

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 23 October 2003

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**WINCHESTER CITY COUNCIL**

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**PDC 360**

**PLANNING      DEVELOPMENT      CONTROL  
COMMITTEE**

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**Development Control Applications**

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**23.10.2003**

### **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 Councillor's 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 Councillor's 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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**DEVELOPMENT CONTROL COMMITTEE SUMMARY**

Item No: 01	<b>Location:</b> Hampshire Constabulary Police Head Quarters Romsey Road Winchester Hampshire SO22 5DB	<b>Case No:</b> 03/01022/FUL	<b>Ref No:</b> W04090/16	<b>Recommendation</b> DMR
Item No: 02	<b>Location:</b> Riverside Surgery Alison Way Winchester Hampshire	<b>Case No:</b> 03/02156/FUL	<b>Ref No:</b> W13668/07	<b>Recommendation</b> PER
Item No: 03	<b>Location:</b> 12 Fordington Road Winchester Hampshire SO22 5AL	<b>Case No:</b> 03/01807/FUL	<b>Ref No:</b> W14003/02	<b>Recommendation</b> See Report
Item No: 04	<b>Location:</b> Land To The Rear Of 22 Springvale Road Kings Worthy Hampshire	<b>Case No:</b> 03/01456/FUL	<b>Ref No:</b> W18210/01	<b>Recommendation</b> PER
Item No: 05	<b>Location:</b> The Stores 35 Nations Hill Kings Worthy Hampshire	<b>Case No:</b> 03/02036/FUL	<b>Ref No:</b> W03927/07	<b>Recommendation</b> PER
Item No: 06	<b>Location:</b> 14 Greenhill Close Winchester Hampshire SO22 5DZ	<b>Case No:</b> 03/01814/FUL	<b>Ref No:</b> W18480	<b>Recommendation</b> DVS
Item No: 07	<b>Location:</b> 15 Sparkford Close Winchester Hampshire SO22 4NH	<b>Case No:</b> 03/01812/FUL	<b>Ref No:</b> W04155/01	<b>Recommendation</b> DEFE
Item No: 08	<b>Location:</b> 13 Cathedral View Winchester Hampshire SO23 0PR	<b>Case No:</b> 03/01395/FUL	<b>Ref No:</b> W04218/05	<b>Recommendation</b> PER
Item No: 09	<b>Location:</b> Garage Court Fivefields Road Winchester Hampshire	<b>Case No:</b> 03/01266/FUL	<b>Ref No:</b> W18389	<b>Recommendation</b> DEFE

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Item No: 10	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	Land To The Rear Of 8 - 22 Chilbolton Avenue Winchester Hampshire 03/02022/FUL W18516	<b>Recommendation</b> DMR
Item No: 11	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	The Elms Tanners Lane Denmead Waterlooville Hampshire PO7 6JR 03/01781/FUL W04312/01	<b>Recommendation</b> REF
Item No: 12	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	Coach Cottage Baybridge Lane Owslebury Winchester Hampshire SO21 1JN 03/02023/FUL W16495/01	<b>Recommendation</b> PER
Item No: 13	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	2 Flint Cottages Cams Hill Lane Hambledon Waterlooville Hampshire PO7 4SP 03/02054/FUL W15055/03	<b>Recommendation</b> PER
Item No: 14	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	Milnthorpe Sleepers Hill Winchester Hampshire SO22 4NF 03/01874/FUL W02143/06	<b>Recommendation</b> REF
Item No: 15	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	Sports Ground Berewecke Road Winchester Hampshire SO22 6AN 03/01999/HCS W14917/03	<b>Recommendation</b> OBJ
Item No: 16	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	Hillcote Botley Road Shedfield Southampton Hampshire SO32 2JG 03/02129/FUL W05170/01	<b>Recommendation</b> PER
Item No: 17	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	Land Opposite Moorhill Coach House St Annes Lane Shedfield Hampshire 03/01339/FUL W18185/01	<b>Recommendation</b> DEFE
Item No: 18	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	3 Swanmore Park Park Lane Swanmore Southampton Hampshire SO32 2QS 03/01396/FUL W17333/04	<b>Recommendation</b> DMR
Item No: 19	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	3 Swanmore Park Park Lane Swanmore Southampton Hampshire SO32 2QS 03/01399/LIS W17333/05LB	<b>Recommendation</b> DMR

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Item No: 20	<b>Location:</b> Old Shawford Goods Yard Shawford Road Shawford Hampshire	<b>Case No:</b> 03/01904/FUL	<b>Ref No:</b> W03567/04	<b>Recommendation</b> PER
Item No: 21	<b>Location:</b> Antrim House 37 St Cross Road Winchester Hampshire SO23 9PR	<b>Case No:</b> 03/01685/FUL	<b>Ref No:</b> W05175/09	<b>Recommendation</b> DMR
Item No: 22	<b>Location:</b> The Pump House Garnier Road Winchester Hampshire SO23 9QG	<b>Case No:</b> 03/02074/FUL	<b>Ref No:</b> W07271/10	<b>Recommendation</b> REF
Item No: 23	<b>Location:</b> Leacock House Church Road Swanmore Southampton Hampshire SO32 2PA	<b>Case No:</b> 03/02021/FUL	<b>Ref No:</b> W12981/05	<b>Recommendation</b> PER
Item No: 24	<b>Location:</b> Wallops Wood Farm Droxford Southampton Hants SO32 3QY	<b>Case No:</b> 02/02570/FUL	<b>Ref No:</b> W02278/03	<b>Recommendation</b> PER
Item No: 25	<b>Location:</b> Twyford Stores High Street Twyford Winchester Hampshire SO21 1NH	<b>Case No:</b> 03/01784/FUL	<b>Ref No:</b> W16469/04	<b>Recommendation</b> REF
Item No: 26	<b>Location:</b> Linden Lea Chapel Road Swanmore Southampton Hampshire SO32 2QB	<b>Case No:</b> 03/01503/OUT	<b>Ref No:</b> W18284/01	<b>Recommendation</b> PER
Item No: 27	<b>Location:</b> Old House Hotel The Square Wickham Fareham Hampshire PO17 5JG	<b>Case No:</b> 03/02035/FUL	<b>Ref No:</b> W03404/02	<b>Recommendation</b> PER

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Item **Parish** Winchester Town  
**Ward** **St Paul**

**01** **Conservation Area:**  
**Case No:** 03/01022/FUL  
**Ref No:** W04090/16  
**Date Valid:** 25 April 2003  
**Grid Ref:** 447305 129585  
**Team:** EAST **Case Officer:** Mr Dave Dimon  
**Applicant:** Hampshire Constabulary  
**Proposal:** (AMENDED DESCRIPTION) Refurbishment of existing building including re-cladding of elevations, new reception area and construction of new office building  
**Location:** Hampshire Constabulary Police Head Quarters Romsey Road Winchester Hampshire SO22 5DB

**Recommendation**

**O - SEE MINUTES OF SUB COMMITTEE MEETINGS HELD ON 9TH SEPTEMBER AND THE 29TH SEPTEMBER.**

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Item **Parish** Winchester Town  
**Ward** **St Paul**

**02** **Conservation Area:** Winchester Conservation Area  
**Case No:** 03/02156/FUL  
**Ref No:** W13668/07  
**Date Valid:** 29 August 2003  
**Grid Ref:** 447647 129845  
**Team:** EAST **Case Officer:** Mr Dave Dimon  
**Applicant:** Mr R Durham And Dr S Chaplin-Rogers  
**Proposal:** Single storey extension for additional surgery  
**Location:** Riverside Surgery Alison Way Winchester Hampshire  
(As amended by plans received on 25 September 2003)

**Officer Report**

**History**

W13668/03 Residential development including conversion of existing buildings and new build to provide 53 dwellings, conversion of Lodge and extension to provide dentists and doctors surgeries and pharmacy and associated external works: St Pauls Hospital, St Pauls Hill Winchester. Permitted 02/07/1999.

**Policies**

Development plan

HCSP(R) UB3, E16,

WDLP H.1, HG.7, EN.5, T.9

Emerging Development Plan – WDLP Review Deposit and Revised Deposit DP3, HE.5, T.4

Supplementary Planning Guidance

## **Consultations**

### Engineers –

This proposal will result in an increase of 28 sq m although the form 6 suggests that there will be no increase in staff numbers as a result of the proposal.

I visited the site and noticed that the parking layout is laid out for 4 vehicles. There were in fact 7 vehicles parked within this cramped area which meant that vehicles had to reverse out onto the road, or many vehicles had to be manoeuvred in order to get one of the cars out that is parked in a legitimate bay.

Alison Way is a private road however and will not be adopted as public highway. In accordance with the County standards the proposal would require additional car parking, however given the town centre location, I feel that no additional car parking as proposed is acceptable. I do wish to see two secure undercover cycle parking spaces and two casual hoops or loops provided as part of this proposal however. The provision of these can be covered by a suitably worded condition which I would be grateful if you would add to any consent granted.

### Conservation:-

Acceptable if Velux rooflight deleted and staff room window made full size to match. The top 3 lights of the existing windows are above the sub-station wall Landscape –

## **Representations**

City of Winchester Trust:- no comment

Five other letters of objection which all cite the parking problems of the site as the reason, which they contend the proposal will aggravate contrary to the provisions of the conservation area policy provisions under HG7 of the local plan. . The proposal will, they contend, notwithstanding the applicant's claim to the contrary, result in additional staff/patients and a consequent increased demand for the already inadequate parking.

This presently results in people double parking, blocking the access road, footpaths and emergency access and damaging the landscaped areas. The disabled space is not kept available and no visitor parking is left so patient parking blocks Alison Way, which is a private road where parking should not occur. Already the refuse vehicle and a fire engine have been unable to get past the dentist surgery due the obstruction caused by patient parking. The proposal will therefore be detrimental to the amenities and safety of residents and seriously increase the inconvenience and nuisance that residents already experience.

## **Assessment**

This application relates not to the Riverside Surgery but to the St. Pauls Dental Centre which adjoins the Riverside Surgery in the converted former porter's lodge of St Pauls Hospital. The building is a single storey red brick and slate roof building with string courses of blue engineering brick and 12 light sash windows.

It has a projecting wing to the rear (fronting St Pauls Hill) and a smaller projection with a recessed area between. An electricity sub-station adjoins the smaller projection and is screened from view by a brick wall. The proposal is to add another projection between the existing two rear projections. This proposal provides for a matching rear projection to those existing and is entirely in keeping with the existing building in terms of its form and design. The proposal adds another dental consulting room, staff room and WC. The proposal as now amended to omit the Velux rooflight and match the windows is acceptable subject to conditions.

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The concern of objectors about the parking situation is appreciated but as explained in the engineer's comments, the site is close to the town centre and to public transport provision so is considered to be within a sustainable location where additional car parking is not considered appropriate.

The car parking provision of the former St Pauls hospital development, of which this site forms a part, was to a reduced standard in recognition of its sustainable location and the fact that the development was not adopted in highways terms, it being managed and maintained privately through a management company. The requirement for provision of secure undercover cycle storage will encourage the use of forms of transport other than the private car.

**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 extension hereby permitted shall be undertaken using materials and detailing to exactly match those of the existing building including window type, form, depth of reveal, sill and head details. The elevations shall also incorporate the string course detail of the existing building

02 Reason in the interests of maintaining the appearance of the building and ensuring its contribution to the character of the conservation area is not compromised by details or materials that do not harmonise with those existing.

03 The development hereby permitted shall provide secure undercover cycle storage facilities for two cycles and two hoops or loops to facilitate casual parking provision for two cycles. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.

03 Reason to comply with the adopted policy of the Highways Authority on the provision of cycle storage facilities in accord with sustainable transport initiatives and since additional car parking cannot be provided to serve the development proposed.

**Informatives**

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

Hampshire County Structure Plan Review UB3, E16

Winchester District Local Plan Proposals: H.1, EN.5,

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: DP3, HE.4, HE.5

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

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Item	<b>Parish</b>	Winchester Town
	<b>Ward</b>	<b>St Paul</b>
<b>03</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/01807/FUL
	<b>Ref No:</b>	W14003/02
	<b>Date Valid:</b>	21 July 2003
	<b>Grid Ref:</b>	447249 130002
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Mr R Wirgman
	<b>Proposal:</b>	Single storey link extension between No 12 and No14, with one and a half storey extension to rear with rooms in roof
	<b>Location:</b>	12 Fordington Road Winchester Hampshire SO22 5AL
	<b>Case Officer:</b>	Mr Peter Eggleton

**Recommendation**

**O - DEFER TO CONSIDER REASONS FOR REFUSAL.**

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Item	<b>Parish</b>	Kings Worthy
	<b>Ward</b>	<b>Kings Worthy</b>
<b>04</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/01456/FUL
	<b>Ref No:</b>	W18210/01
	<b>Date Valid:</b>	11 June 2003
	<b>Grid Ref:</b>	448720 134324
	<b>Team:</b>	EAST
	<b>Applicant:</b>	J.N. Pickard
	<b>Proposal:</b>	Erection of a terrace of 2 no. two bedroom dwellings and 1 no. three bedroom dwelling with attached single garage, parking and new access
	<b>Location:</b>	Land To The Rear Of 22 Springvale Road Kings Worthy Hampshire

(As amended by plans received on 17 September 2003)

**Officer Report**

**History**

W03563/04 Two dwellings on next door but one site permitted July 2002

W01726/01 Two dwellings on next door site permitted March 2003

**Policy**

Development plan

Hampshire County Structure Plan Review (1996 – 2011) Review policies UB3, E16, R2  
Winchester District Local Plan proposals H.1, H.7, EN.5, T.9, RT.3



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Emerging development plan

WDLP Review Deposit and Revised Deposit 2003: proposals DP.1, DP.3, H.2, H.7. RT.3

Other material considerations

SPG Achieving a better mix in new housing developments

**Consultations**

Arboricultural Officer: The young walnut tree is of fine form with no apparent faults and has a fairly high amenity importance which can only increase with the increase in size of the tree. A TPO has been issued and recommend a 4 metre tree protection zone within which there should be no excavation. The specifications demonstrate that the works can be carried out with little damage to the tree. Recommends a condition requiring a watching brief by a specialist arboriculturalist.

Highway Engineer: Relocated access provides visibility splays of 2m x 33m in both directions. The level of parking is considered acceptable provided the garage is increased to a minimum size of 6m x 3 metres which has been achieved with the revised plans. No objections to the principle subject to conditions.

Environment Agency: No objection in principle subject to standard conditions and informatives.

Drainage Engineer: The public foul sewer is located in the pastures for foul water. Storm water will go to soakaways so hard landscaping should be kept to a minimum to reduce run off. No objection subject to building regulations consent.

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

**Representations**

Parish Council: Object raising concern about the turning space and parking and the ability to manoeuvre without needing to reverse either into or out of the site.

Letters of objection have been received from numbers 43C and 43B, which are the properties opposite raising the following concerns:

Proposal will result in more residents with more cars in an area already blighted with parking problems, which could prevent access by the emergency services. This will de-value property in the area. The proposal will spoil views across the valley from properties above.

Winchester Group for Disabled: The development should take into account the needs of the disabled avoiding steps to the front and rear door, providing adequate size passageways and accessible light switches.

**Assessment**

The proposal is for three dwellings on land adjacent to The Pastures. The site lies within the settlement of Kings Worthy and complies with normal planning considerations for new houses on previously developed land. There have recently been two applications permitted for similar developments on separate plots on the land to the south of this development. The principle of residential development has therefore been established.

The proposal forms a small terrace filling the width of the plot. There would however remain a 4 metre gap between the newly permitted development to the south and an 11 metres gap between the proposed single storey garage and the two storey property to the north. The proposal is slightly lower than the new development to the south and is considered to result in a satisfactory street scene, providing spaces between dwellings consistent, or more generous than other properties close by.

In terms of impact on amenities of neighbouring properties the proposal is very similar to those already permitted.

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The nearest property to the north will be 14 metres from the end gable of this proposal. Overlooking from first floor windows will not increase the affect on neighbouring properties. The housing mix meets the general requirements of the Council's Supplementary Planning Guidance providing for two 2 bed properties of less than 70m<sup>2</sup> gross floor area and for one three bed property. There are 5 parking spaces for the three properties and adequate provision for cycle parking. The density is 53 dwellings per hectare. The applicant's have amended the size of the garage to meet the minimum requirements of the engineer.

The concern that has been raised about the proposal relates to parking and access. Given the parking provision proposed it is unlikely that these developments will add to this problem. The space for manoeuvring within the site, the driveway is 6 metres wide, is considered adequate and it is not considered likely that any resident would not be able to turn within the site

A TPO has been placed on the tree to the front of the site to ensure it is retained. Details have been received demonstrating a no dig construction methodology for creating the access and parking areas within the 4 metre zone around it. The layout is acceptable to the arboricultural officer subject to the work being properly implemented and supervised.

Public open space provision can not be incorporated into the development so permission should be dependent upon provisions of off site contributions.

The site is suitable for new housing and the three units can be accommodated on the site without any significant reduction in amenities, visual appearance or safety. It is therefore recommended that subject to the completion of a legal agreement or payment of the contribution towards open space and subject to conditions to ensure the retention of the tree then the application should be permitted.

**Recommendation**

**P – 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 works shall be carried out and no vehicle shall access the site until protective measures in accordance with the measures set out by Barrell Treecare in the letter dated 14 September 2003 have been installed under the supervision of a qualified arboriculturalist and agreed with the Council's arboricultural officer on site. A detailed construction methodology shall be submitted and agreed in writing with the Council's arboricultural officer before any works take place. This will detail the proposed construction methodology, including a no dig solution, for development within the 4.5 metre protection zone of the Walnut at the front of the site. This statement shall also identify any essential localised excavations or leveling, the detail of the construction including the proposed surfacing. The construction shall be carried out strictly in accordance with the approved scheme and be supervised by a qualified arboriculturalist. The specified works shall be carried out and completed to the satisfaction of the planning authorities arboricultural officer before any other works on site are carried out or vehicle access is gained.

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Following the approval of the access the protective fencing shall be retained until all works on site have been completed. No works, storage or access shall take place within the protected area at any time without the prior written consent of the planning authority.

02 Reason: To ensure that the works are carried out in such a way that limits any potential damage to the protected tree in the interests of the health of the tree and the amenity of the area.

Note: The above condition requires that a specialist arboriculturalist is present on site to supervise the construction of the driveway within the protective zone. Failure to adequately protect the tree is an offence.

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

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

04 Before any work is commenced, details of the provisions to be made for the parking and turning of operative and construction vehicles during the initial construction of the access and then during the main period of development shall be submitted to and approved in writing by the Local Planning Authority and be fully implemented before each stage of the development commences. Such measures shall be retained for the construction periods.

04 Reason: In the interests of highway safety.

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

05 Reason: In the interests of highway safety.

06 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 33 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times, no structure, erection or vegetation exceeding 600mm in height above the level of the adjacent highway shall be permitted within the splays.

06 Reason: In the interests of highway safety.

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

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

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

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

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

09 To prevent pollution to the water environment

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

10 To prevent pollution to the water environment

**Informatives**

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

Hampshire County Structure Plan Review (1996 - 2011) Review policies UB3, E16, R2  
Winchester District Local Plan proposals H.1, H.7, EN.5, T.9, RT.3  
WDLP Review Deposit and Revised Deposit 2003: proposals DP.1, DP.3, H.2, H.7. RT.3

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

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

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Item	<b>Parish</b>	Kings Worthy
	<b>Ward</b>	<b>Kings Worthy</b>
<b>05</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/02036/FUL
	<b>Ref No:</b>	W03927/07
	<b>Date Valid:</b>	22 August 2003
	<b>Grid Ref:</b>	449048 132935
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Mr M Webb
	<b>Proposal:</b>	Demolition of existing shop, erection of 2 no. four bedroom, 2 no. two bedroom semi-detached dwellings with integral single garages, alterations to existing access and associated parking
	<b>Location:</b>	The Stores 35 Nations Hill Kings Worthy Hampshire

**Officer Report**  
**History**

W03927 – Erection of dwelling: land at rear of Nations Hill Stores: Refused 13–06-1978.  
W03927/01 - Detached dwelling: (OUTLINE) Refused 26 Oct 1999.  
W03927/02 - Conversion and extension of shop/flat to form 2 no. 3 bedroom semi-detached houses: Nations Hill Stores. Refused 29/11/1999. Appeal Dismissed 27-07-00.  
W03927/03 - Two storey side and rear extension of existing shop to form 2 no. semi-detached houses (comprising of 1 no. two bedroom and 1 no. three bedroom dwelling). Erection of a detached double garage. Erection of 1 no. two bedroom detached house. Nations Hill Stores, Kings Worthy: REFUSED August 2001  
W03927/04 - Alterations and extension to form 2 no semi-detached dwellings with detached double garage, erection of a detached two bedroom dwelling with carport and new access Refused 3.12.2001  
W03927/05 - Detached 1 no. two bedroom house with attached car port Permitted 25.04.2002  
W03927/06 Replacement of existing buildings with 3 No. three bedroom terraced dwellings with integral single garages and 2 No. three bedroom semi-detached dwellings with attached single garages, associated parking and alterations to existing access Withdrawn 18.08.2003

**Policy**

Development plan

HCSP UB3, H6, H7, R2,  
WDLP H.1, H.7, HG.3, EN.5, T.9, RT.3

Emerging development plan

EWDLPRD DP1, DP3, H2, H7, T2, T4, RT3

Other material considerations

Achieving a Better Mix in Housing  
PPG3 - Housing

**Consultations**

Highways – have yet to comment on the scheme. Officer will update members at committee  
Southern Water – Drainage – public sewer crosses the site and would need to be diverted. No new building or new tree planting should be located within a minimum of 3 metres of the public sewer  
Environment Agency – no objection in principle, subject to condition

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**Representations**

Kings Worthy Parish – object on grounds that trees and hedgerows are to be felled, they are unhappy with the flint faced wall at the front of the site, and have concerns about maintenance of the timber windows and timber cladding.

They are however, impressed with the general architectural design

Four neighbour objections on the grounds of town cramming is out of character with the surrounding area, density is out of character as will be an island of high density in a low density area, the development will affect enjoyment of neighbouring properties by virtue of overlooking, the access into the site is inadequate, there would be an increase in traffic movements, Nations Hill will be used for overflow parking which will affect highway safety, there will be an increase in noise,

**Assessment**

Nations Hill stores is a former detached shop and residential property situated prominently on the northern side of Nations Hill on a raised bank that is set back from the road. There is a lay by to the front but no footpath. The existing building is red brick with a hipped slate roof and metal windows. The property has a long garden to the rear and a driveway to a bungalow 'Elizabeth' which is situated behind the plot.

The previous applications had resisted the conversion or replacement of the stores on the grounds of loss of a facility, but this was dismissed at appeal. Subsequently a further proposal for an additional house behind the stores was granted in 2002, so the precedent for residential properties on the site has been set.

The proposal is to demolish the existing stores building and replace it with 2 no. three bed dwellings facing on to Nations Hill and 2 no. two bed dwellings with a central courtyard and access along the side of the site. Each property has a garage and a parking space, and a small private garden. The dwellings at the front are roughly the same height as the existing building and they step up from north to south following the gradient of the hill. They also step up into the site. There are balconies at the front looking over Nations Hill, and windows along the ridge. The properties opposite have thick evergreen screening across their front boundaries so there will not be clear views across. The two dwellings to the rear have small balconies overlooking the courtyard with privacy screens to prevent overlooking of the rear garden of no. 23. There is a distance of 21m between the proposed properties across the courtyard.

There is to be 1.8m fencing erected along the rear boundary in place of the existing conifer hedge. There is thick mature evergreen and deciduous screening along the southern boundary with Tanglewood. Three silver birch trees are to be planted in the courtyard. There is an existing low brick wall at the front of the site currently, and it is proposed to replace this with a 1.2m wall.

The previous scheme was 55 dwellings per hectare, which was considered to be too high on this site and the proposal was subsequently withdrawn. The density of this development will be 44 dwellings per hectare, which is within the guidelines of PPG3.

The scheme has taken account of the levels and overlooking of neighbouring properties, there is sufficient parking on site and a suitable mix of dwellings. It is considered to be compliant with Local Plan policies and is therefore being recommended for approval.

**Recommendation**

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

**Conditions/Reasons**

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

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

02 The materials specified on the plans hereby approved are not approved. The development hereby permitted shall be constructed in brick, slate and timber cladding. Details of the materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The development shall be carried out in accordance with the approved details.

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

03 A detailed scheme for hard and soft landscaping, 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, layout and hard surfaces. 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 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

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

05 Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

06 The garages hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

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

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

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

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

08 Reason: To prevent pollution to the water environment.

09 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstanding shall be passed through trapped gullies to BS 591:1982 with an overall capacity compatible with the site being drained.

09 Reason: To prevent pollution of the water environment.

10 1:10 scale fully annotated drawings (elevations and sections) showing the following detail shall be submitted to and approved in writing by the local planning authority before development commences:

- a) balconies
- b) garage doors
- c) front doors
- d) chimneys
- e) windows
- f) fascia and eaves detail

The approved details shall be fully implemented before the dwellings are occupied.

10 Reason: In the interests of visual amenity.

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

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

### **Informatives**

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

Hampshire County Structure Plan Review: UB3, H6, H7, R2

Winchester District Local Plan Proposals: H1, H7, HG3, EN5, T9, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, H2, H7, T2, T4, RT3



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02. Note to applicant: The flint wall along the western boundary shown on the plans hereby approved is not permitted.

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Item	<b>Parish</b>	Winchester Town
		<b>Ward      St Paul</b>
<b>06</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/01814/FUL
	<b>Ref No:</b>	W18480
	<b>Date Valid:</b>	23 July 2003
	<b>Grid Ref:</b>	447002 129566
	<b>Team:</b>	EAST <b>Case Officer:</b> Abby Fettes
	<b>Applicant:</b>	Gordon And Ann Hauser
	<b>Proposal:</b>	Erection of 1 no. three bedroom dwelling and associated parking
	<b>Location:</b>	14 Greenhill Close Winchester Hampshire SO22 5DZ

**Recommendation**

**O - DEFER FOR CONSIDERATION BY PLANNING (VIEWING) SUB COMMITTEE.**

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Item	<b>Parish</b>	Winchester Town
		<b>Ward      St Michael</b>
<b>07</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/01812/FUL
	<b>Ref No:</b>	W04155/01
	<b>Date Valid:</b>	23 July 2003
	<b>Grid Ref:</b>	447441 128953
	<b>Team:</b>	EAST <b>Case Officer:</b> Mr Reginald Hawks
	<b>Applicant:</b>	G L And P A Hauser
	<b>Proposal:</b>	Erection of 6 no. one bedroom flats and new pedestrian access to be created
	<b>Location:</b>	15 Sparkford Close Winchester Hampshire SO22 4NH

**Recommendation**

**O - DEFER FOR CONSIDERATION BY PLANNING (VIEWING) SUB COMMITTEE.**

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Item	<b>Parish</b>	Winchester Town
	<b>Ward</b>	<b>St John And All Saints</b>
<b>08</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/01395/FUL
	<b>Ref No:</b>	W04218/05
	<b>Date Valid:</b>	4 June 2003
	<b>Grid Ref:</b>	448700 128917
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Saffron Developments
	<b>Proposal:</b>	(AMENDED DESCRIPTION) (AMENDED PLANS RECEIVED) Demolition of existing buildings, replacement with 3 storey block with basements consisting of 2 No. one bedroom and 4 No. two bedroom dwellings
	<b>Location:</b>	13 Cathedral View Winchester Hampshire SO23 0PR
	<b>Case Officer:</b>	Mr John Hearn

### Officer Report

#### History

- W04218 Change of use from residential to commercial use ii Change of use from storage to light industrial' 13 Cathedral View & 6 Bar End Road Winchester Hants - WDN - 14/09/1978
- W04218/01 Change of use from retail to cafe' 13 Cathedral View Winchester - PER - 24/09/1979
- W04218/02 Conversion and extension of light industrial/office use with associated dwelling to 3 no. two bedroom dwellings 13 Cathedral View Winchester Hampshire SO23 0PR - REF - 27/07/2001
- W04218/03 Conversion of light industrial/office use with 1 no. dwelling to 3 no. dwellings, including two storey extension 13 Cathedral View Winchester Hampshire SO23 0PR - PER - 02/01/2002
- W04218/04 Demolition of existing buildings, replacement with 2 no. one bedroom flats and 5 no. two bedroom flats to include 3 no. dormer windows to Cathedral View elevation 13 Cathedral View Winchester Hampshire SO23 0PR - WDN - 30/01/2003

#### Policy

##### Development plan

HCSPR - UB1, UB3, T4, T5, T6, T12, H1, H2, H6, H7, R2, E2, E3, E4, E6, E14, E16, E19

WDLP - H1, H7, EN5, EN7, EN8, EN9, EN13' HG3, E1, E2, RT3, T8, T9, T11, W1, W27, W29

##### Emerging Development Plan

WDLP Review Deposit and Revised Deposit – H1, H2, H5, H7, DP1, DP3, DP5, DP10, E1 E2, RT3, T1, T2, T3, T4, T5, W1, W6

##### Other Material Considerations

PPG3, PPG13, SPG - Better Housing Mix policy

#### Consultations

##### Drainage

Foul water will go to the public foul sewer. There is no storm water sewer in the vicinity of this proposed development so the highways drainage system may have to be re-used – the applicant should consult the Highway Authority to agree a convenient connection point. No objection subject to building regulations approval and a satisfactory discharge point for surface water being agreed.

##### Building Control

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Amended scheme is now acceptable.

Southern Water

Drainage: The point and details of the proposed connection to the public sewer will require the formal approval of Southern water Services Ltd. No surface water should be discharged to the public foul sewer as this could cause flooding to downstream properties.

Water: A water supply can be provided for the proposed development as and when required.

Highways

Previous concerns have now been overcome. The current drawing shows 6 visitor cycle spaces together with 10 number secure undercover spaces. This accords with the County requirement and the spaces are also shown as having level access with Cathedral View as requested.

The following conditions should be attached to any consent granted: H020, H190, INH100 (cycle parking spaces). Also advise that the developer liaises with Hampshire Highways prior to commencing works as materials may need to be stored on the highways, and the footway or on-street parking bays may need to be suspended.

Legal agreement will also need to be entered into with the Highways Authority under S177 of the Highways Act 1980 to cover the overhanging canopies. As there is likely to be some interruption to the existing residents due to demolition and removal of material, a condition should be included which requires the applicant to liaise with the Highway Authority over the temporary closure of the footway and suspension of parking bays in the area.

Archaeology

Records indicate that this development has archaeological implications as it involves the demolition of a building that has historic interest, a former store dating to the late 19<sup>th</sup> century. It is an increasingly rare example of Winchester's small scale industrial/ trade heritage and as such it is important that a full record and assessment of the building is made prior to demolition. This can only be carried out satisfactorily by an experienced historic buildings consultant or archaeological contractor. Recommend that an A020 condition be applied to any consent in mitigation of the proposed works.

Environmental Health

Insufficient grounds to refuse the application on environmental health grounds however it is recommended that a condition requiring details of a scheme to protect the proposed dwellings from noise from the road traffic be attached to any consent granted. A note limiting the hours of construction work and the burning of materials on site should also be attached.

**Representations** – original submission

City of Winchester Trust

Objects: The computerised perspective gives a misleading impression of the west façade because the windows behind the balconies are not shown. The fenestration appears to have no overall unity, being placed in somewhat arbitrary positions behind the balconies. It is felt that a building with a complex shape as this should not also have a complexity of materials. With its semi-industrial past, brick is the predominant material in this part of Winchester, and it is considered that to introduce render and the currently fashionable cedar panelling would be inappropriate here. The Cathedral View elevation is considered an inadequate visual stop to a characterful road on the border of the Conservation Area.

A more sympathetic scheme is needed for this sensitive position and the Trust therefore objects to this application.

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Winchester Group for Disabled People

Comment: With a move to making all domestic homes assessable to disabled people, whether occupants or visitors, we would ask that this application take into account these needs. Steps to the front and rear entrances should be avoided and doors and corridors / passageways should be wide enough for wheelchair use where possible. Consideration should be given to accessible light switches and electrical sockets.

Winchester Architects Panel (original scheme)

Objects: The panel recommended that as far as layout, design and external appearance are concerns the proposal should be disapproved for the following reasons. The basement accommodation accessed from Cathedral View is afforded limited height and outlook of questionable value. At this level a more innovative approach is required to introduce more habitable and acceptable conditions. Until this problem is solved this scheme should be put on hold, and be reconsidered. It may be that a dwelling has to be dropped from the scheme or consider the same number but a smaller area. The panel suggests that the range of materials should be more limited than proposed but recognise that the size offers a legitimate difference of architecture to be adopted for Bar End Road to that for Cathedral View. The former requires a robust and recognised approach, responding to conditions at each storey height.

Neighbour objections

17 letters of representation and a petition containing 74 signatories, raising the following objections and concerns.

*Impact on Parking / Traffic / Highway and Pedestrian Safety*

- Parking is already a great problem in Cathedral view and adjacent streets it will be impossible for existing residents to park in the street.
- Highway danger, caused by extra traffic and parking, to residents and children who live in the street.
- Although no new parking permits will be issued this will not apply to parking in the evenings and weekend when there will be congestion.
- Parking permit restrictions should be extended from 6am until midnight every day including Sundays.
- Concerns about the traffic and parking in Bar End Road and Cathedral View while construction is taking place.
- Concern about streetscape amenity: rubbish, location of skip bins, storage of materials during demolition and construction.
- Access to the steps needs to be maintained.
- Access for fire, ambulance and emergency vehicles and equipment to meet resident needs should be protected

*Design of Proposed Development*

- Plans are not clear and difficult to interpret. Concerns that plans and artist's impressions don't show the considerably increased height of proposed buildings.
- PPG 3, strongly stresses the importance of high quality design but this is not demonstrated.
- Site is an important gateway to the city and there is opportunity for something special.
- A coherent design should front Cathedral View and the proposed bulky dormer is out of character and will overlook neighbours opposite.
- The building will be much higher than adjacent properties.
- Will harm the skyline, interfere with sight-lines and take light from adjacent houses and gardens and those on the other side of Cathedral view.
- It would affect views of the Cathedral for the majority of Cathedral View residents.
- Mixed roof materials and pitches present an incoherent roofscape clearly visible from significant positions
- Loss of the gap is significant in the street scene

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- The architecture is out of keeping with the rest of the street and materials will clash. A brick building with slate roof should be built. This is an important site adjacent to the conservation area.
- The modern design will be incongruous. Cedar boarding and other materials proposed are inappropriate and alien in the Victorian context which is mainly brick with slate roofs.
- 6 residential units is over development.
- The present site is ugly and unsafe and a suitable new development would be of two or three houses.
- The balcony seems impractical and would be at an intolerable height and a serious risk to the health of occupants

*Demolition of Historic Building*

- The existing building has character and fits in with the existing buildings and its surroundings. It should not be replaced with a modern unsympathetic structure.
- The present history of Winchester should be maintained and not destroyed. .
- Consideration should be given to converting the building.
- The lower rear elevation fronting Bar End Road is a classic example of Winchester's industrial past and of genuine architectural merit which enhances the environment. To demolish it would be an act of vandalism
- Concerned about vibrations and damage to property as a result of the demolition

**Representations – amended scheme**

3 letters of objection to the amended scheme have been received. One of these letters states that it represents the interests of signatories who signed the previous petition:

- New design is not an amendment to the original application and requires a new planning application
- Residents were not aware of a previously approved scheme.
- Rear elevation to Victorian building should be retained and incorporated into the development to respect important historical legacy to Winchester's industrial past.
- Object to the demolition of the entire building.
- Notice states that there will be a dormer window that does not appear in plans.
- There is no requirement for parking in an already congested area.
- Highway safety issues as cars will park in non-designated areas.
- Pedestrian safety issues as people cross the road between parked cars.

**Assessment**

The site is on the left hand side of Bar End Road as you travel out of the city beyond the East Hill junction. It has 2 frontages: the lower frontage is on to Bar End Road, the higher frontage is on to Cathedral View. Currently the site is occupied by a late Victorian building that has four storeys onto Bar End Road and two storeys onto Cathedral View. There is a levels difference between the two roads of 6.5 metres. The building has had some industrial/commercial use in the past although this has been largely abandoned owing to its very difficult access onto Bar End Road. Currently there is a residential unit on the site. The site is outside the conservation area but is in a prominent position as you enter and leave the city.

Permission was granted to convert and extend the existing building to 3 dwellings in January 2002 (ref: W04218/03). There have been other proposals to convert and redevelop the site but these have not been of high enough quality.

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This application, as submitted, also had design problems that were identified by officers, consultees, third parties and by the architects' panel. Negotiations have taken place and the scheme has been changed. The changes have been formally re-advertised and some further consultations have taken place.

Six residential units are proposed. They are all accessed from Cathedral View. The accommodation is as follows:

- 2 x two bedroom units occupying the two levels fronting onto Bar End Road. (Bedrooms at the lower ground and living accommodation at the upper ground)
- 1 x two bedroom flat at ground floor (Cathedral View)
- Bike store and bin store at street level (Cathedral View)
- 1 x two bedroom flat at first floor (Cathedral View)
- 1 x two bedroom flat at first floor (Cathedral View)
- 1 x two bedroom flat at second floor which is contained within the roof form

The ground, first and second level flats have balconies on the Bar End Road side to exploit views over the city.

No car parking is provided and the occupants of the additional units will not be able to purchase car-parking permits. A secure cycle store is provided as part of the scheme. The scheme is considered to be in a sustainable position being well connected to the town centre and other services by footpaths

The amended scheme incorporates the following changes:

- The roof has been lowered and is now lower than the approved scheme (ref: W04218/03)
- The roof form has been amended
- The elevations onto Bar End Road have been considerably rationalised: the elevations are now all brick rather than a mixture of block work, timber and brick, the window positions and sizes are now ordered and align one under the other, there are now only two gables (previously there were three) which are now the same size.
- Slate (style) is proposed for the roofs, although officers consider this should be natural slate, which can be secured by condition.
- The elevation onto Cathedral View have been considerably rationalised: the large dormer has been removed and replaced by a roof light, the windows have been changed and simplified, the elevations are now all brick other than a rendered entrance detail and timber cladding to the secure cycle and bin store, the roof form and shape has been changed.

The design concept is based on a detailed contextual survey and analysis of the area. The context of each frontage (Cathedral View and Bar End Road) is different and this has been an important factor in the design process.

In understanding the context of Cathedral View it has been important to recognise the differences between the east side and the west side. The east side, across the road from the application site, consists of two storey terraces that have a uniform roof height and eaves height and a strong rhythm of windows, doors and bay windows. There are also a number of roof lights indicating loft conversions.

Conversely the west side of Cathedral View (the application site side) has an irregular pattern in terms of the sizes, shapes and forms of buildings although there is a consistent eaves line and building line which this proposal will reinforce. It is considered that the proposed building which is different in form to its neighbours and of a contemporary architectural language, will sit comfortably in the street scene.

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The character of Bar End Road exhibits a much stronger and robust scale in the vicinity of the application site. There are strong roof lines (gables, hips and pitches) and cliff like façades and tall retaining walls that align the carriageway. The existing building has an industrial and warehouse character. While it will be obvious that the new building is residential, the architectural language has tried to reflect the industrial past by its form and the way it addresses the road, by the use of material (brick, steel and slate) and by its architectural detailing.

Officers are now satisfied with the amended scheme and feel that it will provide a positive improvement to the townscape as you come into and leave the city. It will also provide an appropriate replacement building of the right scale and design for Cathedral View. The amended scheme has addressed some of the concerns of neighbours particularly with regard to the design, materials and architectural detailing and the perception of being overlooked by the large dormer window (now omitted from the scheme).

Officers also consider that the scheme will not adversely affect the amenity of the immediate neighbours.

**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 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.

02 Reason: In the interests of highway safety.

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

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

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

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

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05 Notwithstanding the annotation on the approved plans, the roof coverings on the development shall be natural slate.

05 Reason: In the interest of visual amenity.

06 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.

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

07 A detailed scheme for outside works, including hard surface treatment and boundary treatment, shall be submitted to and approved by the Local Planning Authority before development commences. The approved details shall be fully implemented before any of the dwellings are occupied.

07 Reason: In the interest of visual amenity.

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

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

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

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

10 1:20 scale, fully annotated elevations floor plans, roof plans and sections shall be submitted to and approved by the Local Planning Authority before development commences. The approved details shall be fully implemented before any of the dwellings are occupied. The following details shall be shown on the submitted drawings:-

Windows including lint and cills;  
Entrance door;  
Roof lights;  
Cycle stands;  
Canopies;  
Eaves and fascia signs detailing;  
External steel metal work;  
Balcony detail;  
Window and door re-accesses;  
Drain water goods;  
External timber cladding;  
Coping detail;  
Retaining boundary walls.



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10 Reason: In the interest of visual amenity.

**Informatives**

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

02. The applicant should liaise with the Highway Authority over the temporary closure of the footway during the construction period and the suspension of parking bays.

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

04. No materials shall at any time be burnt on site. To protect the amenity of occupiers of nearby properties and in the interests of public health.

05. There is no open space available for soakaways. Therefore the highway drainage system may have to be used. The applicant should consult The Highway Authority (Winchester Sub Office) to agree a convenient connection point.

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Item	Parish	Winchester Town	
		Ward	St John And All Saints
<b>09</b>	<b>Conservation Area:</b>		
	<b>Case No:</b>	03/01266/FUL	
	<b>Ref No:</b>	W18389	
	<b>Date Valid:</b>	20 May 2003	
	<b>Grid Ref:</b>	449265 129077	
	<b>Team:</b>	EAST	<b>Case Officer:</b> Mr John Hearn
	<b>Applicant:</b>	Eastleigh Housing Association	
	<b>Proposal:</b>	Demolition of existing garages and replacement with supported housing scheme comprising two storey, six bedroom block with associated parking and access	
	<b>Location:</b>	Garage Court Fivefields Road Winchester Hampshire	

**Recommendation**

**O - DEFER FOR CONSULTATION, INVESTIGATION AND MORE INFORMATION.**

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Item **Parish** Winchester Town  
**Ward** St Paul

**10** **Conservation Area:**  
**Case No:** 03/02022/FUL  
**Ref No:** W18516  
**Date Valid:** 13 August 2003  
**Grid Ref:** 446572 129472  
**Team:** EAST **Case Officer:** Mr John Hearn  
**Applicant:** Linden Homes Southern Ltd  
**Proposal:** (AMENDED DESCRIPTION) Replacement five bedroom detached dwelling and erection of 53 No. dwellings comprising 10 No. four bedroom, 15 No. three bedroom, 24 No. two bedroom and 4 No. one bedroom dwellings provided in two, three and four storey accommodation with associated parking, garaging and new access, with the potential for a footpath connection to Greenhill Road

**Location:** Land To The Rear Of 8 - 22 Chilbolton Avenue Winchester Hampshire

**Recommendation**

**O - SEE REPORT OF CHILBOLTON AVENUE SUB COMMITTEE.**

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Item **Parish** Denmead  
**Ward** Denmead

**11** **Conservation Area:**  
**Case No:** 03/01781/FUL  
**Ref No:** W04312/01  
**Date Valid:** 18 July 2003  
**Grid Ref:** 466124 112289  
**Team:** EAST **Case Officer:** Mary Humphries  
**Applicant:** Mr And Mrs Payne  
**Proposal:** Replacement double garage with rooms in roofspace to form annexe with two storey link extension, new front porch and alterations to existing dormers and windows

**Location:** The ElmsTanners Lane Denmead Waterlooville Hampshire PO7 6JR

(As amended by plans received on 3 October 2003)

**Officer Report**

**History**

W04312 – Extension to provide studio – permitted 1978

**Policy**

Development plan

HCSP(R) - UB3, C1

WDLP – EN5, C1, C2, C19

Emerging development plan

WDLP Review Deposit and Revised Deposit – DP1, DP3, DP5, C6, C22

Other material considerations

None

**Consultations**

None

**Representations**

Denmead Parish Council – no objection

**Assessment**

The site comprises a modern brick built chalet style house with bedrooms formed within the roof space and flat roof dormers to front and rear. There is a detached double flat roofed garage to the side, facing the access onto Tanners Lane. A range of further single storey timber and outbuildings lie to the rear of the house on the boundary between the garden and adjoining paddock, to the south and west, but these buildings are not shown on the submitted plans. The site lies outside the village of Denmead, approximately 200m to the east of the junction of Tanners Lane and Kidmore Lane, and is within the countryside as defined by the Local Plan. It lies to the south of a rural lane bordered by hedges and some mature trees. The land drops gently in level to the south and the site is surrounded by open agricultural land and fields.

The proposal is for a two storey extension to the existing house with rooms formed above a replacement double garage to the west of the house. The extension would comprise a garden store and garden room, double garage, utility room, workshop, two bedrooms and a shower room and would provide annexed accommodation for a family member. The length of the extension is 12.5 metres, it has a maximum depth of 8.5m and rises to a maximum ridge height of 5.9m above the garage. The linking extension between the house and garage/annexe has a lower roofline, but has a cupola above the ridge line, and a small hipped dormer window over the stair well, facing Tanners Lane. There are two dormer windows shown to the west elevation, which has a higher eaves line than the rest of the house, and which face the adjoining paddock and lane to the west.

The extension will be prominent in views from Tanners Lane from the west and north of the access and the building will appear more intrusive and substantial in views from the countryside than the existing modest house. The principle of an extension to the house is acceptable and the case officer has discussed possible alternative designs/layouts with the architect, with a view to agreeing a more satisfactory proposal. The officer view is that the separation of the annexe from the main house through the linking element adds to its bulk and impact in views from Tanners Lane and the adjoining countryside. The cupola detail, stairwell dormer, and new dormer windows to the west of the extension increase its prominence in views. The proposed alterations to the existing windows and to add a porch to the existing house are modest and quite acceptable. On balance, the officer recommendation is that the application is refused due to its intrusive impact in views from Tanners Lane and the surrounding countryside. The application is before committee by Local Member request.

**Recommendation**

**M - THAT PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASONS:-**

**Conditions/Reasons**

01 The proposed extension, by virtue of its design, siting, scale and massing would represent a visually intrusive form of development within the countryside which would be harmful to the character of the area and in views from the surrounding land. It is therefore contrary to the provisions of policies C1 and UB3 of the Hampshire County Structure Plan Review, policies EN5, C1, C2 and C19 of the Winchester District Local Plan and the emerging policies DP1, DP3, DP5, C6 and C22 of the emerging Winchester District Local Plan Review Draft and Revised Deposit.

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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

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

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, C6, C22

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Item	<b>Parish</b>	Owslebury
	<b>Ward</b>	<b>Owslebury And Curdridge</b>
<b>12</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/02023/FUL
	<b>Ref No:</b>	W16495/01
	<b>Date Valid:</b>	14 August 2003
	<b>Grid Ref:</b>	452768 123296
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Mr And Mrs Mitchell
	<b>Proposal:</b>	Change of use from agricultural to residential garden
	<b>Location:</b>	Coach Cottage Baybridge Lane Owslebury Winchester Hampshire SO21 1JN
	<b>Case Officer:</b>	Stephanie Kerr

**Officer Report**

**History**

W16495 - Change of use from Chapel to residential Coach House Cottage Baybridge Lane Owslebury Winchester Hants - PER - 30/06/2000

**Policy.**

Development plan

HCSP(R) UB3, E.6, C1

WDLP EN.5, EN.7, C1, C2, C.7

Emerging development plan

WDLP Review Deposit and Revised Deposit – DP.3, DP.5, C1, C.7, C.11

Other material considerations

None

**Consultations**

Landscape - General Comments: The site lies within the South Winchester Downs Landscape Character Area, a large area of remote and rural, undulating chalk downs. Loss of hedgerows in this landscape is an on going issue. I have no objections to the change of use provided that the new garden area is contained by the planting of a replacement indigenous hedge, details to be agreed and submitted.

Recommendation: Approve with a condition to cover the planting of a new hedge along the fenced boundaries. Details to be submitted, agreed and planted before the end of the forthcoming planting season, i.e. before end March 2004.

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**Representations**

Owslebury Parish Council - Objects - It is undesirable development in the countryside, there will be loss of agricultural land, a garden could affect visual amenities if buildings, sheds etc are placed in it, the application is contrary to the district plan and it is yet another retrospective application.

Additionally one objection from a local resident - The property is listed and the application is retrospective. Concern about the threat to the existing hedgerow trees alongside two boundaries of the listed property, which is agricultural at present. Believe that the hedgerow is currently protected and concerned that this would not remain in place if the use changed to residential garden. Concerned that there will be further loss of native trees, particularly yews and hedgerows on the property and in the surrounding area as these are important visually and for wildlife habitats. Would like yews and other native trees to be given protection in the future as this is an important location close to the AONB and is proposed to be in the South Downs national Park.

**Assessment**

The proposal is to change the use of part of the land to the rear of the Coach Cottage from agricultural use to residential use in order to form a residential garden area to the rear of the property.

The existing residential curtilage for Coach Cottage was established on the opposite side of the road when permission was granted for the conversion of the Chapel to residential use in June 2000. The proposed new residential garden/curtilage is required to provide a garden area for the applicant and their family that is on the same side of the road as the existing dwelling. In this way the family and particularly the children will not have to cross the road to enjoy the garden area.

With regard to the size of the proposed new residential curtilage, the application has been revised since it was initially submitted to the Local Planning Authority for approval. Initially it was proposed that the new residential curtilage would extend out from the house approximately 20m to the existing rear fence line in a north eastern direction and would extend along behind the cottage for approximately 35m-45m.

Following consultations and site assessment officers considered that, given the sensitive countryside location and the proposed use of the garden, the proposed size of the curtilage might be a bit generous. Accordingly the applicant has responded by reducing the area by approximately half and has revised the proposed boundary line so that it conforms to the existing topography and relates to the existing dwelling. At the time of writing this report amended plans reflecting this were expected.

Given the rural location and the constrained views to and from the public realm, it is considered that the proposed size of the garden area as now agreed to be amended is acceptable. For this reason it is also considered that the proposal will not be detrimental to the character of the South Downs Landscape Character Area. When the garden area is further developed careful attention should be given to ensuring that additional garden structures are not out of character with the surrounding countryside. For this reason permitted development rights will be removed for Classes A and E, Part 1 of Schedule 2. It is also considered that the boundaries of the garden should be defined from the surrounding rural land to the sides and rear. It is recommended that this be done with hedgerow planting characteristic of the surrounding area. Details including species, size and spacing should be submitted. This will also visually contain any garden paraphernalia that is located in the garden in the future.

With regard to representations it is considered that the reduced size of the proposed residential curtilage is more appropriate with respect to the countryside location and the existing dwelling.

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The removal of permitted development rights will ensure that through controlling additional development, the proposal will not constitute development in the countryside and visual amenities will be protected. Given the size and location of the agricultural land in ownership of the applicant, it is not considered that the proposed development will constitute a significant loss of useable agricultural land and there is provision in the Local Plan for this kind of change of use. With respect to concerns about native vegetation, yews and hedgerows, it is considered that a condition requiring the planting and continued maintenance of a new indigenous hedgerow around the boundary of the garden will satisfy these concerns as far as it is practicable to do so.

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

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

03 A new hedgerow shall be planted and established around the full boundary of the proposed new garden area as defined on the approved plans. Details of the size, species, spacing and location of the hedgerow planting shall be submitted to and approved in writing by the Local Planning Authority before work commences and the new planting shall be completed before the end of March 2004, the forthcoming planting season.

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

**Informatives**

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

Hampshire County Structure Plan Review: UB3, E.6, C1

Winchester District Local Plan Proposals: EN.5, EN.7, C1, C2, C.7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, DP.5, C1, C.7, C.11

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Item	<b>Parish</b>	Hambledon
	<b>Ward</b>	<b>Droxford, Soberton And Hambledon</b>
<b>13</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/02054/FUL
	<b>Ref No:</b>	W15055/03
	<b>Date Valid:</b>	18 August 2003
	<b>Grid Ref:</b>	464053 114578
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Diana Empson (Lady)
	<b>Proposal:</b>	Conservatory to rear and Porch to side
	<b>Location:</b>	2 Flint CottagesCams Hill Lane Hambledon Waterlooville Hampshire PO7 4SP
	<b>Case Officer:</b>	Mr Trent McLauchin

### Officer Report

#### History

W15055- (AMENDED DESCRIPTION) Reversion of one dwelling to two dwellings, two storey rear extension, two storey side extensions and porches to sides- Flint Cottage, Cams Hill Lane, Hambledon- PER- 18/03/1998

W15055/01- Vehicular access (Retrospective)- 1 Flint Cottage, Cams Hill Lane, Hambledon- WDN- 02/12/1999

W15055/02- Vehicular access (Retrospective)- 1 & 2 Flint Cottage, Cams Hill Lane, Hambledon- PER- 02/02/2000

#### Policy

Development plan

HCSPR UB3

WDLP EN.5, H.2

Emerging Development Plan

WDLP Review Deposit and Revised Deposit – DP.1, DP.3, H.2

Other material considerations

#### Consultations

None

#### Representations

None

#### Assessment

The dwelling is located on the southern side of Cams Hill Lane, which is approximately 80 metres west from the junction with Hambledon Road. The dwelling is the western half of a semi- detached dwelling. The adjoining site to the west, 'Rooks', is a thatched cottage which is set higher than the application site. Opposite the site, across Cams Hill Lane, are vacant fields.

The application is for a conservatory to the rear and porch to the side.

The conservatory to the rear is 3600mm wide by 4100mm long. The boundary between the two semis is treated with an 1800mm high timber screen fence. The south- eastern (side) elevation of the proposed conservatory includes a 1650mm high facebrick and 450mm of obscure glass above.

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The other side elevation (north- west) incorporates a greater proportion of glass. There is no overlooking created from either aspect.

The porch to the north- western side will basically enclose an existing porch and slightly increase the length. The porch is recessed behind the kitchen and therefore will not be visible from the street scene. Materials are proposed to match existing.

The planning officer considers the proposal acceptable.

**Recommendation**

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

**Conditions/Reasons**

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

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

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

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

**Informatives**

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

Hampshire County Structure Plan Review: UB.3

Winchester District Local Plan Proposals: EN.5, H.2

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

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Item	<b>Parish</b>	Winchester Town
	<b>Ward</b>	<b>St Michael</b>
<b>14</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/01874/FUL
	<b>Ref No:</b>	W02143/06
	<b>Date Valid:</b>	29 July 2003
	<b>Grid Ref:</b>	447157 128953
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Mr And Mrs P Dudgeon
	<b>Proposal:</b>	1 no. detached four bedroom dwelling and 1 no. detached two bay covered car park with 1 no. one bedroom studio above
	<b>Location:</b>	Milnthorpe Sleepers Hill Winchester Hampshire SO22 4NF
	<b>Case Officer:</b>	Mrs Julie Pinnock

### Officer Report

#### History

W02143/05 - 'Erection of dwelling and garage' Adj Milnthorpe Sleepers Hill Winchester - REF - 19/11/1980  
W02143/04 - 'Erection of 3 town houses and garages' Adj Milnthorpe Sleepers Hill Winchester - REF - 6/07/1979  
W02143/03 - 'Erection of detached residence with double garage' Adj Milnthorpe Sleepers Hill Winchester - REF - 12/06/1979  
W02143/02 - 'Erection of detached dwelling with double garage' Adj Milnthorpe Sleepers Hill Winchester - REF - 31/05/1979  
W02143/01 - 'Erection of detached house with integral double garage' Adj Milnthorpe Sleepers Hill Winchester - WDN - 27/02/1979  
W02143 - 'Erection of a dwelling' Adj Milnthorpe Sleepers Hill Winchester - REF - 02/09/1976

#### Policy

##### Development plan

HCSP(R) UB1, UB3, H1, H2, H7, R2, E8, E19, T4, T5, T6  
WDLP H.1, H.7, EN.1, EN.5, EN.7, EN.13, T.9, RT.3, W.1, W.29  
Emerging Development Plan: WDLP Review Deposit and Revised Deposit: H.2, H.7, DP.1, DP.3, DP.5, DP.10, DP.11, T.2, T.4, RT.3, W.1

##### Other material considerations

PPG3

Achieving a Better Housing Mix in New Housing Development – August 2000

#### Consultations

Highway Engineer – objects to the proposal, and recommends refusal  
Drainage Engineer – No objection  
Landscape Architect – No objection subject to long term continuity of similar tree cover and details of a management plan for the site  
Arboricultural Officer – No objection subject to a watching brief and condition method statement  
Southern Water – No objection  
Environment Agency – No objection in principle subject to condition/informatives

#### Representations

City of Winchester Trust – The innovative design proposed should provide a house that will be an interesting addition to the neighbourhood.

**Assessment**

The site forms part of the residential curtilage of Milnthorpe, which is a large semi-detached dwelling served by a private drive accessed from Sleepers Hill. Milnthorpe has a large residential curtilage, with two distinct areas, immediately to the rear of the dwelling is an upper part laid to grass, and landscaped, with the lower part sloping down toward Sleepers Hill. This lower area is where the proposed dwellings are to be sited. The site has many important trees, which offer high amenity value to Sleepers Hill, therefore whilst the site area is quite large, the developable area is limited. It is proposed to erect one large detached four bedroom dwelling along the northern edge of the site, which takes advantage of the difference in levels from the raised area. In addition a detached double garage is proposed, with a one bedroom studio flat above the garage. The new access is proposed to be served from the private drive, which will involve cutting through a bank and the loss of a Pine and Yew tree. The arboricultural officer has no objection to their removal.

The site is within an EN.1 policy area of the adopted Winchester District Local Plan, which seeks to maintain the distinctive qualities of these special policies in terms of retaining important tree cover, and respecting the character of the area in terms of the subdivision of plots and retaining adequate space around existing buildings to reflect the character of the area.

The highway engineer has raised objection to the proposal on the basis that Sleepers Hill has a steep gradient and in places has an extreme camber which makes it unsuitable for many pedestrians and cyclists, with no continuous pedestrian footway between its junctions with Romsey Road to the west and Airlie Road to the east. In addition he raises concern with regard to the junctions at Romsey Road and Airlie Road, which are both substandard with regard to design and geometry. The proposal although only for two additional dwellings will generate additional pedestrian, cycle and vehicular traffic onto a highway network that is substandard in its current form and whilst this proposal is only for two additional units, the granting of this permission would compromise the position of the highway authority when considering proposals on other sites in Sleepers Hill.

The applicant comments that the proposal represents a density of 33 dwellings per hectare, which has been calculated by excluding land with important trees, which are within the site which, have wider amenity value. PPG3 however suggests that the only areas to be excluded when calculating densities for developable areas are major distributor roads, primary schools; open space serving a wider area; and significant landscape buffer strips. Whilst part of the site could be considered to have a significant landscape buffer strip, this would not exclude the wider part of the site being calculated within the density. Officers therefore consider that the 33 dwellings per hectare quoted is incorrect. Notwithstanding the Highway Engineers objection to the proposal, it would be possible to fit more units on the site without detriment to the existing protected trees by providing smaller units of accommodation.

The proposed dwelling and garage with studio flat above are both of a contemporary design with smooth rendered walls, zinc profiled sheeting to the roof, and aluminium clad timber for the windows. The design is considered an innovative approach for this site.

Officers recommend that the proposal should be refused on highway grounds and that if such highway grounds can be resolved, that the number of dwellings proposed should be increased to make more efficient use of the land.

**Recommendation**

**M - THAT PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASONS:-**

**Conditions/Reasons**

01 Sleepers Hill Road is unsuitable in its present condition to take the type and amount of traffic likely to be generated by the proposal.  
(Road unsuitable increased traffic)

02 The road leading to and from the site has substandard junctions with Romsey Road and Airlie Road, which are inadequate to accommodate safely the additional traffic that the proposed development would generate.

03 The Local Planning Authority is not satisfied that the site cannot accommodate development at a higher density in accordance with Planning Policy Guidance 3. The proposal is therefore contrary to Government Policy as set out in Planning Policy Guidance 3 and proposal DP3 of the emerging Winchester District Local Plan (Review) deposit 2003 on new residential development in terms of achieving an appropriate density.

04 The proposal is contrary to the policies of the Hampshire County Structure Plan and the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan and the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.  
(No Open Space)

**Informatives**

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

Hampshire County Structure Plan Review: UB1, UB3, H1, H2, H7, R2, E8, E19, T4, T5, T6  
Winchester District Local Plan Proposals: H.1, H.7, EN.1, EN.5, EN.7, EN.13, T.9, RT.3, W.1, W.29  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H.2, H.7, DP.1, DP.3, DP.5, DP.10, DP.11, T.2, T.4, RT.3, W.1

PPG3

Winchester City Council - Supplementary Planning Guidance - Adopted August 2000 - Achieving a Better Housing Mix in New Housing Development

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Item	<b>Parish</b>	Winchester Town
	<b>Ward</b>	<b>St Barnabas</b>
<b>15</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/01999/HCS
	<b>Ref No:</b>	W14917/03
	<b>Date Valid:</b>	14 August 2003
	<b>Grid Ref:</b>	447466 130514
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Hampshire County Council
	<b>Proposal:</b>	Construction of new build Early Years Centre
	<b>Location:</b>	Sports Ground Bereweeke Road Winchester Hampshire SO22 6AN
	<b>Case Officer:</b>	Mrs Julie Pinnock

### Officer Report

#### History

W14917 - Construction of new bowling club, 2 no bowling greens and doctors surgery including dispensary and associated parking facilities (OUTLINE) Westgate School Playing Field Bereweeke Road Winchester Hants - REF - 31/07/1997

W14917/01 - Provision of temporary accommodation for St Bedes Primary School and offices for County Music Service Unit (for two years) including hard surface play area, new vehicular access and 29 no. parking spaces Land At Bereweeke Road Winchester Hants - PER - 25/04/2001

W14917/02 - Continued siting of 14 double temporary classrooms until 31 August 2006. (RENEWAL OF TEMPORARY PLANNING PERMISSION W14917/01) Land At Bereweeke Road Winchester Hants - REF - 02/08/2002

#### Policy

##### Development plan

HCSP(R) R1, T5, T6

WDLP EN.2, RT2, W.20, EN.5, T.9

Emerging Development Plan: WDLP Review Deposit and Revised Deposit: RT.1, RT.4, T.1, T.2, T.4, T.5

#### Consultations

Forward Planning – object – proposal contrary to policy

Open Space Project Officer – no objection

Highway Engineer – concerns on the transport assessment

Archaeology – recommend condition requiring programme of archaeological works.

#### Representations

City of Winchester Trust – comment that provided the building is surrounded by adequate landscaping, this should be an acceptable addition to the road. It is however felt that the long, featureless roof-line of the east elevation needs some alleviation – more emphasis of the front entrance perhaps?

3 letters of support – existing centre 'Medecroft' provides care, support and education – need a new modern centre. Design appears attractive.

#### Assessment

The site comprises the playing fields for Westgate School and is situated on the north side of Bereweeke Road. The proposal seeks to change the use of the land from recreational to provide a new location and building for the early centre.

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The early years centre is proposed to be created from a merger of the Medecroft Opportunity Centre and mainstream nursery class from St Bede's School. The Medecroft Opportunity Centre is to be re-located from its existing leased premises at King Alfreds College.

The facility provides formal and informal external play with grassed areas, under 3's play area, sensory garden and a fenced environmental area with a pond. Within the building special educational activities will be provided including pre-school nursery, group therapy, resources, information and training courses for parents and child minders, under 3 stay, play and learn sessions. Both indoor and outdoor activities offer stimulating environments.

The site has more recently been used as a temporary measure to provide primary school education for St. Bede's Primary School and offices for the County Music Service unit who were displaced from the existing permanent site in Gordon Road which was affected by severe flooding in December 2000. St Bede's has now re-opened in Gordon Road, although the County Music Service has remained on site housed in 3 temporary portacabins.

It was made clear at the time that the permission was granted to allow St Bede's School to use the site that it was granted only for special circumstances to meet the urgent needs for a temporary site.

Whilst it is acknowledged that the facilities proposed to be provided by the Early Years Centre is a valuable resource, the change of use of this site is contrary to adopted development plan policies both in the Hampshire County Structure Plan, Winchester District Local Plan and the emerging Revised Deposit Local Plan. These policies are protective and seek to protect the open amenity and recreational value of such sites.

The applicant has referred to the size of the site, and comment that it is only suitable for a single rugby or football pitch or two hockey pitches with a gradient of 1 in 50 which is in excess of the maximum 1 in 100 recommended for this type of sport. In addition they comment on the distance of the site from Westgate School and changing facilities approx. 1km away.

The supporting statement outlines that if consent is granted for the Early Years Centre on this site, the County Council will provide improved indoor facilities at the redundant swimming pool and improvements to the gym on the nearby Winton House site, with timetable facilities available to Westgate School and feeder primary schools. They are also offering use of the pool and fitness suite by the local community in the evenings, weekends and holidays. It is not considered that the limited use of this facility has the equivalent public benefit the existing site offers.

The City Council's Highway Engineer has raised some concerns regarding the proposal. These refer to the Transport Assessment and include the number of anticipated trips which should be factored by 2 for am and pm sessions. No reference to number of accidents at Bereweeke Road/Andover Road junction – records indicate that 4 accidents have occurred. A toucan crossing is proposed at Andover Road, which is part of a longer strategy with no definite proposals yet. He considers that the applicant should provide a financial contribution towards any future scheme as with other traffic generating development in the area.

At the entrance to the site the existing footway is approx 2.0m however HCC document Movement Access Streets and Spaces requires footways outside schools and community buildings to be 3.0m, in addition no school travel plan has been submitted and no secure undercover cycle parking is proposed.

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He also raises concern with regard to the proposed removal of two existing on street car parking bays covered by the controlled parking traffic regulation order, the removal of these two spaces will require an amendment to the order.

The application falls to be determined by the County Council, with the City Council as a statutory consultee. The County Council has advised that following public consultation it has received no letters of objection, and 1 letter of support. Your officers recommend that an objection be raised, as the proposal is contrary to adopted development plan proposals.

**Recommendation**

**O - THAT OBJECTION BE RAISED FOR THE FOLLOWING REASONS:-**

**Conditions/Reasons**

01 The proposed development is contrary to policies R1 of the Hampshire County Structure Plan Review, and EN.2 and RT2 of the Winchester District Local Plan and policies RT.1, and RT.4 of the emerging Winchester District Local Plan Revised and Review Deposit in that the proposal would result in the loss of important amenity and recreational space.

02 The proposed transport assessment has not adequately taken into consideration the number of anticipated traffic movements by factoring the number of trips by 2 to include both the am and pm sessions proposed. The transport assessment refers to off site highway works at Andover Road which is part of a longer strategy, it is considered that the applicant should provide a financial contribution towards these works. The existing footway at the site is 2.0m wide which is contrary to HCC document Movement Access Streets and Spaces which requires footways outside schools and community buildings to be 3.0m. No secure undercover cycle parking is proposed. The removal of two existing street car parking bays is not within the immediate control of the applicant, with no guarantee that a traffic regulation order will be agreed. The proposal is therefore contrary to policies T5 and T6 of the Hampshire County Structure Plan Review, and T.9 of the Winchester District Local Plan and policies T.1, T.2, T.4 and T.5 of the emerging Winchester District Local Plan Revised and Review Deposit in that the proposal would result in the loss of important amenity and recreational space.

**Informatives**

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

Hampshire County Structure Plan Review: R1

Winchester District Local Plan Proposals: EN.2, RT.2, W.20, EN.5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: RT.1, RT.4, DP.1, DP.3

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Item	<b>Parish</b>	Shedfield
	<b>Ward</b>	<b>Shedfield</b>
<b>16</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/02129/FUL
	<b>Ref No:</b>	W05170/01
	<b>Date Valid:</b>	26 August 2003
	<b>Grid Ref:</b>	455774 113065
	<b>Team:</b>	WEST
	<b>Applicant:</b>	Mr And Mrs I Cosens
	<b>Proposal:</b>	Single storey side extension and pitched roof to existing dormer window
	<b>Location:</b>	Hillcote Botley Road Shedfield Southampton Hampshire SO32 2JG
	<b>Case Officer:</b>	Mr Simon Avery

### Officer Report

#### History

W05170: Erection of extension to form dining room and kitchen with bedroom and bathroom over and installation of windows: PER 24/12/1979

#### Policy

##### Development plan

WDLP: EN5, T9

HCSPR: UB3

##### Emerging development plan

WDLPR DP3, T4

##### Other material considerations

None

#### Consultations

None

#### Representations

Parish Council – Objection:

- Undesirable over-development of the site
- Insufficient off road parking
- Will add to the difficulty with on road parking creating a traffic hazard

#### Assessment

This property is a detached house on the corner of Botley Road and Church Road in Shedfield. It is surrounded by a mixture of housing types and sizes on these two roads. Hillcote has a flat roof dormer facing onto Church Road. There is an existing porch on the north-eastern side which faces the neighbouring property, Portland Cottage. There are no windows on this side of Portland Cottage. There is a small amenity area in between these properties which is enclosed by a 2 metre high wall at the front. The boundary to the rear is enclosed by a 2 metres high hedge. There is a front garden adjacent to both Church Road and Botley Road.

This proposal is to alter the existing dormer window that faces onto Church Road so that it has a pitched roof and to add a single storey extension to the side in place of the existing porch. The flat roof dormer is not that attractive and the new roof will match the form of the main gable on this elevation and so visually improve the appearance of this house. The new extension will run along nearly the whole of the side elevation.

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However, it will only extend out 2 metres and will not dominate the side of this property as viewed from Church Road or Ivy Cottage and it will not be visible from Portland Cottage as there are no side windows. From Church Road the appearance of this extension will be an improvement on the existing wall and the slope of the roof will match the slope of the main roof. The extension will have a full length window on the elevation facing Ivy Cottage, but the hedge along this boundary will screen the adjoining garden from any overlooking. It will decrease the area of the side passage, but this is not an important amenity area and the property has garden to the front facing the roads. The proposal will not affect the existing parking or turning arrangements or result in additional parking requirements. Therefore your officers consider that the proposed development will respond positively to the character of the dwelling and will not have a detrimental impact on the appearance of the local area or on the amenities of adjoining properties and therefore should be approved.

**Recommendation**

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

**Conditions/Reasons**

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

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

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

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

03 The ground floor window to the toilet in the North East elevation of side extension hereby permitted shall be glazed in obscure glass and thereafter retained.

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

**Informatives**

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN5, T9

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





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Item **Parish** Swanmore  
**Ward** **Swanmore And Newtown**

**19** **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 ParkPark Lane Swanmore Southampton Hampshire SO32 2QS

**Recommendation**  
**O - SEE PDC REPORT 356.**

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Item **Parish** Compton And Shawford  
**Ward** **Compton And Otterbourne**

**20** **Conservation Area:**  
**Case No:** 03/01904/FUL  
**Ref No:** W03567/04  
**Date Valid:** 1 August 2003  
**Grid Ref:** 447201 124855  
**Team:** WEST **Case Officer:** Mr Neil Mackintosh  
**Applicant:** Mr R G And J H Walters  
**Proposal:** Variation of condition 04 of planning permission W03567/02 (to allow use of site for purposes within use classes B1 (c) Industrial processes and B8 (open storage with ancillary fabrication)  
**Location:** Old Shawford Goods YardShawford Road Shawford Hampshire

**Officer Report**  
**History**

1968 – Permission granted on appeal for storage purposes. This permission allowed the maintenance of plant provided it was ancillary to the main storage use.  
W03567: Erection of workshop: Refused 26/05/1978  
W03567/01: Use of Former goods shed for storage maintenance and repair of plant and vehicles: Refused 21/06/1979  
W03567/02: Use of former goods yard for storage, maintenance and repair of plant and vehicles (personal to Walcon Ltd.) Permission: 10/01/1985  
W03567/03: Siting of 2 No. office portacabins and 1 No. storage portacabin: Ref: 02/05/2003

**Policy**

Development plan

HCSPR - UB3, C1, C2, C13, E2

WDLP - EN5, C1, C2, EC1, EC3

Emerging development plan

WDLPR - DP3, C1, C16, E2

### **Consultations**

Highway Engineers – No objections: It is unlikely that the removal of the condition restricting the use of the site to “personal consent” will result in material change in traffic.

Landscape – No objections: Would recommend the tidying up of boundary areas and planting of a native thorn hedge and management of the approach road.

HCC Ecology – No objections: Operations within this site should not impact on the SINC, perimeter vegetation should be protected and surface drainage not directed toward the wood.

Environmental Health – No objections – subject to conditions regarding noise, use and hours of operation.

### **Representations**

Parish Council – Objection: Concerned about the current noise and smell disturbance and increase in traffic, however, these relate to the existing unauthorised uses and not this proposal.

Neighbours – 14 objections, but all relating to noise, smell and contamination from the existing unauthorised use which is not the subject of this proposal.

### **Assessment**

This site is located to the rear of the station in Shawford in an area designated as countryside. It is also next to Shawford Down and Shawford Common Site of Importance for Nature Conservation (SINC). It is accessed via an untarmaced road which runs off the B3386. To the east the site is adjacent to the railway line, while on the opposite side, adjacent to Compton Down, it is enclosed by some large mature trees which provide relatively good screening. There is a footpath running along the southern edge of the site.

This proposal is to vary condition 4 of W03567/02, which restricts the use of the site to storage, maintenance and repair of plant and vehicles by Walcon Ltd, so that Uses B1(c) and B8 are permitted. This will allow the operation of light industry and storage/distribution. It does not allow for the existing unauthorised use of the site for the emptying and cleaning of portable toilets which is a ‘sui generis’ Use and steel fabrication which is a B2 Use. These are separate issues and cannot be taken into consideration when assessing this application. Therefore the objections from the Parish Council and from neighbours which relate to these unauthorised uses do not apply.

The introduction of a light industrial Use and a storage and distribution Use onto this site would not have a detrimental impact upon the local environment or the nearby properties. These proposed Uses would neither create additional noise or greatly increase the activity on this site and the highway engineers have confirmed this in terms of traffic generation. The applicant is aware that the existing unauthorised uses would not be regularised by this application. Therefore these proposals may, in your officers opinion, help to alleviate the problems that exist by allowing more appropriate Uses to operate and maintain the economic viability of the site. In the light of these considerations your officers recommend that the application be approved.

### **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.

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02 No lorries shall enter or leave the application site, and no plant or machinery shall be operated, except between the hours of 0800 and 1800 hours, Monday to Friday, and between 0800 and 1300 hours on Saturdays. No work shall take place at the site on Sundays or recognised public holidays.

02 Reason: To minimise noise disturbance to neighbouring residents.

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 shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted.

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

05 Before the development hereby approved is first brought into use, details of the areas for the parking, loading and unloading of vehicles shall be submitted to and approved in writing by the Local Planning Authority.

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

**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, C13, E2

Winchester District Local Plan Proposals: EN5, C1, C2, EC1, EC3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1, C16, E2

02. This decision notice does not purport to grant retrospective planning permission for uses that are currently taking place on the site.

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

**Recommendation**

**O - SEE MINUTES OF ANTRIM HOUSE SUB COMMITTEE HELD ON 7TH OCTOBER 2003.**

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Item	<b>Parish</b>	Winchester Town
	<b>Ward</b>	<b>St Michael</b>
22	<b>Conservation Area:</b>	Winchester Conservation Area
	<b>Case No:</b>	03/02074/FUL
	<b>Ref No:</b>	W07271/10
	<b>Date Valid:</b>	20 August 2003
	<b>Grid Ref:</b>	447981 128238
	<b>Team:</b>	WEST <b>Case Officer:</b> Mr Neil Mackintosh
	<b>Applicant:</b>	Hartley House Montessori Ltd
	<b>Proposal:</b>	Change of use from offices (class B1) to nursery school (class D1)
	<b>Location:</b>	The Pump House Garnier Road Winchester Hampshire SO23 9QG

**Officers Report**

**History**

W07271/06 – conversion from pumping station to eight dwellings, refused, appeal dismissed 10/03/00

W07271/08 – conversion from pumping house to offices, permitted 19/09/01

**Policy**

Development plan

HCSPR – C1, C2, T4, T5, T6

WDLP – C1, C2, C6, C21, HG24, T8, T9, T11

Emerging development plan

WDLPR – C1, C5, C24, DP3, HE17, T1, T2, T4

Other material considerations

PPG 7, 13, 15

**Consultations**

Highways – refuse, inadequate parking, parking on highway, increased use of unsuitable access and driveway, increased pedestrian movement, lack of footways, increased vehicle movement, inadequate alignment of approach road.

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Policy – not a development appropriate for this countryside location, clearly against the principles of sustainable development, not well served by public transport, would necessitate many individual trips.

HCC Education – no specific comments on application but would be concerned about loss of Lido site

Environmental Health – insufficient grounds to warrant refusal for environmental reasons

**Representations**

CoWT – would welcome occupation of this interesting conversion but, until the Household Waste site is moved and additional Park and Ride completed, Garnier Road cannot cope with additional traffic.

Chamber of Commerce – would enhance nursery education in the City but concerned about traffic generation and danger to children. Would regret loss of yet more business space.

Local MP – support, significant demand for this type of facility, convenient location.

HCC Early Education – support, fits in with HCC Early Years Development and Childcare plan, much needed facility in Winchester, convenient location for local community, business community and with easy access for people travelling to work in the City from St Cross Road and the M3.

Owner of site – would enable applicant to bring an improved and much needed education facility to the Winchester area

4, St Faiths Road – alarmed, collection and delivery of children will exacerbate the traffic problems in Garnier Road, the site is not suitable for young children.

**Assessment**

The former pumping station at Garnier Road has now been empty for at least 15 years. For 12 of those years it was surplus to the requirements of Southern Water. The current owners bought the building with a view to converting it to residential use, but their scheme was refused, and subsequently dismissed at appeal. In 2001 planning permission was granted for conversion to offices, subject to conditions and the submission of a Work Travel Plan. This Plan encourages office workers to use public transport, cycle, walk, car share etc. Although the conversion works have been completed the offices remain empty.

Now known as The Pump House, the building occupies an important site in the floodplain of the Itchen. It is beyond the built-up area of the City in an area designated as Countryside. It is also within the Winchester Conservation Area, and the River Itchen SSSI is in close proximity. Also nearby is the HCC Household Waste Disposal Site (HWDS), the remaining land owned by Southern Water for sewage disposal purposes and a solitary house.

This proposal is for a school/nursery for 70 children, ranging from 6 months to 8 years old. The applicants are currently located at The Lido in Worthy Road, where 24 children are catered for. This unit would eventually be closed. A delivery and collection schedule is proposed, with delivery between 8am and 9.30 and collection between 12pm and 6pm. No details have been submitted regarding any adaptation of the building and grounds that might be necessary to accommodate this use.

There are two Countryside Policies applicable to this case. WDLP C6 (C5 WDLPR) and WDLP C21 (C24 WDLPR). C6 allows for essential facilities and services to serve local communities provided that a countryside location is essential for operational reasons and there are no suitable alternative sites within the defined built up area. Neither of these criteria are met in this particular case. C21 allows for the re-use of buildings in the countryside for institutional uses, such as schools. However, this Policy makes it clear that these uses can only be permitted if the building is not suitable for employment use and, by reference to WDLP C2 (WDLPR DP3), if the access roads are suitable and the site is sustainable.

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In this case, the building is clearly suitable for office use and has permission for this purpose. The Highway Engineer strongly objects to the proposal, on many fronts (see above) and your Policy Team contend that this site is not sustainable for use by nursery school children. Inevitably, they would be delivered and collected by a parent and this would be at times when Garnier Road is being used as a 'rat run'. The continuing presence of the HWDS and a temporary bridge, the alignment of the road, the substandard visibility at the access and the lack of parking spaces all indicate that the application should be refused on highway safety grounds. The applicant proposes to provide evidence to counter the above objections and to speak at Committee. A Highway Engineer will attend the meeting.

Your officers conclude that this is not a suitable site for a nursery school, as it is in an unsustainable location in the countryside, alternative sites may well be available within the built-up area and there are many highway safety concerns.

**Recommendation**

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

**Conditions/Reasons**

01 Development as proposed is contrary to Policies C1, C2, T4, T5 and T6 of the Hampshire County Structure Plan Review and Policies C1, C2, C6, T8, T9 and T11 of the Winchester District Local Plan, and would be likely to prejudice proposals C1, C5, DP3, T1, T2 and T4 of the emerging Winchester District Local Plan, and would be likely to prejudice proposals C1, C5, DP3, T1, T2 and T4 of the emerging Winchester District Local Plan Review, in that:-

- (i) a countryside location is not essential for this use;
- (ii) it has not been demonstrated that there are no suitable alternative sites within the built up area of Winchester;
- (iii) the site is not efficiently served by public transport, cycling and walking;
- (iv) highways conditions are unsuitable in terms of traffic generation, vehicular access and parking.

02 Adequate provision cannot be made on the site for the parking of vehicles in a satisfactory manner.

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

04 The proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point.

05 Increased use of the existing access would cause undue interference with the safety and convenience of the users of the adjoining highway.

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

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### Informatives

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

Hampshire County Structure Plan Review: C1, C2, T4, T5, T6

Winchester District Local Plan Proposals: C1, C2, C6, T8, T9, T11

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C5, DP3, T1, T2, T4

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Item	<b>Parish</b>	Swanmore
	<b>Ward</b>	<b>Swanmore And Newtown</b>
<b>23</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/02021/FUL
	<b>Ref No:</b>	W12981/05
	<b>Date Valid:</b>	13 August 2003
	<b>Grid Ref:</b>	457572 116476
	<b>Team:</b>	WEST
	<b>Applicant:</b>	Mr And Mrs A Collins
	<b>Proposal:</b>	(AMENDED DESCRIPTION) Erection of a three bedroom detached dwelling with car port and new access and garage for existing house
	<b>Location:</b>	Leacock House Church Road Swanmore Southampton Hampshire SO32 2PA

(As amended by plans received on 26 September 2003)

### Officer Report

#### History

W12981/02 – conversion of barn to ancillary residential accommodation, permitted 1994

W12981/03 – renewal of /02, permitted 1999

W12981/04 – erection of three bedroom dwelling, construction of new access, refused 2003

#### Policy

##### Development plan

HCSPR – H1, H5, UB3, R2, T6

WDLP – H1, EN5, RT3, T9

##### Emerging development plan

WDLPR – H2, DP3, RT3, T2

##### Other material considerations

PPG1, 3, 13

Swanmore VDS

#### Consultations

Highways – following receipt of a speed survey, no objection, subject to conditions.

Landscape – recommend refusal because of loss of hedgerow and trees.

HCC Ecology – owners should contact English Nature, if bats discovered during demolition work should be halted and EN contacted immediately, new building should incorporate bat bricks or bat tiles.



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**Representations**

Swanmore PC – comment that house must be sympathetic to Leacock House, the former home of a Stephen Leacock, a famous Canadian humourist.

6 houses in Church Lane: -

Beacon View – concerns, access to Church Lane, loss of barns

Scrumppers Wood – object, use of access drive, loss of barn and bat habitat

Hawthorns – concerned by new access, demolition of barn, size of new dwelling

The Warren – object, out of character with Leacock House, access would be a hazard, loss of hedge

Maybury House – concern, overlooking, loss of character, use of private lane, disturbance

Kiln House – object, potentially dangerous access, overlooking

**Assessment**

Leacock House is a building of some character, although it is hardly noticed behind a large hedge on Church Lane. It is difficult to put an age to the building, although it was the birthplace of Stephen Leacock, a Canadian author, who was born in 1869. Because of this historical connection your officers have investigated listing the house but this has not been considered appropriate by the Conservation Team.

The Swanmore Village Design Statement does not mention Leacock House, although the building incorporates many of the design features considered typical of the village. The VDS does highlight the importance of hedges in the village and the adverse effects of on-street parking.

The proposal is to demolish a barn, situated to the rear of Leacock House, and to replace it with a three bedroom house. The current access to the barns, running behind Hawthorns and Beacon View, would be used for this purpose and a new access to Church Lane, and a garage, constructed for Leacock House.

PPG3 encourages the best use of land within settlements for residential purposes, and this site is within the Swanmore Village Policy Boundary. The whole site, including Leacock House, is 0.15ha, and two houses on the site would only bring the density up to 14 per ha. However, bearing in mind the constraints of the site and the character of the area this is the best that can be expected.

There is an extant permission to convert the existing barns into a residential annexe. However, the applicant has decided not to proceed with this. It is considered that a separate dwelling would make better use of the land. A previous application for a house on the site, following demolition of the barns, was refused earlier this year. This was for two reasons; 1. Inadequate visibility splays at the new access to Church Lane and 2. overlooking and loss of privacy for Beacon View. Both of these issues have now been addressed. A speed survey has been carried out on Church Lane and your Highway Engineer is now content that adequate sight lines can be provided. This will mean the removal of the hedge alongside Church Lane but, in your officer's opinion, the hedge is not of great significance and its removal will give advantageous views of Leacock House. A large cherry tree would also have to be removed, in order to provide turning space within the site.

The overlooking of Beacon View has been addressed by providing two specialist windows at first floor level. These are angled away from the adjacent house at 45 degrees, so as to avoid loss of privacy at the back of Beacon View and Hawthorns.

Planning Policy Guidance indicates that residential development within the built-up areas should be permitted unless there are good reasons not to do so. In this case the previous reasons for refusal have been addressed and, although this part of Swanmore will be changed quite significantly, there is no good reason to refuse planning permission.

**Recommendation**

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

**Conditions/Reasons**

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

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

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

02 Samples of facing bricks and roofing materials.

02 (ii) Landscape considerations including:

(i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;

(ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

02 The layout of foul sewers and surface water drains.

02 The provision to be made for the storage and disposal of refuse.

02 The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.

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

02 Reason: To ensure well planned development.

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

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

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

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

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

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

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

06 Reason: To ensure satisfactory road access is provided.

07 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 Hampshire County Council Winchester Area Officer prior to commencement of access works.

07 Reason: To ensure satisfactory means of access.

08 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 5 metres from the highway boundary.

08 Reason: In the interests of highway safety.

09 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 45 metres to the South East and 2.0 metres by 60 metres to the North West, shall be provided at the junction of the access and public highway.

09 Reason: In the interests of highway safety.

10 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.

10 Reason: In the interests of highway safety.

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

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

**Informatives**

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

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

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

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

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Item	<b>Parish</b>	Soberton
		<b>Ward</b>
<b>24</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	02/02570/FUL
	<b>Ref No:</b>	W02278/03
	<b>Date Valid:</b>	16 October 2002
	<b>Grid Ref:</b>	463066 118049
	<b>Team:</b>	WEST
	<b>Applicant:</b>	John Parker Farms
	<b>Proposal:</b>	(AMENDED DESCRIPTION) Change of use of redundant agricultural buildings to 1686 square metres B1(a) offices, 600 square metres B1(c) light industrial and 4624 square metres B8 (archive storage only)
	<b>Location:</b>	Wallops Wood Farm Droxford Southampton Hants SO32 3QY
	<b>Case Officer:</b>	Mr Steve Nangreave

**Officer Report**

**Planning History**

The following planning application is relevant to this submission.

W02278/02 Change of use of redundant agricultural building to B1/B8 consent.  
Refused 29 April 2002.

**Planning Policy**

Development Plan:

HCSP(R) UB3, EC3, T1, T2, T3, T4, T5, C1, C2, E7, E14

WDLP C1, C2, C7, C12, C13, EN5, EN7, T4, T9, HG3

Emerging Development Plan

WDLP(R) DP3, DP5, C6, C7, C16, HE1, T1, T3, T4

Deposit & Revised Deposit

Other Material Considerations

PPG1: General Policy and Principles

PPG7: The Countryside

PPG13: Transport

PPG16: Archaeology

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**Consultations**

- Heritage Department: Records indicate that this development may have archaeological implications. Wallops Wood Farm marks the site of a medieval manor which was held by the Wallops for 500 years. Requested that a programme of archaeological recording be incorporated into decision.
- Health Department: No adverse comments subject to the imposition of a planning condition, to cover hours of operation.
- Hampshire County Council  
Environment Department: No strategic planning objection.
- Landscape Section: A very thorough and perceptive landscape impact assessment, which correctly identifies those vantage points from which the farm has the most visual impact. There is no doubt that these proposals will, when taken together, result in an enhancement of the site and the mitigation of a longstanding blot on the AONB landscape.
- However, question whether all the conclusions and design principles arrived at in the analysis are in fact fully realised in the landscape design proposals.
- Building Control Awaiting consultation response.
- Forward Planning: With regard to this particular proposal and rural nature of the locality, it is not believed such a development is acceptable. Main objection concerns the transport infrastructure around the site. With no major trunk roads or public transport corridors the rural character and road network will suffer as a result of this development.
- It is considered more appropriate for such commercial/business uses to be located within defined built-up areas.
- The majority of these rural buildings will have been constructed for practical rather than aesthetic purposes, as such, some of these may be out of keeping with their surrounding area. Consequently, only those buildings whose form, bulk and general design are in keeping with their surroundings would be considered suitable for reuse.
- Unsustainable location for proposed developments.
- Hampshire County Council  
Highways: The application proposes the change of use of redundant farm buildings to B1 and B8 uses. Concerns remain about the transport sustainability of this site and the amount of proposed development.
- The application site is remote from major urban areas and the proposal is likely to generate additional vehicular movements to and from the site, these movements will be predominantly made by users of the private car.

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There is very little opportunity or likelihood that any of these trips will be made by alternative modes of transport. It may not be that the proposal can be reconciled with the government advice issued in PPG13 on the basis of reliance on the private motor car and located away from existing urban areas.

Resulting from ongoing discussions the planning consultant has expanded the floorarea for B8 storage reducing the available light industrial floor space. In addition further data has been supplied highlighting previous agricultural vehicular movements at Wallops Wood and the consultant has researched a comparable B8 activity namely, archive storage.

On the basis of this revised submission and further information it is not believed a refusal on the grounds of PPG 13 – Transport can be substantiated. No objection forwarded subject to the imposition of planning conditions to cover a Work Place Travel Plan and the dedication of a piece of land on either side of the B2150 as highway which could be used to provide a bus stop/shelter in the future.

**Representations**

Whilst the initial submission generated no correspondence from Soberton Parish Council, the nearby parish of Droxford suggest that any positive recommendation should include highway contributions to provide a roundabout at the junction of Hambledon Road and the A32 at Merringtons Garage to improve traffic flow on a current accident blackspot.

The revised submission providing archive storage facilities produced responses from the relevant Parish Council, Soberton and the immediate parishes Hambledon and Droxford.

In detail Soberton Parish Council raises no objection on the basis of the new proposals being mainly for archive storage and has the support of the County Highway Engineers. Areas of concern included no external lighting and early tree planting prior to the converted buildings being occupied. Similarly, the two adjoining Parish Councils accepted the new proposal on the basis of support of Highway Engineers.

A local Member believed this new submission was a great improvement, highlighting a number of concerns that may be covered by planning conditions.

- Define acceptable B8 storage uses.
- Control vehicular access to the site.
- No outside storage.
- No exterior lighting.
- Landscape and parking requirements.

In addition, two letters of objection have been received from the occupiers of a nearby property, on the following grounds:

- Magnitude of the development will generate excessive traffic unsuitable for the single lane network, in an area of outstanding natural beauty.
- Contrary to Hampshire County Structure Plan Review because :-
  - i) increase need for travel by requiring people from towns to travel to the site for work;

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- ii) dependency on cars;
- iii) site note served by public transport;
- Contrary to Winchester District Local Plan
  - i) adverse effect on the road network and environment
  - ii) increased traffic will reduce highway safety;
- Design and layout does not improve the environment;
- Insignificant level of new planting;
- Detrimental effect on the enjoyment of occupiers of neighbouring properties.

Finally, the East Hampshire AONB Planning Panel do not object in principle to the proposed change of use. The Panel felt the scheme possessed the following attributes:

- Economic use of buildings without requiring major alterations;
- Element of landscape improvements by removing some buildings and proposing planning;
- Provide local jobs;
- Proposal suggest less number and size of vehicles;
- Welcome inclusion of whole farm plan.

**Assessment**

Wallops Wood Farm is located between Droxford and Hambledon adjacent to the B2150 near the village of Soberton. The application site is located on the South Hampshire Downs, in an area of chalk and clay farmland within the East Hampshire AONB. The landscape is characterised by rolling fields of arable and pasture, hedgerows and deciduous (predominantly native) trees in woods of varying size. Generally, the landscape has a sense of openness and space, with long views of parts of south and west Hampshire.

The applicants the Parker family have largely owned and farmed the Stokewood Estate, of which Wallops Wood has been a significant part, since 1938 and all subsequent buildings from that time; the dryer, the mill and the poultry houses relates to their development of the farm. Since 1998 the land belonging to the farm has comprised the complex around the poultry buildings and the adjoining field to the west of some 54 acres which is arable land.

The applicant has carried on the poultry business (egg production) since before the last world war and while it is historically a very cyclical business, in recent years, it has suffered ever increasing environmental and financial pressures.

Whilst current farm activities at Wallops Wood Farm comprise egg production based on 200,000 laying birds and arable farming of the adjoining field, egg production is the major activity at the farm and the buildings within the farm complex are predominantly related to this use. The remaining buildings on the site are used for other farm activities but relate to a time when the farm was larger.

The application site contains three purpose-built poultry houses located to the north of the farm complex. Directly south of these large buildings is a single storey complex which houses the egg processing facility; cleaning, grading, packing and storage with administrative offices located on the side nearest Sheardley Lane. To complete this group of buildings is the redundant dryer and mill structures. To the south of the site are a cluster of buildings used for a variety of repair and storage of agricultural machinery and a terrace of four farm workers' dwellings.

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In essence, this planning application proposes to convert the northerly group of buildings to a mixed development of archive storage falling within B8 (storage and distribution) of the Use Classes Order and B1 (a) and (c) offices and light industrial

The site lies within open countryside, as identified by the WDLP and consequently the proposal must be judged against the countryside policies of the Development Plan. Policy EC3 of the HCSP(R) has a presumption in favour of the re-use of redundant rural buildings for industrial, commercial or business purposes. This policy has been expanded by Proposal C13 of the WDLP, which has a number of criteria to be complied with. The local plan proposal allows for the re-use of rural buildings for B1 uses and exceptionally B2 (general industrial) and B8 purposes. The current revised submission before Members has a breakdown as follows;

Office (B1a)	Light Industrial (B1c)	Storage (B8)	Total
1686sq.m.	600sq.m.	4624sq.m.	6910sq.m.

Notwithstanding, the presumption in favour of this rural diversification scheme contained within PPG7 The Countryside and the tweaked Proposal C16 of the WDLPR Revised Deposit that allows for B2 or B8 uses, the question of the sustainability of the site must be considered.

The County Highway Engineers have entered into considerable dialogue with the applicant's planning consultant relating to traffic generated when the enterprise was fully operational and projected vehicle movements depending upon the balance between business and warehousing. The current proposal shows 1686 square metres of B1(a) office development, 600square metres of B1(c) light industry and 4624 square metres of B8 storage. The traffic generation from this development will result in an increase from the existing situation. Due to the location of the site, it is clear that this increase in movements will be predominantly private car trips. It is acknowledged that historically this site could have generated much more traffic, in fact, the agent has submitted figures suggesting that in 1984 daily movements to and from the site could have been as high as 714. However, figures have also been submitted suggesting that in 2001 daily movements were approximately 176. In view of current government policy, county highway engineers could not support any development proposal that would generate more traffic than 176 movements per day, as in 2001. However, the applicant has carried out some additional transport assessment work which has suggested that the revised use of the site will only generate a maximum of 179 movements a day. These figures have been checked against a recognised database and are accepted. Further evidence has been provided of a similar archive storage site in Cheshire, again supporting the figures provided by the applicant.

The applicants highlight a number of opportunities to remove unsightly storage silos, conveyors and elevators. In addition to overcoming current complaints due to battery cages, smells, fly problems and vermin, Officers believe the key factors in the determination of this application is in transport terms the sustainable nature of the site in the context of the magnitude of the proposed development. In particular, 6910 square metres of commercial development within a sensitive area of countryside. With nearly 67% of the floor area being archive storage. To ensure an unfettered B8 storage or distribution floor area is not created officers recommend the imposition of a planning condition to restrict the storage use to solely archives.

In conclusion, whilst officers support the principle of rural diversification, this scheme turns upon the sustainable nature of Wallops Wood. There are no major trunk roads or public transport corridors. The County Highway Authority believe this issue can be overcome from the submitted evidence that proposed traffic generation movements can be compared favourably with the egg producing enterprise.



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On this basis the scale of this diversification scheme can be assimilated into this rural environment without being detrimental to the character and appearance of 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 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 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

04 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 lorries or other commercial vehicles shall enter or leave the application site, and no plant or machinery shall be separated except between the hours of 0800 and 1800 hours Monday to Friday, and between 0800 and 1300 hours on Saturday and at no time on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

05 Reason: To minimise disturbance to neighbouring residents.

06 No article of any description shall be manufactured, assembled or stored outside the converted building hereby permitted.

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

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

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

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

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

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

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

10 The development shall not be occupied until a bus stop/bus shelter has been provided on land or either side of the B2150 at its junction with Sheardley Lane

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

11 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.

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

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 interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

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.

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 tanks 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.

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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 banded compound should be at least the equivalent to the capacity of the tank plus 10%. If there is multiple tankage the compound should be at least the equivalent of 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 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 Reason: To prevent pollution of the water environment.

17 The elements of the scheme proposed for removal shall be demolished and all resultant materials removed from the site prior to the commencement of the development hereby permitted.

17 Reason: To safeguard the amenity of the locality.

18 The development hereby permitted shall not at anytime exceed 6910 square metres gross floorspace without the prior written consent of the Local Planning Authority.

18 Reason: In the interests of the amenities of the site and to ensure highway safety.

19 The sections of the converted buildings designated solely for Archive storage shall only be used for this activity and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

19 Reason: To limit the generation of traffic levels agreed with Hampshire County Council as sustainable within existing highways network.

20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any revoking and re-enacting that Order with or without modification) the converted buildings designated solely for Business use shall only be used for purposes within classes B1(a) and B1(c) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purposes.

20 Reason: To limit the generation of traffic levels agreed with Hampshire County Council as sustainable within existing highways network.

21 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, EC3, T1, T2, T3, T4, T5, C1, C2, E7, E14  
Winchester District Local Plan Proposals: C1, C2, C7, C12, C13, EN5, EN7, T4, T9, HG3  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, C6, C7, C16, HE1, T1, T3, 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 water course.

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Item	<b>Parish</b>	Twyford	
		<b>Ward</b>	<b>Colden Common And Twyford</b>
<b>25</b>	<b>Conservation Area:</b>	Twyford Conservation Area	
	<b>Case No:</b>	03/01784/FUL	
	<b>Ref No:</b>	W16469/04	
	<b>Date Valid:</b>	18 July 2003	
	<b>Grid Ref:</b>	448145 124588	
	<b>Team:</b>	WEST	<b>Case Officer:</b> Mr Steve Nangreave
	<b>Applicant:</b>	Mr S Cooper	
	<b>Proposal:</b>	Change of use of first floor flat to Business use (Class A1)	
	<b>Location:</b>	Twyford StoresHigh Street Twyford Winchester Hampshire SO21 1NH	

**Officer Report**

**History**

W16469 Single storey side extension, change of use of basement from storage to tea-room, bakery and delicatessen with tea garden and new boundary wall.

Permitted 25/5/00.

W16469/01 First floor side extension.

Permitted 24/5/02

W16469/02 Extend seating area and associated works, removal of condition 08 of planning permission W16469 and condition 07 of planning permission W16469/01 and retention of water feature.

Permitted 24/10/02.

W16469/03 External fire-escape staircase to rear.

Withdrawn 7/11/02.

**Policy**

Development plan

HCSP(R) UB3, S2, T2, T4, E16

WDLP EN5, HG7, HG17, H4, E1, FS1, T9

Emerging Development Plan: WDLP Review Deposit and Revised Deposit: DP3, E1, SF3, T4,

Other Material Considerations:

PPG 13 Transport

PPG 15 Planning and the Historic Environment.

**Consultations**

Highway Engineers – recommend refusal as:

- Adequate provision cannot be made on the site for the parking of vehicles in a satisfactory manner.
- The proposed development would encourage the parking of vehicles on the public highway, which would interrupt the free flow of traffic and add to the hazards of road users at this point.

Forward Planning – no response received.

**Representations**

Twyford Parish Council: support the application.

3 letters of objection were received from local residents. The principle issues of concern pertain to the following:

- (i) Increased traffic generation.
- (ii) Safety for users of the public highway.
- (iii) Insufficient car parking

- none provided on-site, and
- increased long-stay demand on existing on-street car parking.

**Assessment**

The Twyford Post Office building is located on the junction of High Street and Hazeley Road, Twyford. It forms a landmark building within the village, with the residual land to the north-east being used for garden purposes and outdoor dining associated with the Café. The site is located within the Twyford Conservation Area.

The application premises are located above Twyford Stores, Twyford Post Office and the, relatively new, café. The accommodation is currently used for a residential flat. It is now proposed to change the use of the flat from residential accommodation to Class A1 business premises. The premises would accommodate a professional hair salon and beauty therapy business.

There will be no external alterations to the existing building. The first floor will be refurbished to accommodate the hair salon and beauty business. Pedestrian access is proposed via the Café garden, through the present flat entrance. The proposed floor plan shows four workstations in the salon and two colour stations in the colour/waiting room. A beauty room is also to be provided, but no indication has been given as to the number of workstations to be provided.

It is important to note that there is currently no carparking on the site and that most carparking occurs on Hazeley Road, within close proximity to the traffic signals. This effectively reduces the width of the carriageway available to a single lane only, making it difficult for two approaching vehicles to pass simultaneously. Additionally, a lot of on street parking occurs on Dolphin Hill, near its junction with Hazeley Road. The scheme needs to be read in conjunction with the applicant's recent ventures to widen the appeal of the Twyford Post Office. The expanded retail element and Café garden are linked activities, frequently being short-term visits to the premises. The proposed business activity, namely the hairdressers and beauty salon, represents an activity requiring long-term appointments, exacerbating the potential parking problems at the Twyford crossroads junction.

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Assessment has indicated that the proposed change of use is not appropriate on the site for the following reasons:

- There is no on-site carparking on the site.
- The proposed use will result in increased traffic generation.
- The proposed use will place increased pressure on the existing on-street carparking spaces.
- The development will compromise the safety of highway users.
- The proposed change of use from a residential property to an A1 business use is contrary to the Local Plan (H4, HG17).

Your officers now consider that the proposed development, for reasons pertaining to traffic generation, carparking, safety of highway users, and non-compliance with the Development Plan, should be refused.

**Recommendation**

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

**Conditions/Reasons**

01 The proposed development is contrary to policies T2 and E16 of the Hampshire County Structure Plan (Review) 1996-2011, H4, HG17 and T9 of the Winchester District Local Plan, and would be likely to prejudice the emerging policies of the Winchester District Local Plan Review Deposit and Revised Deposit in that:

- i) it represents an unjustified loss of a residential unit from a site where it is encouraged to be retained.
- ii) adequate provision cannot be made on site for the parking of vehicles.
- iii) the proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point.

**Informatives**

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

Hampshire County Structure Plan Review: UB3, S2, T2, T4, E16

Winchester District Local Plan Proposals: EN5, HG7, HG17, H4, E1, FS1, T9

Emerging Development Plan - WDLP Review Deposit and Revised Deposit: DP3, HE13, E1, SF3, T4

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Item	<b>Parish</b>	Swanmore
	<b>Ward</b>	<b>Swanmore And Newtown</b>
<b>26</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/01503/OUT
	<b>Ref No:</b>	W18284/01
	<b>Date Valid:</b>	17 June 2003
	<b>Grid Ref:</b>	457693 116229
	<b>Team:</b>	WEST
	<b>Applicant:</b>	Mr A Smith
	<b>Proposal:</b>	(AMENDED DESCRIPTION) Erection of 1 no. double garage adjacent to existing dwelling and 1 no. two bedroom single storey dwelling with 1 no. detached single garage (OUTLINE)
	<b>Location:</b>	Linden Lea Chapel Road Swanmore Southampton Hampshire SO32 2QB
	<b>Case Officer:</b>	Mr Steve Nangreave

### Officer Report

#### History

W18284 Erection of 1 No. two bedroom dwelling and 1 no. detached block of four garages (OUTLINE).

Withdrawn 9/5/03.

#### Policy

##### Development plan

HCSP(R) UB3, T2, T4, T6, H5, R2,

WDLP EN5, EN9, H1, RT3, T9

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

##### Material Considerations

##### PPG 3 – Housing

Encourages efficient use of land through:

1. Brownfield Development (development on previously developed, under-utilised land)
2. Residential densities between 30 and 50 dwellings per hectare.
3. High density development in places with good public transport.

##### Supplementary Planning Guidance - Swanmore Village Design Statement

Provides planning guidance for development within the locality.

#### Consultations

Highway Engineers – no objections, subject to amendment of plan and conditions.

Environmental Health – no objections.

#### Representations

Swanmore Parish Council: no comments (However, they then stated “*Concern is raised, however over the double garage on the street scene. There is further concern over the access to this garage and the manoeuvring will apparently have to take place in the narrow lane*”).

5 letters of objection were received from local residents. The principle issues of concern pertain to the following:

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- i) Additional dwelling inappropriate for the size of the plot.
- ii) Building density too high.
- iii) Vegetation removal.
- iv) Loss of privacy due to overlooking.
- v) Inconsistent with the character of the Swanmore Village.
- vi) Pedestrian and highway safety.

**Assessment**

The site is located on the southern corner of the junction of Chapel Road and an unclassified road called 'The Drove'. A two storey detached brick and tile cottage, 'Linden Lea', exists on the site and faces onto Chapel Road. A single storey building is located to the north of the dwelling and also faces onto Chapel Road. To the rear of the site, and separated by a garden and a brick wall, is a yard with outbuildings currently used for the purposes of garaging and storage. Vehicular access is available to the rear of the site via The Drove which also services three other properties.

The application is for outline approval to create a new building plot, with an area of approximately 417sqm, in the rear yard of the existing property. Vehicular access to the plot is to be provided via The Drove. All existing outbuildings are to be demolished on the site. The existing outbuilding to the north of Linden Lea is to be replaced with a double garage. A two bedroom single storey dwelling and single garage are to be constructed on the newly created plot. The applicant has specifically indicated that the matters for consideration, under this application, are siting and means of access.

The siting of the proposed dwelling maximises the available garden area and the distance between neighbours. The existing brick wall, dividing the garden of Linden Lea from the yard, is proposed to remain on the site. The fencing and steel gates to the northern boundary to the new plot will be removed and replaced with close boarded fencing with a new hedge planted in front of it.

In response to the objections received the following comments are made:

- i) & ii) It is acknowledged that the development will result in the creation of two relatively small plots. However, it is considered that this site satisfies the requirements of PPG 3, in that it is an underutilised brownfield site and therefore the proposed additional dwelling is appropriate for the site.
- iii) The existing hedge between Linden Lea and The Drove will be partially 'grubbed out' to allow for access to the new garage. No other vegetation will be removed.
- iv) The existing vegetation, fencing and the conditioning of the consent for the erection of a single storey dwelling only, will mitigate any concerns of overlooking.
- v) It is considered that the proposed development will not compromise the character of the area.
- vi) Council's Highway Engineer has advised that additional traffic associated with the proposal will be very low (6 to 7 movements per day) which is not considered to be a material increase. However, the Highway Engineer has requested that the garage (to the existing dwelling) be set back a minimum of 5.5 metres from the edge of the footway to provide sufficient area between the front of the garage and the rear edge of the footway. An amended plan has now been received satisfying this requirement.

It is considered that the proposed development will significantly improve the appearance of the site through the demolition of existing outbuildings on the site and the construction of the new brick and tile double garage to Linden Lea, and single storey dwelling and single garage to the newly created plot. Additionally, provided the dwelling is restricted to being single storey, it is considered that the development will not have a detrimental impact within the locality.



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Your officers now consider that the proposed development, will not have a detrimental impact within the locality and should therefore be supported.

**Recommendation**

**O - 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 either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

01 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

02 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

02 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

03 Approval of the details of the design and external appearance of the proposed development, and the landscaping of the site (hereinafter called "reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced.

03 Reason: To secure properly planned development and since no details have been submitted.

04 The dwelling hereby permitted shall be restricted to single storey.

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

05 No development shall take place until drawings and details of the double garage associated with Linden Lea have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

NOTE A licence is required from the Hampshire Highways, Winchester Area Sub-Unit, Abbey Mill, Winchester; prior to commencement of access works.

06 Reason: To ensure satisfactory means of access.

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07 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 5.5 metres from the highway boundary.

07 Reason: In the interests of highway safety.

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

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

09 Any garage shall be built at least 5.5 metres from the highway boundary.

09 Reason: In the interests of highway safety.

**Informatives**

01. 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.

02. No materials shall 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.

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

Hampshire County Structure Plan Review: UB3, T2, T4, T6, H5, R2

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

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

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Item	<b>Parish</b>	Wickham
	<b>Ward</b>	<b>Wickham</b>
<b>27</b>	<b>Conservation Area:</b>	Wickham Conservation Area
	<b>Case No:</b>	03/02035/FUL
	<b>Ref No:</b>	W03404/02
	<b>Date Valid:</b>	12 August 2003
	<b>Grid Ref:</b>	457284 111493
	<b>Team:</b>	WEST
	<b>Applicant:</b>	Mr P Scott
	<b>Proposal:</b>	Detached four bed hotel annex to rear
	<b>Location:</b>	Old House HotelThe Square Wickham Fareham Hampshire PO17 5JG
	<b>Case Officer:</b>	Emma Norgate

### Representations

### Officer Report

#### History

W3404LB – erection of garage – grant 17/11/77

W3404/1 – detached six bedroom hotel annexe to rear – refused – 23/5/03

#### Policy

##### Development plan

HCSP(R) E14, E16, UB3, T4, T5, T6

WDLP EN5, HG3, HG6, HG7, HG23 T9, RT12

Emerging Development Plan: WDLP Review Deposit and Revised Deposit: DP3, HE2, HE5, HE16, T1, T4, RT14

##### Supplementary Planning Guidance

Wickham Village Design Statement

##### Other material considerations

PPG1, 13, 15, 16, 25

Wickham Conservation Area Technical Assessment

#### Consultations

City Engineers – no highway objections – response to the previous application is still applicable. Two spaces are in tandem which is not ideal, however, there are 6 spaces at the side of the hotel. Extensive public parking in front of the hotel and within the Square, although this is restricted to certain hours, peak demand by guests is likely to be outside these hours. Sharing of existing provision, especially town/district centres accords with the aims of PPG13.

Conservation – no objections – see comments from previous application. Two considerations from a Conservation point of view. Effect on the setting of a listed building and effect on the Conservation Area. Location is sufficiently remote from the main building and lower so the location is satisfactory. Site is on what was the end of two burgage plots, there are other examples which set a precedent for this development in depth. Not considered to be visible from the weir or most of the railway embankment. More immediate views from properties in Bridge Street but do not consider that views are unduly affected.

Environmental Health – no adverse comments, notes should be attached.

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Drainage Engineers – consult Southern Water and the Environment Agency. Properties at Riverside Mews have been flooded with foul water at times in the past, due mainly to storm water entering the foul sewer rather than the sewer being undersized. Cannot raise objection subject to Environment Agency and Southern Water recommendations being implemented and building regs. approval.

Archaeology – development may have archaeological implications but given the garage and the topography, unlikely that significant archaeological remains will be impacted on.

Environment Agency – no objection in principle, significant difference in levels suggests that the site would not be subject to flooding in a future 1% annual probability flood event.

Southern Water – no new building or tree planting should be located over or within a minimum of 3m of the public sewer. Point and details of the proposed connection to the public sewer will require formal approval.

English Heritage – no response received

**Representations**

Parish Council – object – consider the application to be overdevelopment of the site, design inappropriate in the Conservation Area. Comment that the existing sewerage system is unable to cope with further development.

Wickham Society – object – contravenes recommendations in the VDS, view into the village is of Georgian/older housing built on the edge of the original plots, building will interfere with view from the Old Railway line bridleway, contrary to HG6 and HG7, will fill open space, materials and design not in harmony with adjacent buildings, concerns over parking which should be provided on site, foul water disposal should be adequately considered, inappropriate in the Conservation Area, does not conform to planning guidance.

Blanton House – object – proposal to build on burgage plot is contrary to VDS and Technical Assessment, does not reflect the architectural traditions of the village, should consider a condition to prohibit use of roof space, despite objections important for the village for the Hotel to continue enhanced high standards. More sensitive and less obtrusive solution to emerge to meet the owners needs.

Queens Lodge – object – design alien to setting and to Wickham, will require removal of parking space already required, restrictions in the Technical Assessment and the VDS on developing in burgage plots.

Istana – object – contravenes the VDS, view from the railway line would be spoilt, add to parking problems, would overlook neighbouring properties.

7 Bridge Street – object – development on water meadows which are a recreational facility, prevent encroachment, policy against infill, increased traffic levels in village, out of place with surrounding buildings and visually intrusive.

Wickham House – object – contrary to local and structure plan policies, will materially affect enjoyment of property, alteration of skyline, interfere with view, out of keeping with the conservation of the built and natural environment, overdevelopment of the site, adds to the volume of traffic, burden on sewerage system.

6 Riverside Mews – object – detrimental to the Conservation Area and village character, technical assessment states essential for burgage plots to be retained, would lessen views of Wickham for people using the footpath and bridleway.

Wisteria House – object – scar on the Conservation Area, destroy character of the village, essential that burgage plots are retained, detract from natural beauty of surroundings from bridleway and footpath, Square already oversubscribed with cars, problems with drainage, would detract from enjoyment of property and would be overlooked, spaces between buildings are important.

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**Assessment**

The site is located to the rear of the Old House Hotel in The Square in Wickham. The hotel is a red brick building with a tiled roof which is Grade 2\*listed and falls within the Wickham Conservation Area. There is an access to the side of the building which leads to the rear of the site, where the site drops down to a blockwork garage with a shallow pitched roof which was granted permission in 1977. Beyond this and a retaining wall is land, which is not in the ownership of the applicant. The site is bounded on either side by brick walls, which vary between 2 and 3m in height.

The proposal is for a detached four-bed hotel annexe to be located to the rear of the site, 23m from the main building and would entail the removal of the existing garage. This would provide 4 en-suite bedrooms to the main hotel, which currently has 10 bedrooms.

This part of the site is lower than the main building and the proposal is to be cut down in order to further reduce the height. The building is an "L" shaped, single storey building with fully hipped roofs and a central ridge. Proposed materials are brick with natural timber boarding and plain clay tiled roof. A previous application for a six bedroom annexe spread over two floors was refused under officers delegated powers in May 2003.

The site falls within the Wickham Conservation Area and the settlement boundary. The most relevant policies for this application in the current Winchester District Local Plan are RT12, which encourages the improvement of tourism facilities in the settlements subject to a number of criteria, including that the proposal should be appropriate to the settlement, the character of surrounding development and the type of accommodation to be provided, that there should be adequate access and related car parking facilities and that it accords with EN5 and other relevant policies; HG6, which states that new development which would detract from the immediate or wider landscape setting of the Conservation Area will not be permitted and HG7 which states that new development within Conservation Areas will normally be permitted provided that they preserve or enhance the character of the area, using materials appropriate to the locality, do not generate excessive traffic, parking, noise or cause other detriment to the local environment. With regard to the Revised Local Plan, Policy RT14 is relevant in that, it encourages the improvement of hotel facilities in the settlements subject to being appropriate to the settlement, the surrounding character and the facility to be provided, that it should be well related to public transport and that it accords with DP3 and other relevant policies. The Wickham Village Design Statement, was adopted in 2001 and is Supplementary Planning Guidance. The Winchester Conservation Area Technical Assessment has had changes approved by the Local Plan Committee and is pending Cabinet on 15<sup>th</sup> October, at the time of writing this report, it is not adopted Supplementary Planning Guidance.

The key issues for this application are the impact on the Conservation Area and the setting of the listed building, parking, drainage and impact on amenities of adjoining properties.

Concern has been raised with regard to the impact on the Conservation Area and that the proposal will build on a burgage plot. The Wickham Village Design Statement highlights that the burgage plot layout should be retained as part of any development. As such the Conservation Officers have been consulted. They note that the site is on the end of what was the end of two burgage plots, further to the south however, there are other examples of development in depth which set a precedent. Therefore your Officers consider that to allow this proposal would not set a precedent. It is also considered that the proposal will not be prominent from most of the railway embankment due to the thick vegetation. However, there are views from the adjacent plots, the houses in Bridge Street and the Mill, however the Conservation Officer does not consider that these views are unduly affected, especially given the low ridge line.

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Therefore your Officers do not consider that the proposal is contrary to Policy HG6. With regard to the setting of the listed building, the location of the proposal is considered to be sufficiently remote from the main building and is lower and that the proposal will not have a detrimental impact on the setting of the listed building. The proposed materials are to be brick with timber boarding and a tiled roof and the original waney edge boarding has been amended as it was not considered appropriate in the Conservation Area. This is not intended to be stained and in order to ensure a high quality development, samples of the proposed materials are requested. The proposal represents an improvement on the previous application in that the scale of the proposal in terms of its height and overall size has been substantially reduced and now less obtrusive in the landscape and your Officers now consider that the proposal complies with policy.

Another issue raised was the impact on parking. The proposal will require the demolition of the existing garage, three parking spaces are proposed and as such the City Engineers have been consulted. They note that two of the proposed spaces are in tandem, which is not ideal. However, there are six spaces to the side of the hotel, they highlight that there is extensive public parking in front of the hotel and within the Square, although this is restricted within certain hours, peak demand from guests is likely to be outside these hours. The sharing of existing provision, especially within town and district centres accords with the aims of PPG13, and therefore they are unable to raise highway objections to this proposal.

Concern was also raised with regard to drainage issues. The City Drainage Engineer was consulted and noted that the properties in Riverside Mews have been flooded with foul water in the past due mainly to storm water entering the foul sewer rather than the sewer being undersized. Therefore, an objection cannot be raised subject to Environment Agency and Southern Water recommendations being implemented and building regulations approval. The Environment Agency have no objection in principle and consider that due to the significant levels difference that it would not be subject to flooding in a 1% annual probability flood event. Southern Water highlight that there should be no new building or tree planting located over or within 3m of the public sewer and the point and details of connection to the public sewer will require their formal approval.

Concern was raised with regard to the impact on the amenities of neighbouring properties. The site is bounded on either side by brick which vary between 2 and 3m in height. The building is single storey, although there are velux windows in the roof. The area to the rear of the site, which is not in the ownership of the applicant, is used as a vegetable garden with fruit cages and is not the private amenity area of Wickham House. Given that the building is single storey, your Officers do not consider that there will be a detrimental impact on the amenities of the adjoining properties by reason of overlooking. A further issue raised was with regard to the loss of a view, however loss of a view across someone else's land is not a planning issue.

Your Officers have carefully considered all the material considerations and representations for this application. The application represents a substantial improvement on that which was refused and your officers are now recommending approval of the application 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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

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

04 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.

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

05 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.

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

06 The building hereby permitted shall only be used for guest accommodation in association with the primary planning use of the site being C1 hotel.

06 Reason: To prevent uses arising, which may be inappropriate or over intensive for the site.

**Informatives**

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

Hampshire County Structure Plan Review: E14, E16, UB3, T4, T5, T6  
Winchester District Local Plan Proposals: EN5, HG3, HG6, HG7, HG23, T9, RT12  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE2, HE5, HE16, T1, T4 RT14

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02. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 Saturday and at no time on Sunday's or 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.

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