	
	Conservation Area:		
	Case No:	03/01389/FUL	
	Ref No:	W15211/07	
	Date Valid:	10 June 2003	
	Grid Ref:	460581 114053	
	Team:	WEST	Case Officer: Mr Steve Nangreave
	Applicant:	Mr A Wisniewski	
	Proposal:	(AMENDED DESCRIPTION) Demolition of existing dwelling and replacement with 1 no four bedroom dwelling	
	Location:	Daisy Cottage Forester Road Soberton Southampton Hampshire SO32 3QG	

Officer Report

History

W15211 – Erection of feed store/implements barn, 3 no. stables and tack room, new woodlands and fencing. Granted subject to conditions. 17th December 1997.

W15211/01 – Change of use of land from agricultural to residential curtilage and erection of 1.2 metre high boundary fence and gates. Granted subject to conditions. 25th March 1998.

W15211/02 – Two storey side extension and rear extensions, two storey side extension to provide annexe. Refused 7th August 1998. Appeal Dismissed 14th May 1999.

W15211/03 – Potting shed/garden produce store and relocation of existing greenhouse. Granted subject to conditions. 12th March 1999.

W15211/05 – Demolition of existing house and erect a four bedroom dwelling. Refused 30th November 2001. Appeal Dismissed 28th August 2002.

W15211/06 – Demolition of existing dwelling and erection of 2 no. detached dwellings with associated garages. Refused 19th April 2002.

Policy

Development plan

HCSP(R) - UB3, T2, H5

WDLP - EN5, H2, T9

Emerging Development Plan: WDLP Review Deposit and Revised Deposit – H3, DP3, DP10, T4

Other Material Considerations

Soberton and Newtown Village Design Statement

Consultations

No consultations undertaken

Representations

This planning application submission has generated three letters, one individual letter of objection, a letter of objection including a petition with ten signatures and a letter from the

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Winchester Group for the disabled reminding the Local Planning Authority of their obligations to making domestic housing accessible to disabled people.

The writer of the individual letter accepts the principle of a replacement dwelling but believes the proposal to be too extensive and that the potential degradation of the rural aspect of Forester Road could be avoided with a more slightly conservative design, particularly with respect to size.

The remaining letter of objection highlighted the following issues;

- breaches planning policy;
- inappropriate design, appearance and character;
- effect on enjoyment of neighbouring properties;
- proposal represents an “executive style” house, reducing stock of small units;
- environmental concerns excess surface water and inadequate sewage facilities.

Assessment

In reviewing the most recent planning appeal decision letter dated 28th August 2002, the acceptability of a replacement dwelling on the application site has been established. This submission has evolved following the findings of the Planning Inspectorate, discussions with officers of the Local Planning Authority and reference to the Soberton and Newtown Village Design Statement.

The proposal is for a large four-bedroomed property served by the existing vehicular access on Forester Road. The new house will be positioned centrally, but further back into the site than the original dwelling Daisy Cottage, so that its front wall would be approximately in line with the main walls of the dwelling on either side. The replacement dwelling has a total floor area of 155 square metres.

Careful consideration has been given to the design and bulk of the dwelling, a key concern of the Planning Inspector. A cottage design is proposed with attractive window detailing, brick string course, porch detail and double gabled roof with valley. The over elaborate front façade of the appeal dwelling has been replaced with this simple traditional domestic scale cottage. The amended roof configuration has enabled a reduction in the ridge height of the resulting roof bulk over the previous scheme. The ridge height has been reduced from 10.4 metres to 8.4 metres, this being slightly higher than the two-storey dwelling Applewood to the north.

The design responds to a number of good examples included within the Soberton and Newtown Village Design Statement (VDS). In particular, the scheme seeks to reflect existing local design features with an attractive porch (page 14 of the VDS) and attractive sash windows with a vertical emphasis (pages 13 and 15 of the VDS) again responding to the design and character of surrounding properties. The overall design is pleasing and in keeping with the area.

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

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

04 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.

04 Reason: In the interests of highway safety.

05 The existing dwelling Daisy Cottage shall be demolished and all resultant materials removed from the site prior to the commencement of the development.

05 Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted.

Informatives

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

Hampshire County Structure Plan Review: UB3, T2, H5

Winchester District Local Plan Proposals: H2, EN5, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H3, DP3, DP10, T4

02. All works including demolition and construction should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours on Saturday and at not time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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

Item 22	Parish	Winchester Town
	Conservation Area:	Winchester Conservation Area
	Case No:	03/01669/FUL
	Ref No:	W07307/21
	Date Valid:	7 July 2003
	Grid Ref:	448357 129496
	Team:	WEST
	Applicant:	Karma Limited
	Proposal:	Change of use from currently vacant, previously post office sorting office(B8), to late night entertainment venue(D2)
	Location:	Winchester Delivery Office Middle Brook Street Winchester Hampshire SO23 8AA
	Case Officer:	Emma Norgate

Officer Report

History

W7307/16 – redevelopment to provide 4no. new retail units on three levels – grant 2/4/98
W7307/17LBC – demolition of post office, sorting office and associated postal buildings – grant 20/8/98
W7307/18 – change of use from post office / sorting office to A1 retail use and installation of new shopfront – grant – 9/7/98
W7307/19 – redevelopment to provide 4no. new retail units on three levels – grant 14/10/98

Policy

Development plan

HCSP(R) S1, T4, R1, E16

WDLP HG7, W20, RT11, EN5, W9

Emerging Development Plan: WDLP Review Deposit and Revised Deposit: DP3, HE5, SF1, W1, RD11.05

Supplementary Planning Guidance

Winchester Conservation Area Project

Other material considerations

Broadway Friarsgate Planning Brief

Consultations

City Engineers – under the terms of the Highway Development Control Agency agreement, application should be forwarded to HCC for a highway response.

Environmental Health – very concerned about the potential for noise disturbance to local residents. Structure of the building and associated plant could be sufficiently insulated at significant cost. However, noise from approx. 1500 people leaving the site in the early hours cannot be controlled. Do not welcome this application on this site and would recommend refusal unless demonstrated that these problems can be overcome.

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HCC Engineers – no strategic highway implications associated with this application and therefore raise no highway objection.

Licensing – before premises could be used, a provisional public entertainment licence should be obtained in accordance with the Local Government (Miscellaneous Provisions) Act 1982, shortly to be replaced with the Licensing Act 2003. Any application would be referred to the Licensing and Regulation Committee for decision. No other nightclub in Winchester, only public houses with end times of 12midnight, 1am and 2am (Fri only)

Urban Design – no comments required at this stage.

Hampshire Police – in last year 1695 reported crimes in city centre mostly Friday and Saturday nights, taxis would have to drive past the venue to get to the taxi rank in Silver Hill, opening hours would impact on police resources, proposed swipe card membership system could attract problems, Friarsgate car park not secure, poorly lit, evidence of drug use, disturbance could easily spread to car park, would increase demand for parking and car crime, conflict of people leaving the venue and cars, residents of Middle Brook Street would be affected by noise, poor lighting and security surrounding the site, Broadway Friarsgate Planning Brief has not established what buildings will replace the bus station. Would impact on neighbouring properties.

Hampshire Fire and Rescue – plans do not show sufficient detail to be able to comment, issues regarding licensing will be discussed at the time of application.

Environment Agency – no objection in principle – notes that the applicant should be aware that the proposed development is situated very close to the edge of the area that the map held by the Agency shows as subject to flooding in a 1% probability future event.

Estates

An oral update will be given for any further responses.

Representations

City of Winchester Trust – object – space within Broadway Friarsgate should not be tied in the way proposed, proviso that if any part of the site is required for other uses, then comparable space be allocated to the applicant is unacceptable.

Petition signed with 40 signatures – object – close to Godson House, enjoyment of homes will be affected by noise from the venue and from clientele leaving, signage and lights would be a problem, encourage problem with drugs, already have noise from other venues.

Cllr Nelmes (Local Member) – object – likely to cause traffic hazards, create more drunks creating havoc in the city centre, cause discomfort to residents in the centre.

Cllr Hiscock (Local Member) – object – contentious issue, concerned no wider debate, would prefer wider notification residents who are most likely to be affected are those who lives on the routes home. Concerns expressed that Police are already stretched and already unable to cope.

Large number of objections from local residents on the following grounds: increase in noise from the venue, noise and anti-social nuisance, already problems from the existing venues, not the correct place for a nightclub, encourage anti-social behaviour, out of keeping with the surrounding residential area, noise from the car park, problems for the police, increased vandalism, close to sheltered housing opposite, parking problems, not help the growing drugs problem, noise of people leaving the venue and impact on residential properties, impact on highway safety, increased traffic and congestion, those who live there should be considered, planning is intended to regulate the use of land in the public interest, report plays down the impact of bass noise, will not encourage people to live in the city centre, noise will deprive of human right to decent night's sleep, impact on conservation, cannot control those making their way to the club, demand for taxis, increase crime and intimidation, out of keeping with small historic city, influx of people from outside the city, no trains after 1am, proximity to Doctors surgery and concern over security, litter, concern that

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there has been little publicity, not designed for the benefit of the city, harm character and amenity of the city centre, could put Broadway Friarsgate development at a disadvantage, noise impact on the High Street not addressed, proposal should provide more multi-purpose venue to benefit a wider demographic group, problems with extended opening hours, not being considered as part of the Broadway Friarsgate plan.

Comments from local resident – close to sheltered housing, impact on neighbourhood, premature application, may establish a premature use.

Hampshire Chamber of Commerce – support the application, but question the location.

Letter of support from a local resident – not concerned with the increase in noise, do not consider that it will attract dealers and gangs, lots of parking at night, will enhance the character and amenity, won't affect enjoyment of neighbouring properties, would welcome a venue for young people rather than having to travel miles.

Assessment

The site is located on the corner of Tanner Street and Friarsgate in Winchester. The site is located at the rear of the main Post Office, in what was the sorting office and within the Friarsgate multi-storey car park structure. The site falls within the Winchester Conservation Area and the proposed Broadway Friarsgate development area.

The application is for change of use from the former post office sorting office (Use Class B8) to a late night entertainment venue (Use Class D2). It is proposed that the main dance area will be located in the core of the building with a bar / chill out area on the Friarsgate side of the building. When venue is not in operation, this area will be available for use as a licensed bar. The applicant envisages that during the day, all or part of the venue will be available for educational, community or social groups.

The venue is proposed to cater for 1500 people between 18-40+. A music licence will be sought for Friday and Saturday nights until 4am and on Thursday nights until 2am. A liquor licence will be sought until 2am on Friday and Saturday nights and 1am on Thursday nights. The venue would have a computerised entry system with swipe cards and is proposed to be predominantly cash free with transactions on computerised swipe cards.

The proposed entry and exit points are located on the corner of Tanner Street and Friarsgate, and on Tanner Street itself. The point on the corner of Tanner Street and Friarsgate will serve the bar and chillout area as both an entry and exit point during the day and early evenings, otherwise it will be an exit point only. The main entry point into the venue is on Tanner Street, which is also an exit. An external change is proposed to the entry point in Tanner Street, which will involve enclosing the existing opening to the west of the car park entrance and forming an access to the bar and chill out area.

The site falls within the Winchester Conservation Area, the settlement boundary and the commercial core. The most relevant policies for the application in the current Winchester District Local Plan are W20 which encourages improvements to, amongst other things, leisure facilities subject to accordance with the planning and highway strategy for the town, policy EN5 and other relevant policies and Policy RT11 which encourages improvements to entertainment facilities where they would not be detrimental to the character of the area or the amenity of nearby residents or other uses, and accord with EN5 and other relevant proposals. Policies EN5 and HG7 are also relevant. With regard to the Revised Deposit Plan, policy SF1 is relevant, this states that retail, leisure or other development which would

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attract a large number of people (including D2 use class) will be permitted in Winchester town centre, providing it accords with the criteria set out and other relevant policies of the plan. The Revised Deposit plan includes a new proposal specifically with regard to the Broadway Friarsgate area of the city outlining the opportunity to provide a mix of uses. The proposal allows for a mix of uses providing it accords with the relevant proposals and the Broadway Friarsgate Planning Brief. The Broadway Friarsgate Planning Brief was adopted as a background document to the Revised Deposit local plan on 25th June 2003. Until the Review Plan is formally adopted, the large scale retail development promoted by the Brief will remain a departure to the WDLP(1998). The Brief highlights that there is demand for and some commercial interest in providing a purpose built nightclub, and the site could be a potential location provided that it does not compromise the overall viability of the development. It highlights that it would be preferable to see a small / medium size venue meeting the leisure needs of a wide variety of local users throughout the week, rather than a large venue open only at weekends and drawing from a wide catchment.

The key issues for this application are therefore the impact of the proposal on the amenities of neighbouring residential properties, impact on the character and appearance of the area, development plan policy and the Broadway Friarsgate Planning Brief.

Concern has been raised with regard to increased noise from both the venue and people entering and leaving the site and potential increase in anti-social behaviour that may result. As such the Environmental Health officers have been consulted. They highlight concern about the potential for noise disturbance to local residents. They note that the structure of the building and associated plant could be adequately insulated at (significant cost) against the emission of noise. However, they note that the noise from people leaving the site in the early hours of the morning cannot be controlled and therefore do not welcome this application on this site and would therefore recommend refusal unless demonstrated that these problems could be overcome. The venue would hold 1500 people which would make it the largest licensed premises in Winchester. The Guildhall has a total capacity of 1200. The applicant highlights that the proposed licensing hours with slightly different times for both the music and liquor licence would mean that people would leave the venue gradually between these times. The licensing application would be considered under separate legislation. Notwithstanding this, given the size of the venue, this would mean large movements of people in the early hours. The exit points to the venue are located at the corner of Friarsgate and Tanner Street and on Tanner Street itself. There are residential properties opposite the exit point on the corner of Friarsgate and Tanner Street within approx. 20-30m, and also on Lower Brook Street and Middle Brook Street within 100m of the proposal and it is considered that there would therefore be a detrimental impact on the amenities of these nearby residential properties by virtue of the generation of extensive movements of people that the change of use would generate.

Concern has also been raised with regard to the proposed generation of traffic and associated car parking and congestion problems that may arise from this. The Director of Environment at HCC has therefore been consulted but considers that the proposal would not result in any strategic highway implications and therefore raises no highway objection to the proposal.

Policy within the local plan states that proposals which improve the range of entertainment facilities will normally be permitted in the settlements where they would not be detrimental to the character of the area or the amenity of neighbouring residents and accord with other relevant policies. Whilst the proposal may be encouraging an improved entertainment facility, your Officers do not consider that it accords with other policies in that HG7 highlights

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that change of use applications should not result cause detriment to the local environment and EN5 highlights that proposals should not be detrimental to the amenities of adjoining uses.

The site is also located within the proposed Broadway Friarsgate development site. The Revised Deposit plan includes a new proposal specifically referring to this proposed development. Whilst the Revised Deposit plan is undergoing consultation and has been adopted for development control purposes, the weight that can be attached to it is less than the adopted plan (WDLP1998).

The applicant requires a permanent permission and would accept implementation within a one-year period. The applicant is seeking to enter into a s106 legal agreement, that should any part of the application site be required for other uses or development within the overall scheme, then subject to the provision of equivalent space within the overall scheme being made available, then the premises will relocate. Your Officers have carefully considered this, but are of the opinion that this is unacceptable in that, although the Brief highlights the potential for a nightclub, it is not yet decided where this will be located or the size. These matters need to be resolved properly through the development of a masterplan and subsequent planning application for the Broadway/Friarsgate development and to permit the application or enter into a legal agreement at this stage could prejudice the comprehensive redevelopment of the Broadway Friarsgate area. In any event, the requested legal agreement relates more to land ownership matters and there is no planning reason to consider such an arrangement.

Your Officers have carefully considered all the material considerations for this change of use application as well as the third party representations received and are therefore recommending refusal of the application.

Recommendation

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

Conditions/Reasons

01 The proposal is contrary to Policy S1, T4, R1 and E16 of the Hampshire County Structure Plan Review and Policy HG7, W20, RT11 and EN5 of the Winchester District Local Plan and the Winchester District Local Plan Review Deposit and Revised Deposit DP3, HE5, SF1, W1, RD11.05 in that:-

(i) The change of use would generate extensive disturbance due to the nature of the use proposed and movements of people at anti-social hours which would have a detrimental impact on the amenities of neighbouring residential properties;

(ii) The proposal would prejudice the comprehensive planning and redevelopment of the Broadway Friarsgate development area.

(iii) The proposal is premature in that it is not in accordance with the adopted local plan.

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Informatives

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

Hampshire County Structure Plan Review: S1, T4, R1, E16

Winchester District Local Plan Proposals: HG7, W20, RT11, EN5, W9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE5, SF1, W1, RD11.05

Item 23	Parish	Swanmore	
	Conservation Area:		
	Case No:	03/01397/FUL	
	Ref No:	W08493/05	
	Date Valid:	4 June 2003	
	Grid Ref:	458555 114678	
	Team:	WEST	Case Officer: Emma Norgate
	Applicant:	Mr And Mrs J Tavender	
	Proposal:	Change of use from livery stable building (D2) to offices and repair workshop (B1)	
	Location:	Mislingford Livery Stables Bishops Wood Road Mislingford Fareham Hampshire PO17 5AT	

Recommendation

O - SEE REPORT OF PLANNING VIEWING SUB-COMMITTEE

Item 24	Parish	Soberton	
	Conservation Area:		
	Case No:	03/01537/FUL	
	Ref No:	W17763/03	
	Date Valid:	27 June 2003	
	Grid Ref:	461203 117214	
	Team:	WEST	Case Officer: Emma Norgate
	Applicant:	Mr J Goodwin	
	Proposal:	Demolish existing dwelling and garage, erect two storey 5 bedroom dwelling with detached three bay garage	
	Location:	The Bowery Station Road Soberton Southampton Hampshire SO32 3QU	

(As amended by plans received on 4 August 2003)

Constraints:

AONB

Officer Report

History

W17763 – change of use from agricultural land to residential curtilage – grant 26/6/02

W17763/1 – two single storey rear extensions, new porch, raising of roof to provide first floor accommodation with 8no. dormer windows and detached triple garage – refuse 24/9/02

W17763/2 – two and single storey extensions to rear, loft conversion with 3no. dormer windows and first floor extension to the front, porch to front, replacement chimney, detached triple garage – grant 24/12/02

Policy

Development plan

HCSP(R) UB3, C1, C2, E7

WDLP C1, C2, C7, C19, EN5, EN7

Emerging Development Plan: WDLP Review Deposit and Revised Deposit: C1, C7, C22, DP3

Supplementary Planning Guidance

Soberton and Newtown Village Design Statement

Other material considerations

Consultations

City Engineers – Initially objected as the proposal showed two accesses onto the road, which is contrary to policy. Re-consulted on the amended plans, which show only one access and no highway objections subject to conditions.

Landscape - site is well contained by trees, none of the important trees would be threatened, but there should still be protective measures, replacement of the conifers to the front is fine, but the replacement should be an improvement. Does not think the proposal would be intrusive, if minded to approve, there should be conditions for tree protection, landscaping and implementation.

Representations

Parish Council – object – consider that the overall increase in size, height and depth is excessive and should be refused on C1 policy grounds.

Downland – object – contrary to the VDS, out of character with the rest of the village, suburban style, Soberton Towers is nearby would conflict with this. Footpath nearby, increased traffic, no footpath, no mains drainage.

Assessment

This is a full planning application to demolish the existing dwelling and garage and to erect a replacement dwelling and garage. The site is located at The Bowery, on Station Road in Soberton. Permission was granted under officers delegated powers in December 2002 to provide two and single storey extensions to the rear, a loft conversion with dormer windows, a first floor extension to the front, porch to front, chimney and detached triple garage.

This is a large site, the existing dwelling is set back from the road and the new dwelling is slightly further to the centre of the site than the existing.

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Since the approval of that application, the applicant has found it is not possible to extend the existing dwelling due to the structure and has therefore applied to replace the dwelling. A replacement dwelling is acceptable in terms of policy C19, which allows for replacement dwellings subject to a number of criteria.

The proposed dwelling is 8.5m high, the bulk of the building has been reduced by hiping the roof and using dormer windows. The design of the building is similar to the scheme which was previously approved late last year. The proposed materials are brick and tile and a condition for the submission of samples is suggested.

The Village Design Statement highlights that there is no particular local character to the buildings within the Parish, but highlights that dormers are common features and that buildings should be two storey. Also that the main elevation should face the road and that there should not be a detrimental impact on the landscape. Whilst the replacement dwelling is larger than that previously approved, your Officers have carefully considered the impact of the proposal on the surrounding countryside and do not consider that the proposal would be unduly intrusive in the countryside, the site is well contained by trees, especially on the south side, and it is suggested that there be further landscaping, tree protection during construction and an implementation condition to ensure this.

The Landscape Architect has been consulted and notes that the conifers to the front of the site are to be removed, this is acceptable providing that the new hedge is an improvement, the frontage is important in retaining the rural character and therefore a landscape condition is suggested.

The City Engineers have also been consulted with regard to the proposal and following an amended plan removing the "in and out" drive to show one access now consider the proposal acceptable subject to conditions.

Your Officers have carefully considered the Village Design Statement and the relevant development plan policy and are of the opinion that the proposal is acceptable and are therefore recommending approval of the application subject to conditions.

Recommendation

O - THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLOWING 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.

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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 The building(s) shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

03 Reason: To ensure satisfactory road access is provided.

04 The proposed access and drive, including shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE A licence is required from the **** prior to commencement of access works.

04 Reason: To ensure satisfactory means of access.

05 The gradient of the drive shall not exceed 8% within 6 metres of the edge of the adjoining carriageway.

05 Reason: In the interests of highway safety

06 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 10 metres from the highway boundary.

06 Reason: In the interests of highway safety.

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

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

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

08 Reason: In the interests of highway safety.

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

09 Reason: In the interests of highway safety.

10 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.

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

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

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

12 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 6 metres from the tree trunks in accordance with BS 5837.

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

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

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

14 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.

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

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, E7

Winchester District Local Plan Proposals: C1, C2, C7, C19, EN5, EN7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C7, C22, DP3

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