

WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES  
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 November 2003

<b>WINCHESTER CITY COUNCIL</b>
<b>PLANNING DEVELOPMENT CONTROL COMMITTEE</b>
<b>Development Control Applications</b>

**PDC 374**

**27.11.2003**

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

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

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

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

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

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

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

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

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

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

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

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

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

**DEVELOPMENT CONTROL COMMITTEE SUMMARY**

Item No: 01	<b>Location:</b> Former Classroom And Stores National Childrens Home Southdowns Old Alresford Hampshire	<b>Case No:</b> 03/02315/FUL	<b>Ref No:</b> W08407/16	<b>Recommendation</b> REF
Item No: 02	<b>Location:</b> Rushmere Farm Rushmere Lane Hambledon Waterlooville Hampshire PO7 4SG	<b>Case No:</b> 03/01208/FUL	<b>Ref No:</b> W14920/01	<b>Recommendation</b> REF
Item No: 03	<b>Location:</b> Rushmere Farm Rushmere Lane Hambledon Waterlooville Hampshire PO7 4SG	<b>Case No:</b> 03/01162/FUL	<b>Ref No:</b> W16635/02	<b>Recommendation</b> REF
Item No: 04	<b>Location:</b> Rushmere Farm Rushmere Lane Hambledon Waterlooville Hampshire PO7 4SG	<b>Case No:</b> 03/01163/LIS	<b>Ref No:</b> W16635/03LB	<b>Recommendation</b> REF
Item No: 05	<b>Location:</b> Petbriand 24 Downs Road South Wonston Winchester Hampshire SO21 3EU	<b>Case No:</b> 03/01575/REM	<b>Ref No:</b> W03437/04	<b>Recommendation</b> PER
Item No: 06	<b>Location:</b> 3H Garage Warnford Road West Meon Petersfield Hampshire GU32 1JN	<b>Case No:</b> 03/02062/FUL	<b>Ref No:</b> W05909/15	<b>Recommendation</b> REF
Item No: 07	<b>Location:</b> 3 Baring Close East Stratton Winchester Hampshire SO21 3DY	<b>Case No:</b> 03/02224/FUL	<b>Ref No:</b> W10862/02	<b>Recommendation</b> PER
Item No: 08	<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: 09	<b>Location:</b> 15 Sparkford Close Winchester Hampshire SO22 4NH	<b>Case No:</b> 03/02386/FUL	<b>Ref No:</b> W04155/02	<b>Recommendation</b> PER

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Item No: 10	<b>Location:</b> Land To The Rear Of 165 - 167 Stanmore Lane Winchester Hampshire	<b>Case No:</b> 03/02150/FUL	<b>Ref No:</b> W10835/03	<b>Recommendation</b> PER
Item No: 11	<b>Location:</b> Land Off Hambledon Road Denmead Waterlooville Hampshire	<b>Case No:</b> 03/01977/FUL	<b>Ref No:</b> W17261/02	<b>Recommendation</b> REF
Item No: 12	<b>Location:</b> 14 Greenhill Close Winchester Hampshire SO22 5DZ	<b>Case No:</b> 03/02387/FUL	<b>Ref No:</b> W18480/01	<b>Recommendation</b> PER
Item No: 13	<b>Location:</b> Carberry 161 Springvale Road Headbourne Worthy Winchester Hampshire SO23 7LF	<b>Case No:</b> 03/01347/FUL	<b>Ref No:</b> W18406	<b>Recommendation</b> PER
Item No: 14	<b>Location:</b> Garage Court Fivefields Road Winchester Hampshire	<b>Case No:</b> 03/01266/FUL	<b>Ref No:</b> W18389	<b>Recommendation</b> PER
Item No: 15	<b>Location:</b> Land To The Rear Of Long Acre Hambledon Road Denmead Hampshire	<b>Case No:</b> 03/02045/FUL	<b>Ref No:</b> W17261/03	<b>Recommendation</b> REF
Item No: 16	<b>Location:</b> Land To The Rear Of Long Acre Hambledon Road Denmead Hampshire	<b>Case No:</b> 03/02107/FUL	<b>Ref No:</b> W17261/04	<b>Recommendation</b> REF
Item No: 17	<b>Location:</b> Sutton Park By Pass Road Sutton Scotney Hampshire	<b>Case No:</b> 03/00577/OUT	<b>Ref No:</b> W17941/01	<b>Recommendation</b> PER
Item No: 18	<b>Location:</b> Four Oaks Forest Road Denmead Waterlooville Hampshire PO7 6TZ	<b>Case No:</b> 03/01721/FUL	<b>Ref No:</b> W01461/03	<b>Recommendation</b> PER
Item No: 19	<b>Location:</b> The Corner Avington Park Lane Easton Winchester Hampshire SO21 1EG	<b>Case No:</b> 03/02065/FUL	<b>Ref No:</b> W08288/13	<b>Recommendation</b> REF

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Item No: 20	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	The Northbrook Arms Stratton Lane East Stratton Winchester Hampshire SO21 3DU 03/02235/FUL W12257/01	<b>Recommendation</b> PER
Item No: 21	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	Land At Rear Of 66 Fox Lane Wolfe Close Winchester Hampshire 03/02033/FUL W18230/01	<b>Recommendation</b> PER
Item No: 22	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	Porch Cottage Tanners Lane Bramdean Alresford Hampshire SO24 0LN 03/02242/FUL W00210/08	<b>Recommendation</b> PER
Item No: 23	<b>Location:</b> <b>Case No:</b> <b>Ref No:</b>	Pigeon House Cottages Pigeonhouse Yard Winchester Hampshire 03/02209/FUL W04789/04	<b>Recommendation</b> PER

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Item **Parish** Old Alresford  
**01 Conservation Area:**  
**Case No:** 03/02315/FUL  
**Ref No:** W08407/16  
**Date Valid:** 19 September 2003  
**Grid Ref:** 459005 134504  
**Team:** EAST **Case Officer:** Mr Dave Dimon  
**Applicant:** Mountheed Limited  
**Proposal:** Change of use and conversion of existing buildings to provide single one bedroom live/work unit with associated parking and access  
**Location:** Former Classroom And Stores National Childrens Home Southdowns Old Alresford Hampshire

### Officer Report

#### History

W08407/07 Conversion of existing buildings to 12 No. dwellings with associated garages and new access drive:- Permitted 5 March 1998.  
W08407/08 Removal of rear wing, replacement of units 5 and 6 by 4 and 5 bedroom detached dwellings, re-siting of unit 7 and omission of unit 8 in modification of W08407/07:- Permitted 26 March 1998.  
W08407/09 Alternative route of access road, construction of 6 garages, repositioning of unit 6:- Permitted 11 June 1998.  
W08407/10 2 No four bedroom, 4 No three bedroom, 1 No, two bedroom dwellings with associated garages:-Permitted 22 October 1998.  
W08407/11 Amendments to garage for unit 1 and driveway from new access road (retrospective):-Permitted 8 November 1999.  
W08407/12 Construction of two detached double garages to replace pair of semi-detached garages (as granted on planning permission W08407/10): Permitted 14 Feb 2000.  
W08407/13 Creation of new vehicular access and replacement garage door: Permitted 8 March 2000.  
W08407/14 Conversion and demolition to provide one bedroom dwelling with garage, store, associated landscaping and new access: Former classroom & Stores:-Refused 13 August 2001 Dismissed on appeal 8 May 2002.  
W08407/15 Change of use to provide B1c light industrial use with associated parking, turning and improvements to access:  
Former classroom & Stores, Southdowns, Basingstoke Road, Old Alresford Refused 2 April 2003 - appeal pending

#### Policy

Development Plan Policies/Government Planning Policies

HCSP(R) C1, C2, UB3, H10, E16, R2

WDLP C.1, C.2, C.7, C.13, C.20, HG.24, EN.5, T.9, RT.3

Emerging Development Plan –

Winchester District Local Plan Review and Revised Deposit C.1, C.16, C.17, C.23, HE.17, DP.3, RT.3

Other material considerations:-

PPG 7.

## **Consultations**

Engineers:- I have previously commented on a proposal for a change of use to light industrial on this site when I raised no highway objections subject to conditions. The application was subsequently refused for planning reasons.

This current application will generate less traffic than the previous proposal to which I had no objections, and so I cannot sustain a highway reason for refusal to this proposal.

Landscape:-

Concerns remain as outlined in the previous consultation regarding the impact of development on existing trees, views and boundaries. For this reason and as previously requested, we must have an accurate site survey and a proposed site layout which clearly shows the full extent of site (including access and SE boundary), levels and proposed surface treatment.

## **Representations**

Parish Council – Support

A live/work unit is more in keeping with this residential area than the previous application for light industrial use that we strongly opposed.

- The traffic generated should be less than for the previous light industrial application.
- Given the nature of the approach road to the site, traffic should be kept to a minimum.
- The developer should be asked to provide signage at the entrance to deter industrial traffic from inadvertently entering Southdowns via the emergency service road!

Southdowns Residents Association - Support

- Whilst the proposal may not accord strictly with planning guidelines we hope the committee will see the application as a sensible and practical use of the remaining area of Southdowns
- The proposal is consistent with the need to keep any increase in traffic to a minimum - an important factor on grounds of the safety of residents young and old. We consider the proposal to be infinitely better than the former proposal for industrial units
- The existing sewage treatment plant is not operating correctly and needs remedial work. The proposed development, which is intended to be served by such plant, should not be brought into use until the developer has undertaken such works.
- The screening between the site and the adjoining dwelling should be in the form of a brick wall rather than the tree planting indicated on the application

## **Assessment**

Southdowns is situated to the north east of Old Alresford in the countryside and Abbotstone ASLQ. The old buildings the subject of this application lie in the eastern corner of the site adjoining arable farmland to its north eastern side and an area of rough pasture to the south eastern side. Such area was part of the original Southdowns site and was required under the terms of the 106 agreement to be kept open. This is the highest part of the site and contains single storey garage, store and stable type buildings.

The area is currently fenced from the adjoining plot to the north west by 2m closeboarded fencing, which returns along the south western boundary to the existing wall of the old sheds and stables. This is a small narrow and low building of white painted brickwork with mono pitched asbestos sheeted roof that abuts higher garages forming an L shaped enclosure at the south western end. On the north eastern boundary is the former classroom building which is built of dark red multi brickwork with a pitched roof of corrugated fibre cement sheeting. It has two garage door openings on the western side, the southern end has a recent panelled glazed door added and the northern end is terracotta coloured painted brickwork and render with no openings. The north eastern boundary is defined by a mixed hedge and the building is built right onto the boundary with two windows facing the adjoining arable field.

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The area and buildings are presently left as a rubbish dump for builder's debris from the Southdowns development. There is a large chestnut tree to the west and conifers that are important features of the site.

Members are reminded that this application follows an application that was refused in April for change of use of the buildings to two light industrial units. That decision followed the recommendation of a Viewing Sub Committee (report PDC 280 and subsequently PDC 285 refer). An appeal against that decision is the subject of a hearing scheduled for 11 May 2004. That application also followed a previous appeal that was dismissed in May 02 for conversion of the 'classroom' building to a dwelling.

The current application again seeks permission for change of use to a dwelling. This time however the residential change of use is in respect of use of the former garage and store building as a one bed dwelling. Whilst the former 'classroom' building is proposed to be converted to offices so the scheme as a whole would constitute a live/work unit, which the applicant considers is both a better response to the policy provision and to the concerns of residents and the parish council.

The buildings although of basic construction, are constructed of permanent materials and the accompanying supporting statement to the application includes a letter from structural engineers that states that the buildings are essentially structurally stable and capable of being converted and can support the weight of a slate roof as proposed. The large crack in the rear elevation of building B, which is the one proposed to be converted to a dwelling, is stated as being due to heave caused by the adjacent Horse Chestnut tree. It is suggested that this will require the removal of the root that goes under the building or if such works are not acceptable bridging over the root.

The proposal provides for the re-roofing of the buildings with slates to replace the existing sheeting and existing openings to be bricked up and new glazed screens within the present garage door openings. Parking is proposed to be contained within the courtyard formed by the buildings and further tree planting is indicated to the northern boundary with the adjacent dwelling and to the south eastern boundary to help screen the site from the more open aspect to the south.

Neither of the buildings are of any architectural or historic merit that warrants their retention nor do they contribute in any way to the wider landscape. Indeed this was recognised by the Inspector in his decision on the previous appeal in which he commented "The buildings have no architectural merit and are unrelated architecturally to the nearby converted former Children's Home buildings by design or style. Both appeal buildings are utilitarian in design"

He went on to comment on their structural integrity in the following terms: "It was claimed that the buildings were structurally sound. But the evidence produced was not a structural surveyors report, only a cursory examination from the NHBC which did not deal with, for example, dampness, insect or fungal attack. In addition the NHBC identified cracks and wall damage in both buildings, and concerns about foundations, none of which have been addressed. I am not satisfied, therefore, that the buildings are capable of conversion without major or complete reconstruction."

The inspector in dismissing the appeal to convert building A (the former classroom) into a one Bed dwelling concluded as follows: "I do not accept that it is necessary for a use to be found for these buildings. There is no such requirement in planning law. If they are not worthy of retention and no use can be found for them that accords with planning policy, then it may be that they will ultimately have to be removed. I conclude that the proposal would seriously harm the character and appearance of the surrounding area.

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It would be contrary to the strong planning policies which restrict residential development in the countryside as set out in the development plan policies I have mentioned and in Government advice, especially PPG7."

The current proposal has no more justification than did the previous application for residential development, in fact the buildings that are now proposed to be converted to a dwelling were proposed to be demolished under the previous application as being the poorest quality buildings on the site.

Although residents have supported the current application based on an offer by the applicant to withdraw the pending appeal if this application succeeds, there is no guarantee that the appeal would be withdrawn. Furthermore, it would be presumptuous to conclude that the appeal will succeed and accordingly premature to permit this application contrary to the strong policy objection and previous appeal support, before the outcome of that appeal is known. In the event that the appeal for conversion of both buildings to business use does succeed, then the applicant could at that time pursue an application based on this current proposal for a live/work unit with more justification than currently exists.

**Recommendation**

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

**Conditions/Reasons**

01 The proposed development is contrary to policies C1, and H.10 of the Hampshire County Structure Plan 1996-2011 (review) and to proposals C.1, C.7, C.14, C.20, HG.24, EN.5, EN.7 and T.9 of the Winchester District Local Plan and proposals C.1, C16, C.17, C.23, HE.17, DP3, of the Emerging Development Plan - Winchester District Local Plan Review and Revised Deposit in that:-

(a) it would represent the undesirable establishment of residential development, for which there is no overriding justification, in an area of countryside outside of the defined policy boundary for Old Alresford wherein any new development should be located in the interests of sustainability;

(b) it would represent the undesirable and unjustified consolidation of development which would be unrelated to the needs of the rural community;

(c) the existing buildings the subject of this application are of insufficient quality in terms of their, form, design, materials, construction and siting to warrant their retention and conversion to residential use and do not contribute in any way to the setting of the existing development of Southdowns or to the character of the wider landscape;

(d) It would not be appropriate to permit the proposed development for the purpose of tidying up a neglected site, this would result in an undesirable precedent that could be repeated too often and would be prejudicial to the countryside policies of the development plan

02 Notwithstanding the above reason, development as proposed would be out of keeping with and detrimental to the rural character of the area which is within the designated Itchen Valley Area of Special Landscape Quality.

03 The proposal is contrary to the policies R2 of the Hampshire County Structure Plan 1996-2011 (Review) and proposals RT.3 of the Winchester District Local Plan and the Review and Revised Deposit 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.



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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, UB3, H10, E16, R2,

Winchester District Local Plan Proposals: C.1, C.2, C.7, C.13, C.20, HG.24, EN.5, T.9, RT.3

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: C.1, C.16, C.17, C.23, HE.17, DP.3, RT.3

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Item **Parish** Hambleton  
**02** **Conservation Area:**  
**Case No:** 03/01208/FUL  
**Ref No:** W14920/01  
**Date Valid:** 15 May 2003  
**Grid Ref:** 464994 114367  
**Team:** EAST **Case Officer:** Mr Dave Dimon  
**Applicant:** Mr And Mrs R Crossley  
**Proposal:** Two storey extension with porch to front to replace existing single storey, single storey extension to side, glazed pitched roof to existing sun room to rear, relocation and conversion of existing timber barn to form a farm office  
**Location:** Rushmere Farm Rushmere Lane Hambleton Waterlooville Hampshire PO7 4SG

(As amended by plans received on 9 October 2003)

**Constraints:**

AONB

**Officer Report**

**See Report for W16635/02**

**Recommendation**

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

**Conditions/Reasons**

01 The proposed development is contrary to policies E16, of the Hampshire County Structure Plan 1996-2011 (review) and to proposals HG.24, EN.5, and T.9 of the Winchester District Local Plan and proposals C.23, DP.1, DP.3, HE.17, T.2, of the Emerging Development Plan - Winchester District Local Plan Review and Revised Deposit in that:-

(e) No justification has been presented in respect of survey and analysis of the original building to justify the form of extension proposed to the house in terms of the history of the property and its existing design. The alterations to the property, particularly in regard to the side extension and conservatory do not sufficiently respect the architectural and historic integrity of the building in a subordinate way and would appear over dominant features that are not in sympathy with the appearance and character of the existing building.

(f) The re-siting of the granary as proposed would extend the grouping of buildings further into the countryside to the detriment of its historic association, juxtaposition and character with the farm.

(g) The formation of a new access to Rushmere Lane, driveway and parking area would undesirably increase the visual intrusion of such features in the countryside and without adequate visibility splays the new access would be likely to be harmful to road safety.

02 Any further reasons considered necessary following completion of highways consultation.

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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, E16, UB3, R2

Winchester District Local Plan Proposals: C.1, C.2, C.7, C.19, C.20, HG.19, HG.24, EN.5, T.9, RT.3.

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: C.1, C.16, C.22, C.23, HE.13, HE.14, HE.16, HE.17, DP.1, DP3, RT.3

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Item **Parish** Hambledon  
**03 Conservation Area:**  
**Case No:** 03/01162/FUL  
**Ref No:** W16635/02  
**Date Valid:**  
**Grid Ref:** 464994 114367  
**Team:** EAST **Case Officer:** Mr Dave Dimon  
**Applicant:** Mr And Mrs R Crossley  
**Proposal:** Conversion of barns to form 2 No. two and four bedroom dwellings  
(Revision to previous planning permission W16635)  
**Location:** Rushmere Farm Rushmere Lane Hambledon Waterlooville  
Hampshire PO7 4SG

(As amended by plans received on 9 October 2003)

### Officer Report

#### History

WAGPN150 (13/07/1998) Grain Store building – NB. This is to replace the existing grain storage facilities but has not been implemented due to cost.  
W16635 Conversion of 2 no barns to a single dwelling with single storey link extension and detached double car port/store:  
Rushmere Farm Barns, Rushmere Lane, Hambledon.  
W16635/01LIS Internal and external alterations to convert 2no. barns to a single dwelling with single storey link extension and detached double car port/store:  
Planning Permission and Listed Building Consent granted 07/11/00.

#### Policies

##### Development Plan Policies/Government Planning Policies

HCSP(R) C1, C.2, E16, UB3, R2,  
WDLP C.1, C.2, C.7, C.19, C.20, HG.19, HG.24, EN.5, T.9, RT.3.

##### Emerging Development Plan

WDLP Review Deposit and Revised Deposit C.1, C.16, C.22, C.23, HE.13, HE.14, HE.16, HE.17, DP.1, DP3, RT.3,

##### Other material considerations:-

AONB, PPG7, PPG15,

#### Consultations

##### Engineers –

I have previously commented on a scheme for this site for the conversion of barns to a single residential live/work unit. At the time I was concerned about the substandard nature of the highway leading to and from the site and the traffic that would be associated with a residential proposal. This application involves conversion to two residential units and the formation of new accesses to Rushmere Lane. Highway comments on these proposals will be provided at committee following further investigation of the highways implications of the proposals.

##### Conservation – Comments in respect of barns application W16635/02 & /03LB

Both farm buildings are individually Grade II listed with the larger barn thought to date from the 17<sup>th</sup> century while the stable is probably 18<sup>th</sup> century and was converted from a barn in the 19<sup>th</sup> century. The barn is still in agricultural use and used for storage and the stable is in active use.

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The buildings are considered to be in fair condition for farm buildings although the stable is likely to need thatching repairs in the near future. In November 2000, the Council granted Listed Building Consent and Planning Permission for a scheme that linked the two buildings to provide a live-work unit. While this allowed subdivision of the smaller barn along the existing lines of the stable, it kept a considerable amount of the larger barn open plan for living and working space.

The current scheme differs from the approved, in that two separate residential dwellings are proposed and there are a number of internal and external differences. In the case of the large barn, this involves adding a bay and side extension to the east of the building, along with a porch entrance on the south elevation. A hipped roof extension is also proposed on the west elevation above a new window.

Since the approval of the permitted scheme, our policy on the conversion of farm buildings has become more stringent and HE.17 requires the applicant to show that a sequential approach has been undertaken, to consider other alternative acceptable uses. Residential use is always seen as a last resort and if there are alternative uses which would better conserve the character of the listed buildings then these will be given priority. The fact that the buildings are still in farm and stable uses 3 years after consent was granted for conversion, indicates that they are still capable of fulfilling their original role. If the buildings are kept in farm use then they would also be grant eligible under the Council's Historic Building Grant Scheme and possibly DEFRA. Failing this, alternative ancillary uses to the farmhouse such as office or games room would be considered preferable as they would involve much less alteration and subdivision.

I feel this scheme does not comply with HG.24 and HE.17 and will compromise the character of these two listed buildings. The level of accommodation proposed for the large barn can only be achieved by adding an extension, which is not normally acceptable in principle, as the existing building should be capable of conversion. The design of this new extension is considered unsympathetic due to its form, extensive use of glass and arrangement of timber framing. The extensive use of glass will clearly reveal the domestic use of the barn at ground and 1<sup>st</sup> floor and this will compromise the building's character. The prominent hipped roof extension above new window and adjacent window opening on west elevation will draw attention to the domestic use of the building.

Internally, there is a significant degree of subdivision and this will detract from the building's character and special interest. The arrangement of ground floor rooms at western end will partly obscure the timber framing and the first floor bedroom at eastern end will conceal the original timber framed structure and the volume of the barn.

While the conversion of the smaller barn can be achieved without major external alteration and the internal subdivision appears fairly minimal, the proposal will create a separate curtilage to the other barn and farmhouse. It is felt that this is contrary to policy, as the building appears capable of being used as an ancillary building to the farmhouse or in conjunction with the barn. The site plan also seems to show the creation of a parking space and turning area on the lane to the south of the stable, which will detract from the rural character of these buildings.

The architect has failed to provide longitudinal and cross sections through the two barns, which would reveal the full extent of subdivision and impact on the building's volume.

It is recommended that Listed Building Consent and planning permission is refused.

Conservation - Comments in respect of house extension application W14920/01

No existing plans and elevations have been submitted or a justification statement. The extension to the front of the farmhouse is a major intervention, so will require a full explanation. Why can additional accommodation not be provided to the rear?

Any alterations to the granary should be determined under HG24 & HE17 policies. Not enough information on existing building or proposed alterations. Normally we would not accept moving such a building unless there was evidence that this was not the original location. Unconventional parking arrangement under granary difficult to justify.

Following the site meeting, I am prepared to consider alternative location at right angles if it can be shown that the granary can be easily moved.

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The three new door openings are however unnecessary and should be omitted. I am prepared to accept the high level glazing in the gables and possibly a window opening on the south elevation, where there seemed to be evidence that studwork was altered. The timber frame floor structure seems to contain the oldest/original timbers. Roof and walls are later, probably 20th century rebuild of the original. The architect to check what facilities/access will be required for the office use. The side extension to the farmhouse next to the lane should be amended/simplified as it presently appears to have too high a status. Suggest using slate on top of weather boarded outshot to give building a lighter feel, also the plinth is too high.

Archaeology:-

Condition requiring the submission of a building recording archive, as attached to the previous consent, should be imposed if consent is granted for this application.

Environment Agency –

No objection but advisory informative requested to be added to any permission granted.

Portsmouth Water - No objection

Representations

Local Member request for application to go to committee

Parish Council - support.

**Assessment**

Rushmere Farm lies within the AONB to the east of Hambledon on Rushmere Lane, which runs from Speltham Hill in the centre of Hambledon village in a southern direction to join the B2150.

The farm comprises some 162 hectares of mostly arable land and is run from the main farmhouse and buildings on Rushmere Lane. It contains a pair of listed barns that are the subject of the current planning and listed building applications. A further planning application in respect of an extension to the non-listed farmhouse and staddle stone granary building is also part of the package of proposals. This report therefore deals with all three applications.

The listed barns comprise a small thatched timber frame barn situated parallel to and adjoining Rushmere Lane and a second larger barn set at right angles to it on its southern side and also timber framed, with its roof presently covered by corrugated steel sheeting. Both barns have timber-boarded elevations

The smaller roadside barn is divided into stables and the larger barn used for associated hay and feed storage but it is not suitable for general farm use. The farmhouse lies on the northern side whilst to the east of the larger barn is the working farm area with a modern steel framed barn that is used for grain storage and associated buildings, including stables and tack room that are used for livery.

Application in relation to listed barns W 16635/02 & W16635/03LB.

Although permission was obtained in 2000 for the conversion of the listed barns into a single 4 bed dwelling incorporating an office to be used as a live/work unit this has not been implemented and the applicant believes that the approved scheme is not a viable proposal. The current proposals therefore now seek to convert the barns into two separate dwellings. The small thatched barn being a two-bedroom property and the larger barn a four-bedroom dwelling incorporating an addition to its eastern end and a wagon entrance feature to its southern side.

The extant permission linked the two barns by a simple link at the right angle formed between the two buildings so as to enable the smaller barn to be used as a bedroom wing whilst the larger barn provided a full height living space with a kitchen at the western end and double height office area at the eastern end by the use of a mezzanine floor.

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In policy terms HG.24 WDLP & HE17 of the review plan favours the re-use of rural buildings for business use in the first instance as it usually involves less compromise of the historic integrity of the building. Residential use is appropriate only where there is justification due to constraints which inhibit a business use or because residential use offers the only viable means of maintaining the building and then the objective must be to minimise the impact of such use on the historic character of the building.

In this case the inadequate standard of the access lanes serving the site and its relatively unsustainable location make a business use undesirable. The extant permission addressed these concerns by providing a live/work solution, which minimised traffic generation and the alterations to the building were considered to be sympathetic to the historic character.

The current proposal represents a considerable intensification of use and is not as favourable in this respect. Furthermore, the juxtaposition of the barns to each other make the formation of separate units undesirable in terms of forming individual curtilages and their consequent impact on the setting of the barns. The new access and parking area on Rushmere Lane to serve the small barn would also detract from setting of the buildings. The proposal to add a hipped extension to the eastern end of the large barn is claimed by the applicant to be re-creating the form that it had historically but this is not considered appropriate in listed building terms. The proposal is therefore not acceptable in that it amounts to an additional dwelling in the countryside for which there is no overriding justification and would conflict with the Historic Environment policies of the local plan.

Application in respect of extension to the farmhouse and relocation of the granary and new access W14920/01

Rushmere farmhouse and adjacent granary are not listed buildings but are of historic merit. The current application seeks to add a two-storey extension to the northern side to form a main entrance, study and utility room with three bedrooms above. The application also proposes a single storey side extension and a new roof to an existing conservatory on the southern elevation. The re-siting of a small timber framed granary building that is set on staddle stones adjacent to the house and its change of use to farm office is also proposed as is the formation of a new driveway and access to Rushmere Lane.

This application is generally acceptable based on the amended plans that have been submitted following a site meeting with the Conservation Officer, which have removed the previously proposed undercroft car parking and new entrances to the granary. The siting of the granary is however still of concern in that it turns it through 90° and moves it away from being an integral part of the building group. It is also considered that the side extension and conservatory should ideally be modified to make them more subordinate in design to the main house. The associated new access position, driveway and parking area, although impacting less on the farmhouse than the existing arrangement is less satisfactory in terms of its visibility to Rushmere Lane and visually intrudes more into the countryside.

**Recommendation**

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

**Conditions/Reasons**

01 The proposed development is contrary to policies C1 and E16, of the Hampshire County Structure Plan 1996-2011 (review) and to proposals C1, C20, HG.24, EN.5, and T.9 of the Winchester District Local Plan and proposals C.1, C.23, DP.1, DP.3, HE.17, T.2, of the Emerging Development Plan - Winchester District Local Plan Review and Revised Deposit in that:-

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(a) No justification has been presented in support of the application that warrants the formation of two dwellings in the countryside contrary to the strong policy presumption against such development. Furthermore, having regard to the form character and siting of the barns the proposal to create independent dwellings would be likely to undesirably compromise the historic integrity and setting of the listed buildings by reason of the works proposed and the subdivision of the yard to form separate curtilages.

(b) The formation of separate access and parking to Rushmere Lane to serve the small barn would both detract from the setting of the barn and without adequate turning space and visibility splays would be harmful to road safety.

(c) The applicant has not provided evidence to show why the buildings cannot continue in their current use or be put to an alternative use, which would result in a lesser degree of alteration and subdivision. The proposed conversion of the larger barn to residential use provides a level of accommodation that involves adding an extension, which is considered of unsympathetic design. There is a presumption in the Council's Local Plan Policy that the existing farm building should be capable of the proposed re-use without the need for additional accommodation.

(d) The proposed development would adversely affect the character of the listed buildings, in that it would result in excessive alterations, which would detract from their architectural and historic interest. It would also create separate curtilages, which would be harmful to the setting of the listed buildings which have always had a very close association.

02 The proposal is contrary to the policies R2 of the Hampshire County Structure Plan 1996-2011 (Review) and RT3 of the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

03 Any further reasons considered necessary following completion of highways consultation.

### **Informatives**

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

Hampshire County Structure Plan Review C1, C2, E16, UB3, R2

Winchester District Local Plan Proposals: C.1, C.2, C.7, C.19, C.20, HG.19, HG.24, EN.5, T.9, RT.3.

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: C.1, C.16, C.22, C.23, HE.13, HE.14, HE.16, HE.17, DP.1, DP3, RT.3

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Item **Parish** Hambleton  
**04 Conservation Area:**  
**Case No:** 03/01163/LIS  
**Ref No:** W16635/03LB  
**Date Valid:** 15 May 2003  
**Grid Ref:** 464994 114367  
**Team:** EAST **Case Officer:** Mr Dave Dimon  
**Applicant:** Mr And Mrs R Crossley  
**Proposal:** Alterations to provide conversion of barns to form 2 No. two and four bedroom dwellings (Revision to previous planning permission W16635/01LB)  
**Location:** Rushmere Farm Rushmere Lane Hambleton Waterlooville Hampshire PO7 4SG

(As amended by plans received on 9 October 2003)

**Constraints:**  
AONB

**Representations**

**Officer Report**  
**See Report for W16635/02**

**Recommendation**

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

**Conditions/Reasons**

01 The proposed development is contrary to policies C1 and E16, of the Hampshire County Structure Plan 1996-2011 (review) and to proposals C1, C20, HG.24, EN.5, and T.9 of the Winchester District Local Plan and proposals C.1, C.23, DP.1, DP.3, HE.17, T.2, of the Emerging Development Plan - Winchester District Local Plan Review and Revised Deposit in that:-

(a) No justification has been presented in support of the application that warrants the formation of two dwellings in the countryside contrary to the strong policy presumption against such development. Furthermore, having regard to the form character and siting of the barns the proposal to create independent dwellings would be likely to undesirably compromise the historic integrity and setting of the listed buildings by reason of the works proposed and the subdivision of the yard to form separate curtilages.

(b) The formation of separate access and parking to Rushmere Lane to serve the small barn would both detract from the setting of the barn and without adequate turning space and visibility splays would be harmful to road safety.

(c) The applicant has not provided evidence to show why the buildings cannot continue in their current use or be put to an alternative use, which would result in a lesser degree of alteration and subdivision. The proposed conversion of the larger barn to residential use provides a level of accommodation that involves adding an extension, which is considered of unsympathetic design. There is a presumption in the Council's Local Plan Policy that the existing farm building should be capable of the proposed re-use without the need for additional accommodation.

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(d) The proposed development would adversely affect the character of the listed buildings, in that it would result in excessive alterations, which would detract from their architectural and historic interest. It would also create separate curtilages, which would be harmful to the setting of the listed buildings which have always had a very close association.

**Informatives**

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

Hampshire County Structure Plan Review C1, C2, E16, UB3, R2

Winchester District Local Plan Proposals: C.1, C.2, C.7, C.19, C.20, HG.19, HG.24, EN.5, T.9, RT.3.

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: C.1, C.16, C.22, C.23, HE.13, HE.14, HE.16, HE.17, DP.1, DP3, RT.3

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Item **Parish** South Wonston  
**05** **Conservation Area:**  
**Case No:** 03/01575/REM  
**Ref No:** W03437/04  
**Date Valid:** 24 June 2003  
**Grid Ref:** 446170 135817  
**Team:** EAST **Case Officer:** Mr Peter Eggleton  
**Applicant:** Brookeswood Developments Ltd  
**Proposal:** (AMENDED PLANS FOOTPRINT AND DESIGN CHANGES 26/9/03 and 8/10/03) Erection of 2 No. three bedroom and 2 No. two bedroom semi-detached dwellings with associated parking and access (Details in compliance with planning permission W03437/02)  
**Location:** Petbriand 24 Downs Road South Wonston Winchester Hampshire SO21 3EU

### Officer Report

#### History

W03437 'Erection of extension to provide kitchen' Flinders 24 Downs Road South Wonston - PER - 27/02/1978  
W03437/01 Erection of 2 No. four bedroomed detached dwellings and 2 No. two bedroomed semi-detached dwellings with integral garages. (OUTLINE) 24 Downs Road South Wonston Winchester Hants SO21 3EU-WDN - 11/10/2002  
W03437/02 Redevelopment to provide 2 No. three bedroom and 2 No. two bedroom semi-detached dwellings (OUTLINE)(amended description 11/11/2002) 24 Downs Road South Wonston Winchester Hants SO21 3EU - PER - 29/11/2002  
W03437/03 Erection of 2 no. two bedroom semi-detached dwellings with integral single garages and 2 no. three bedroom semi-detached dwellings and creation of a new access (Details in compliance with Outline Planning Permission  
W03437/02 Petbriand 24 Downs Road South Wonston Winchester Hampshire SO21 3EU - WDN - 01/07/2003

#### Policy

##### Development plan

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

Winchester District Local Plan EN.5, 7

##### Emerging development plan

WDLP Review Deposit and Revised Deposit 2003 DP.3,

#### Consultations

E.A: No objection

Southern Water: Sewer within 3 metres of the proposal which is not acceptable and sewer diversion would be required.

Environmental Health: No objection recommends informatives re bonfires and construction times.

Landscape: Concerns that the driveway to plots 3 and 4 comes so close to trees which are to be retained, the arboriculturalist should comment on this issue; The young pines along the western boundary which are to be retained are very close together and may benefit from thinning. The small elder to the front of plot 1 which is to be retained has little amenity value; The conifer hedge is shown as being trimmed, however it probably will not respond well to pruning and it may be better in the long term to remove and replace it with a fast growing hedge species.

Arboriculturalist: The construction method for the driveway should be of a no dig type (geoweb or similar) low impact gravel type.

### **Representations**

Parish: Object as the scale, mass, appearance, design and layout are out of keeping and would be severely detrimental to the street scene and the enjoyment of neighbouring properties. Two storey properties would be to the detriment of the character of Downs Road. The corner location would pose additional highway hazards to the already busy Downs Road due to inevitable parking on Downs Road. The County Council has recently implemented a traffic calming scheme in order to address highways problems. Concern about the potential loss of trees on this site. These mature protected trees form an integral part of the Downs Road scene.

#### 20 letters of objection have been received raising the following concerns:

Two storey development is out of character and the density is too high;

The appearance of the properties is out of keeping with the area;

There will be increased noise and activity;

Increased traffic and parking is not appropriate given the existing situation;

The footprint of the small properties has increased from 38 to 51 metres square since the outline;

The privacy of Orchard Croft and 22 Downs Road will be compromised by both the 2 and 3 bed properties;

There is a parking problem in Orchard Road and the access will be dangerously close to the junction;

Sewage system is inadequate;

Having the front door to the side of the small properties requires that the hedge is trimmed which is impractical and it will probably be removed to the detriment of adjacent properties.

Concern that some of the trees, some of which have TPO's on them would be lost. Changing the character to an urban estate. The proposal could damage roots making trees unsafe and their loss would be to the detriment of birds and other wildlife in the area.

### **Assessment**

This application is a reserved matters application for consideration of the design and appearance of the four dwellings which were permitted in outline on 15 April 2003. The outline consent included the siting and the means of access. It demonstrated two pairs of semi-detached, 2 storey properties but was conditioned to restrict the roof heights.

The amended plans show the pair of semi's on Orchard Road being of a simple design with a low pitched roof. They are small two bed properties in compliance with the conditions of the outline consent, the revised plans now reflect the original permitted footprint size.

The larger three bed properties which have access onto Downs Road have an asymmetrical roof structure as per the outline consent with low eaves and a restricted height to retain the appearance of a bungalow type structure as viewed from Downs Road. The rear of the property has been improved to include some relief in the rear elevation and to provide more interest in the design.

As the proposal reflects the requirements of the outline permission issues such as overlooking, access and layout have already been considered and approved.

Parking was raised as an issue at the time of the original application and this proposal includes an extra parking space for the smaller dwellings and moves the access one metre further from the junction. These matters were however considered acceptable at the time of the outline permission, the slight revisions can be considered as improvements to the approved scheme.

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The landscape scheme shows the retention of all significant existing planting including the retention of the conifer hedge on the southern boundary. It also strengthens the boundary planting onto Orchard Road. The arboriculturist is satisfied that the works can be carried out without damage to trees providing a detailed method statement is submitted and approved. It is a condition of the outline consent that all such matters are resolved prior to any works on site. The condition will not be discharged until the arboriculturist is satisfied with the proposals.

With regard to the retention of the conifer hedge the landscape officer is of the view that in the long term it would be preferable to replace this with a fast growing hedge species. However, given that the proposal is to retain it and the neighbouring residents are keen for it to remain, a condition is proposed which requires its retention. In the future a request to remove the hedge would require the submission of an application which if approved could stipulate what would be required as a replacement.

The matters to be considered as part of this application are limited to the design of the proposal and the landscape scheme as other matters such as density and layout and highway safety have already been approved. The design is now considered to be acceptable and the landscape scheme appropriate.

**Recommendation**

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

**Conditions/Reasons**

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

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

02 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.

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

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03 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars and includes the conifers on the southern boundary; paragraphs (a) and (b) below shall have effect until the expiration of 10 years from the date of the occupation of the building(s) for its permitted use.

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

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

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

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

**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, EN7

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

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Item **Parish** West Meon  
**06** **Conservation Area:**  
**Case No:** 03/02062/FUL  
**Ref No:** W05909/15  
**Date Valid:** 19 August 2003  
**Grid Ref:** 463443 123548  
**Team:** EAST **Case Officer:** Mr Peter Eggleton  
**Applicant:** 3H Motors Limited  
**Proposal:** Change of use to Class B1(a) Office use and 2 No. two bedroom Live-Work units with associated landscaping and parking  
**Location:** 3H Garage Warnford Road West Meon Petersfield Hampshire GU32 1JN

### Officer Report

#### History

W05909 Installation of replacement petrol pumps and erection of canopy' - REF - 14/01/1981  
W05909/01 'Erection of forecourt canopy' - WDN - 08/05/1981  
W05909/02 'Extension to Form car showroom' - PER - 26/08/1981  
W05909/03 'Extension of workshop and showroom' - REF - 05/05/1987  
W05909/04 'Installation of fuel tank and additional pump' - PER - 04/12/1987  
W05909/05 'Extension of workshop and showroom' - REF - 12/12/1989  
W05909/06 'Extension to provide workshop and showroom facilities Change of use of dwelling to offices and storage - REF - 19/06/1990  
W05909/07 Extend and refurbish existing workshop to provide new workshop and showroom and change of use of residential property to offices and storage - PER - 04/12/1990  
W05909/08 'Amended Description Illuminated pole sign one illuminated shop fascia sign and one non-illuminated poster sign' - REF - 14/04/1992  
W05909/09 'New shop front- PER - 10/09/1992  
W05909/10 'Externally illuminated free standing double sided plinth sign' - PER - 24/11/1992  
W05909/11 'Construction of pitched roof to replace existing flat roof' - REF - 07/09/1993  
W05909/12 8 dwellings - REF 7/2/97  
W05909/13 Five houses, five garages and replacement access - REF - 02/03/1998

#### Policy

##### Development plan

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

Winchester District Local Plan : Proposals : E.2 C.1, C.2, C.12, C13, EN.5, EN.7, T.8, T.9, T11, RT.3

##### Emerging development plan

Winchester District Local Plan Review: Revised Deposit 2003: DP.3, DP.10, DP.16, C.1, C.6, C.15, C.16, RT.3

##### Other material considerations

PPG4, PPG7, PPG 13

#### Consultations

Environment Agency: Proposal within flood risk area and asks for deferral in order that a Flood Risk Assessment can be prepared.

Southern Water: No comments.

Drainage Engineer: No objection subject to E.A approval.

Environmental Health: Due to the potential for contaminants recommends a condition requiring a scheme to mitigate the effect of any contamination to be submitted. Beneficial if the use of the living accommodation could be tied to the owners/users to avoid complaints and minimise nuisance. Provides informative regarding hours of work and burning of material.

Forward Planning: Refuse – The buildings must be in keeping with the locality and must conserve and enhance the high quality of the AONB. At least some of these buildings appear not to be appropriate for re-use. The current use is low key in employment terms, the proposal appears to represent a substantial intensification of activity levels, inappropriate within the AONB. The residential element would not be acceptable in the countryside and would be clearly contrary to the local plan.

Highway Engineer: As it is likely that the new uses would generate as much traffic as the petrol filling station use and parking provision is adequate there is no highway objection subject to conditions retaining parking and preventing gates on the access.

### **Representations**

Parish Council: Support, particularly more vegetation at the front. Believe the petrol tanks are still underground which would obviously have to be resolved.

One letter of objection has been received. The drawings do not show a legal right of access for the residents of Sheepbridge which passes from the rear to the front of the site; Vehemently oppose any further commercial use. The site is the ugliest eyesore in the area and in the last 9 years business after business has failed. There has been black billowing bonfires, smells and the site has been used as a scrap yard, the site is a blight on the area. The site should be set aside for residential development.

### **Assessment**

The proposal is to change the use of the site to office use with the inclusion of two, 2 bed flats (both 90 metres square) at first floor level, above the existing showroom area. The former garage forecourt and canopy would be removed and landscaping introduced. The former filling station shop would be converted to an office and the former dwelling on the site would remain in office use. To the rear of the site there would be further parking and an area to the rear of the flats for general amenity space. Two buildings to the rear would be removed.

In considering the application the lawful use of the site is of importance and the planning history files demonstrate the following. Historically the site was a petrol station with a vehicle workshop and some car sales with a residential property on site. The car sales area appears to have been limited to the eastern boundary.

The residential property was converted to offices in 1975 although this was not formalised by a planning application until 1990. The new office use was conditioned to be used only in association with the sales and repair business. The workshop was granted consent for an extension also in 1990 and this introduced the show room, again other sales appear to have been restricted to the eastern boundary. Petrol sales ceased from the site in 1996 when car sales were also very low and vehicle repairs quite limited, hence the application for housing re-development in 1996.

The site is considered to be a single planning unit the lawful use being, petrol sales, car sales, associated office and a vehicle repair workshop. Each of these elements of the lawful use can be easily identified in terms of area and activity. The planing legislation allows a level of flexibility in changing from one use to another as set out in the Use Class Order, however this site is considered to be sui generis (not within a specific use class) and as such changes can only take place if the new use is considered not to be materially different to the existing.



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It appears from the above that the current use, whereby the entirety of the front of the site including the petrol filling area under the canopy, is used for sales of campervans, does not have consent. Only the much smaller area along the eastern boundary and the show room have such a consent. The current office use of the house is only permitted as it is in association with the vehicle sales. The building to the front of the site was permitted to be used as a shop with a store and toilets. This application therefore, has to be assessed not against the current situation but against the lawful use as a petrol filling station with limited vehicle sales.

There are three main issues. Firstly, the relationship of the first floor windows of the residential accommodation with the adjoining residential properties. Secondly, do the visual improvements to the site outweigh the clear policy objection to residential development. Thirdly, would the level of activity be significantly more than the lawful use and if it would, would it be detrimental to the area and the AONB and be contrary to policies relating to conversion of buildings in the countryside and sustainable development.

The introduction of first floor living accommodation as shown on the plans would introduce first floor windows to both the front and side elevations and they would overlook the adjoining residential properties. On this basis alone the application is considered to be unacceptable.

The removal of the garage forecourt and canopy and the replacement with a landscaped area, along with the removal of the buildings to the rear of the property and control over the rear courtyard area would be of benefit to the appearance of this site. As the forecourt area should not currently be in use for campervan sales and any new use of the forecourt would require planning permission (which could require improved landscaping) the actual benefits are less than when considering the proposal against the current situation. The removal of the campervans can be achieved by other means. It is considered that any application to re-use this site would be able to require similar landscape improvements to those being proposed as part of this application. Therefore the proposal is not considered to be of such benefit as to outweigh the clear policy objections to residential development which are summarised in the consultation response from Forward Planning.

The final element relates to the level of activity and the re-use of the buildings. The existing use is very low key with little activity. However the proposed use has to be considered against the lawful use. Given that there is little or no prospect of petrol sales being re-introduced, the lawful use levels of activity are considered to be the car sales within the showroom and along the eastern boundary, the vehicle workshop and the associated offices. This level of use could be considered to be greater than the existing use but is not likely to be significantly higher.

The proposal has not been supported with information regarding levels of future use. The existing offices in the former dwelling would be unfettered and as such would be likely to generate considerable more activity than offices associated with the sales business. The use of the show room and workshop as offices is likely to have a significantly greater level of activity than the lawful uses as is the use of the former sales kiosk, although this is of limited significance. There will be a total of 390 metres square of office development. The residential elements will generate their own activity levels, which may be reduced if the occupants work on site but the residents will still have to travel off site by car for all their everyday requirements. The activity levels are considered to be significantly greater than the lawful use.

The policies allowing re-use of rural buildings have a number of requirements, of most relevance to this application are: will the development maintain or enhance the local environment; can the scale and nature of the activity be accommodated without detriment to the locality; and is it in a remote location.

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The site is remote in terms of its countryside location and it is considered that the increased activity levels are inappropriate in this location and within the AONB and the proposed national park. The proposal, given the scale of office provision, would also be considerably less sustainable than the lawful use and in that respect contrary to government guidance in PPG7 and 13.

The Environment Agency have raised concern as the property is within the indicative flood plain. The applicants have indicated that they are able to overcome this issue but at the time of writing this report the concern remains and has been included as a reason for refusal. A contaminated land survey has not been carried out to identify and provide mitigation measure to prevent any potential for contaminated land linkage occurring.

The two dwelling units would be expected to contribute financially (£2870) towards play/sports provision that could be overcome by payment or a legal agreement. As the application is recommended for refusal the standard reason is attached.

**Recommendation**

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

**Conditions/Reasons**

01 The proposed first floor residential units would result in an unacceptable relationship with existing residential properties to the detriment of the amenities of those residents contrary to proposals EN.5 of the Winchester District Local Plan and DP.3 of the WDLP Review 2003.

02 The proposal represents new residential development in the countryside and new and more intensive commercial uses. There is no overriding justification for new dwellings in this area of countryside. The level of proposed use and activity is not considered appropriate in this remote, unsustainable rural location and would be inappropriate in the AONB and proposed National Park. The benefits of the proposal are not considered to outweigh the clear development plan objections and as such the proposal is contrary to policies C1 and E7 of the Hampshire County Structure Plan; proposals C.1, C.7, C.14, C.13, C.20; and proposals C.1, C.7, C.16, RD04.43, C.17, C.23.

03 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.

04 The proposal fails to provide a flood risk assessment or measures for pollution prevention or remediation and fails to identify the nature of land contamination as such it is contrary to DP.10 and DP.16 of the WDLP Review 2003.

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**Informatives**

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

Hampshire County Structure Plan Review: C1, E7

Winchester District Local Plan Proposals: C.1, C.7, C.14, C.13, C.20

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C.1, C.7, C.16, RD04.43, C.17, C.23

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WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES  
DEVELOPMENT CONTROL COMMITTEE AGENDA 27 November 2003

Item **Parish** Micheldever  
**07** **Conservation Area:** East Stratton Conservation Area  
**Case No:** 03/02224/FUL  
**Ref No:** W10862/02  
**Date Valid:** 9 September 2003  
**Grid Ref:** 454312 139654  
**Team:** EAST **Case Officer:** Mr Peter Eggleton  
**Applicant:** Mr And Mrs Corlett  
**Proposal:** Two and single storey extension to rear  
**Location:** 3 Baring Close East Stratton Winchester Hampshire SO21 3DY

### Officer Report

#### History

W10862 'Conservatory' 3 Baring Close East Stratton Micheldever - PER - 29/09/1988  
W10862/01 Two and single storey extension to rear 3 Baring Close East Stratton Winchester Hampshire SO21 3DY - WDN - 04/09/2003

#### Policy

##### Development plan

Hampshire County Structure Plan Review (1996 – 2011) Review policies UB3  
Winchester District Local Plan proposals H.2, EN.5, HG6 - 11

##### Emerging development plan

WDLP Review Deposit and Revised Deposit 2003: proposals DP.1, DP.3, C.22, HE4 – 6.

#### Representations

Parish: Object - The proposal is still far too big and does not integrate with its surroundings or reflect the proportions and design of the existing buildings. It will adversely impact on the enjoyment of the adjoining property. It is contrary to policies HE5a, C22, DP3vii and the VDS SB30  
Two letters have been received raising the following concerns: The proposal would severely restrict the light to the rear of the adjacent property; The two storey element would block all light to the rear of the house; The property has already been extended.

#### Assessment

Three Baring Close is a semi-detached property at the southern end of East Stratton. The proposal is for a part single, part two storey extension.

East Stratton has a frontage development designation in the adopted local plan but this is removed in the local plan review and as such is considered as countryside, however as the house exceeds 120 square metres (134), any assessment is based on the likely intrusion and impact on neighbouring properties. All development in East Stratton falls within the conservation area and as such should conserve or enhance the character of the area.

This is a resubmission, the applicant has reduced the size of the proposal in order to reduce the impact on the neighbouring property. The proposal is for a ground floor rear extension almost the full width of the house to accommodate an extended kitchen/breakfast room and utility room. The first floor extension is set at the centre of the rear of the property and accommodates a bedroom. Internal arrangements would result in the property remaining as a four bedroom house but with better sized bedrooms and a second bathroom.

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The impact on the attached semi' has been assessed. The single storey element abuts the shared boundary but the roof slopes away from the boundary with the eaves being 2.4 metres high at their closest point to the neighbour. The impact of this element would be only marginally greater than a standard 2 metre high fence and is considered to be acceptable.

The two storey element is set 2.8 metres from the boundary and is 4 metres deep. The proximity to the boundary has been set on the basis of a 45 degree line from the first floor windows of the adjoining property. This is a generally accepted principle which is considered to retain an acceptable outlook from existing properties. In terms of the impact on the adjoining property it is considered that the amenities of its occupants are not reduced to an unacceptable level. The extension is due west of the neighbouring property and as such direct sunlight to the rear of the neighbouring property would be limited to the very late summer evenings. The western boundary of the site is however characterised by very large trees and hedge and as such the proposal is not likely to increase shadow.

There will be no significant effect on the Conservation Area. The proposal is entirely screened from the west by the trees and will be seen against the house from the north and east and these views will be from private rear gardens and mostly from a considerable distance.

It is considered that it would not be possible to sustain an argument alleging material harm caused by this proposal and therefore permission should be granted.

**Recommendation**

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

**Conditions/Reasons**

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

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

**Informatives**

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

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

Winchester District Local Plan proposals H.2, EN.5, HG6 - 11

WDLP Review Deposit and Revised Deposit 2003: proposals DP.1, DP.3, C.22, HE4 – 6

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Item	<b>Parish</b>	Kings Worthy
<b>08</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
	<b>Case Officer:</b>	Abby Fettes

### 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. Allowed at appeal 13.06.02
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 – Are now satisfied that the whole access into the site is within the red line and that provision has been made for a footpath at the front of the site.

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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Archaeology – this development may have archaeological implications as artefacts from the Roman period have previously been uncovered in the vicinity of The Stores. Recommend that an archaeological condition be attached to any permission granted.

**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**

This application was deferred at last month's committee awaiting further highways information regarding the red line and the provision of a footpath. These issues have now been resolved and notice served on the adjacent landowner, as part of the land shown within the red line falls within their ownership.

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 fronting Nations Hill 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 at the side that leads 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. The inspector came to the conclusion that "it is no longer practical to retain the building for a use that is likely to benefit the community in that it is unlikely to be occupied as such". 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. four 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 Nations Hill. 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. There is also provision for a footpath along the frontage of the site, in accordance with a request from the Highway Engineers.

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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 comply with Local Plan policies, therefore your officers are recommending approval.

**Recommendation**

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

**Conditions/Reasons**

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

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

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

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

03 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.

**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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Item **Parish** Winchester City  
**09** **Conservation Area:**  
**Case No:** 03/02386/FUL  
**Ref No:** W04155/02  
**Date Valid:** 30 September 2003  
**Grid Ref:** 447441 128953  
**Team:** EAST **Case Officer:** Abby Fettes  
**Applicant:** G L And P A Hauser  
**Proposal:** Erection of 6 no. one bedroom flats and new pedestrian access to be created  
**Location:** 15 Sparkford Close Winchester Hampshire SO22 4NH

### Officer Report

#### History

W04155 Erection of single storey extension to provide bedroom and car port – permitted 05/09/78.  
W04155/01 Erection of 6 no. one bedroom flats and new pedestrian access to be created – Appeal pending against non-determination.

#### Policy

##### Development plan:

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

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

##### Emerging development plan

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

##### Other material considerations

SPG – Achieving a Better Mix in New Housing Developments

#### Consultations

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

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

Environment Agency: No objection in principle

Southern Water: The point and details of the proposed connection to the public sewer will require the formal approval of Southern Water Services Ltd.

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There are no public surface water sewers in the vicinity of the site. No surface water should be discharged to the foul sewer as this could cause flooding to downstream properties. A water supply can be provided.

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

### **Representations**

City of Winchester Trust: No comment.

11 letters of objection including one jointly signed by 19 local residents on the following grounds:

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

### **Assessment**

This application is identical to the one considered at last months committee which has gone to appeal for non determination. Members resolved that had the application not gone to appeal they would have refused the scheme.

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

The proposal is to demolish the exiting car port/bedroom extension and construct six one bedroom apartments around a central staircase as a continuation to the terrace of No.15. The proposed block would be set back from the existing terrace line and feature recessed areas in the plain brick work facades with windows in the front and side elevations as well as on the rear which will feature balcony railings in front of French doors. The roof design will have a shallow pitch to match existing with slate tiles as opposed concrete interlocking tiles. It is not proposed to provide any car parking as the site is located relatively close to the city centre and is situated within the outer controlled parking zone.

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However, to comply with the latest Hampshire Parking Standards, it is proposed to provide secure undercover cycle parking in the form of a covered store attached to the side of the building and 6 hoops at the front for visitor cycle parking. A 1.8m high close boarded fence would be erected along the eastern boundary of the site separating the amenity space to the side of the apartments from the land to the side of 16 Sparkford Close.

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

In design terms, the proposal is considered acceptable as a robust contemporary scheme with elevational treatment featuring strong shadow lines and window detailing to give interest to the façade of the building. The additional block would not detract from the existing terrace by virtue of being partially hidden from view in the street scene and represents utilisation of an otherwise vacant space in between the blocks. Views out from the main living rooms on the rear elevation would be over the gardens of the neighbouring properties to the west that are already overlooked from the existing residential properties off Sparkford Close. Therefore, it is not considered that the proposed development would materially worsen any overlooking and/or overshadowing of these neighbouring properties.

The existing tree belt along the northern boundary of the site, which dominate the area and overshadow the back gardens of the adjoining properties would not be affected either, and although the proposed development would only have a relatively small garden amenity area to the side and rear, this is considered acceptable for a development of this nature. The issue of the lack of car parking spaces being provided with this development is noted, but is not considered to be material in this case as it would not be possible for any of the potential residents to obtain a parking permit due to the change in the Traffic Regulation Order, excluding the residents of any new developments from applying for permits. There has been provision made for both undercover cycle storage and visitor cycle hoops within the development.

Members had resolved to refuse the previous application had an appeal not been lodged, on the grounds of loss of light to neighbouring properties, the loss of the gaps between the terraces, that it was out of character, overlooking and that the residents of the proposed development would have a poor outlook. However, your officers consider the proposal is acceptable in terms of impact on the character and appearance of the area and on the amenity of neighbouring properties, and recommend that planning permission be granted subject to condition.

**Recommendation**

O - THAT 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.

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

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

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

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

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

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

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

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

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

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

## Informatives

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

Hampshire County Structure Plan Review: UB3, T4, T5, H2, H11, R2, E16, E19  
Winchester District Local Plan Proposals: EN5, EN6, EN7, EN9, H1, H7, RT3, T9, W1  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, H2, H7, RT3, T3, T4, W1, W6

Other material considerations

SPG - Achieving a Better Mix in New Housing Developments

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Item	<b>Parish</b>	Winchester City
<b>10</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/02150/FUL
	<b>Ref No:</b>	W10835/03
	<b>Date Valid:</b>	28 August 2003
	<b>Grid Ref:</b>	446208 128544
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Mr And Mrs Giles
	<b>Proposal:</b>	Erection of 2 No. semi-detached two and three bedroomed dwellings with associated parking and new access
	<b>Location:</b>	Land To The Rear Of 165 - 167 Stanmore Lane Winchester Hampshire
		<b>Case Officer:</b> Abby Fettes

## Officer Report

### History

W10835 Two storey side extension Refused 19.09.88  
W10835/01 Erection of 2 no. semi-detached two and three bedroom dwellings with integral garages and new access Refused 20.12.01  
W10835/02 Erection of 2 no. semi-detached houses with integral garages and new access Withdrawn 06.02.03

### Policy

#### Development plan

HCSP UB3, R2, T5, H1, H7, E16

WDLP EN5, EN7, RT3, H1, H7, T9, W1

#### Emerging development plan

EWDLP DP1, DP3, RT3, H1, H7, T2, T4, W1

#### Other material considerations

SPG - Achieving a Better Mix in New Housing Development (August 2000)

### Consultations

Highways – no highway objections subject to conditions

Environment Agency -

### **Representations**

City of Winchester Trust – no comment

6 neighbour letters of objection, one from the Winchester Residents Association, on the grounds of loss of view, increase in traffic to the detriment of highway safety, result in further parking problems in Drayton Street, will result in over development of the plot, the height of the proposal will block light to adjacent properties and result in overlooking, any levelling of land may require a retaining wall, building work will damage trees in the street, proposal will set a precedent for further properties in the street, proposal is out of keeping with the street, Stanmore was designed as a garden estate and this will reduce the open spaces around the buildings.

### **Assessment**

The proposal is to erect 2 no. semi-detached dwellings, 1 no. two bed and 1. no three bed, at the rear of 165-167 Stanmore Lane, on a small road between Stanmore Lane and Drayton Street. The proposal also incorporates a new access, two off road parking spaces per dwelling and cycle storage at the front of the properties.

The previous applications were considered unacceptable as they were overbearing on the neighbouring properties, in terms of scale, massing, and positioning on the plot. They were not in character with neighbouring properties, and had not looked at the context of neighbouring buildings, the majority of which are symmetrical semi-detached properties, often featuring gables.

The proposed dwellings are two storey with single storey side buildings, and a partially covered parking and cycle storage area in front of the entrances to the buildings. They reflect the architecture of neighbouring houses in terms of gables and cat slide roofs, and the applicants also propose using red brick with dark tiles to match the neighbouring properties. The dwellings are just under 9m high and the building is 13.8m wide including the single storey wings. They extend back 10m into the site. There is a distance of over 10m between the proposal and 165 Stanmore Lane, and over 20m between the proposal and 22 Drayton Street.

The three bedroom dwelling has the additional bedroom in the roofspace. There are no windows on the side elevations so there is no overlooking into the rear gardens or rooms of either 165 Stanmore Lane or 22 Drayton Street. The rear gardens are 9m x 6m and it is proposed to enclose them with 1.8m close board fence and landscaping. There are also several protected trees around the site, which will provide further screening between properties. All of these trees are at a sufficient distance not to be affected by the proposal.

Each property has two off road parking spaces at the front, and a covered area for cycle storage, and the Highways Engineer is satisfied that this is sufficient, particularly as many neighbouring dwellings do not benefit from any off road parking.

It is not considered to be detrimental to the openness of the wider area, because significant distances between neighbouring properties are maintained. The proposal complies with advice in "Achieving a Better Mix in New Housing Development" supplementary planning guidance, and with PPG3 as well as the other relevant Local Plan policies, and therefore your officers are recommending approval.

**Recommendation**

O – NO OBJECTION SUBJECT TO THE FOLLOWING CONDITIONS:-

**Conditions/Reasons**

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

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

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

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

03 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.

03 Reason: In the interests of highway safety.

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

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

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

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

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

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 for accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards 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 hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

09 Reason: To prevent pollution to the water environment.

### **Informatives**

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

Hampshire County Structure Plan Review: UB3, R2, T5, H1, H7, E16

Winchester District Local Plan Proposals: EN5, EN7, RT3, H1, H7, T9, W1

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, RT3, H1, H2, H7, T2, T4, W1

02. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Winchester.

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Item	<b>Parish</b>	Denmead
<b>11</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/01977/FUL
	<b>Ref No:</b>	W17261/02
	<b>Date Valid:</b>	8 August 2003
	<b>Grid Ref:</b>	464581 113461
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Messrs Hartridge
	<b>Proposal:</b>	Stable block with hay store
	<b>Location:</b>	Land Off Hambledon Road Denmead Waterlooville Hampshire
	<b>Case Officer:</b>	Abby Fettes

### Officer Report

#### History

W17261 – Land rear of Long Acre, Hambledon Road, Denmead – 3 no. stables, hay store and tack room. Granted August 2001

W17261/01 – Erection of 3 no. stables, hay store and tack room – permission granted 17 April 2003

W17261/02 – Stable block with hay store – pending determination

W17261/03 – Erection of stables with hay store, tack room and equipment shed (retrospective) – Land rear of Long Acre - pending determination

W17261/04 – Construction of exercise paddock – land rear of Long Acre - pending determination

#### Policy

##### Development plan

WDLP – C1, C2, C7, C24, RT8, T8

HCSPR – UB3, E6, E8, T6

##### Emerging development plan

WDLPR – DP1, DP3, DP5, C6, C7, C27, RT10, T2

##### Other material considerations

SPG – Equestrian Development

#### Consultations

Landscape – objection – whilst this small building seems innocuous enough, the increasing numbers of stables being proposed in the area behind Hill Barn and the properties to the south is a concern. The fields have been sub-divided for paddocks and this may continue. If the number of individual stable blocks increases accordingly the area will be pepper-potted with them. The intensification of horses in the area could also give rise to an increased risk of road accidents as there do not appear to be bridleways in the area. Horses already use Hambledon Road which is very busy, as well as adjacent lanes. The whole area is visible from the high ground to the rear of Uplands Road and from the footpath which goes from there to Hambledon. There is a hedgerow along the western boundary which gives some screening but additional taller planting would be necessary to screen the proposals in longer views. It would be much better if the stabling facilities could be provided together and with a comprehensive landscape scheme, which could also be better for the owners, in terms of security and overhead costs. In any case, a comprehensive landscape scheme is necessary and nothing has been provided. This is a rural area forming part of the Hambledon Downs Character Area. It is very close to the AONB boundary and is in the same visual envelope as the AONB and is part of the proposed national park.

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The Landscape Character Assessment highlights the subdivision of fields into paddocks as a key issue and strategies seek to conserve and enhance the rural agricultural character and mosaic of landscape features and to conserve the rural character and pattern of farms and settlements. The facility should be provided in a more sensitive way which reflects the character of the area and enhances it. The proposal should be refused as it is contrary to RT8 (WDLP) and RT10 (WDLPR).

Environmental Health – no objection subject to condition regarding the disposal of manure

Highway engineer – objection – This application is for a stable block with hay store on land off Hambledon Road, Denmead. The details are shown on drawing 1756:1. Concerns have been raised over previous proposals for equestrian uses in this area due to the substandard nature of the access junction with the Hambledon Road, a busy B class route. The current proposal is for a further (fourth) stable on another part of the site. Access to all of these stables will be through the same substandard junction. While individually the proposals are limited in scale, their cumulative and incremental impact will be an intensification of vehicular traffic through a substandard access onto a busy B road to the detriment of the safety of users of the public highway. Recommend refusal for highway safety reasons.

East Hants AONB – comment – the site lies outside the AONB but abutts the boundary. Concerns raised about the cumulative impact of the developments upon the countryside. It would be better to see new stable blocks such as these located nearer to the existing pattern of ribbon development.

### **Representations**

Denmead Parish Council – no objection – conditions should be applied to ensure the stabling is used for private recreational use only and not for livery, training, commercial breeding or any other commercial purpose in the interests of highway safety and to require a scheme for landscaping, tree and/or shrub planting for the site.

4 letters of objection from local residents – site is green and open on edge of AONB; use is intensifying on piecemeal basis with what was once a single field divided into a series of pony paddocks with increasingly intense day to day equine activity; traffic, horse boxes and horse riders will have to use the access onto the B2150 which is hazardous; where does the proliferation of buildings end? Proposal will erode visual amenity in views from properties that overlook site and from public footpath; noise, manure odour and activity associated with the paddocks will increase; the number of stables on this land should be limited; harmful impact on wildlife and nearby badger sett; cumulative impact of proposals is tantamount to an equestrian centre or riding school.

### **Assessment**

This application is one of three current applications before planning committee for equestrian development on land to the rear of Longacre, to the west of Hambledon Road, Denmead. The site comprises open pasture land, divided into 4 paddocks to the west of a ribbon of residential development along Hambledon Road. The site is a short distance to the north of the settlement boundary for Denmead which extends to the properties on the northern side of Uplands Lane. The land is within the countryside as defined by the Winchester District Local Plan and emerging Review Plan. It is to the south of the boundary of the East Hampshire AONB and within the boundaries of the proposed national park. A public footpath runs in a north-south direction to the west of the site boundary, linking Uplands Lane to the south with Hambledon, several miles to the north.

The land is open and undulating and the paddocks lie within a dip in the landscape, with the properties along Uplands Lane set on rising land above the site. The paddocks are very prominent in views from these properties and from the public footpath. The site is accessed by a track that runs along the northern and western boundaries to join the B2150 to the north east. There are three existing stable blocks on the land, one in each of three paddocks, including one unauthorised stable with attached store, (which is the subject of current retrospective application W17261/03).

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This application is for a stable block within the southernmost paddock, closest to the properties to the north side of Uplands Lane. The paddock is currently laid to grass pasture and has no buildings upon it. The proposed stable is of a typical L-shaped design and comprises two loose boxes and a hay store. It has brown timber shiplap elevations, timber stable doors, and a green fibre cement shallow pitched roof. It would be sited at an exposed position to the west of the paddock, close to the access track and approximately 30m to the south west of the existing stables to the north.

In planning terms, the land can be used for the grazing of animals without planning permission. However, officers are concerned about the visual amenity and highway safety impacts of the gradual intensification of the use of the land for equestrian purposes and the subdivision of the land into separately owned and managed paddocks. There are already two authorised stable blocks on the land, and consent was granted for a third stable earlier in the year. In visual amenity terms, the current application is more exposed in the landscape than the existing three, which are better related to long established field boundaries and mature vegetation and trees. The landscape officer has raised objection to the siting of a fourth stable at this more exposed location because it will be intrusive in the landscape and in views from the surrounding land and public footpath. The highway engineer has raised objection to the application on the grounds that the provision of a fourth stable represents an intensification of the use of the land for equestrian purposes, which will generate an increased volume of equestrian traffic onto the public highway through a substandard access onto the B2150, to the detriment of highway safety. Visibility is very extremely limited at the access due to the curvature of the road and visual obstructions to either side of the access with Hambledon Road, which is a busy B-class route. Although the stables are not individually very significant, their cumulative impact in terms of traffic generation is harmful to highway safety, and for this reason the highway engineer would not support proposals for any further equestrian development served by the existing access, unless significant improvements to the junction with the public highway can be secured. There are no bridleways within 2.5 miles of the site and therefore riders cannot gain access to the bridleway network without using the public highway. Policy RT8 of the adopted plan and RT10 of the emerging WDLPR states that equestrian development will be permitted in the countryside provided that; (i) it makes use of existing buildings wherever possible; (ii) there is no harm to the strategic or local gaps; (iii) it is well related to existing or proposed bridleways and is not likely to cause or exacerbate conflicts between equestrians, vehicles or pedestrians; (iv) it does not have a detrimental impact on nearby properties or land uses and it complies with other countryside policies. The proposal fails to comply with these provisions, particularly parts (i) and (iii) above, and the development would be visually intrusive in the countryside, in conflict with policy C2 of the adopted WDLP and policies DP3, DP5 and C6 of the emerging WDLPR.

**Recommendation**

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

**Conditions/Reasons**

01 The proposed stables will be an intrusive and prominent feature in the landscape, by virtue of their siting and visual appearance in relation to the surrounding contours and open landscape. The proposal is therefore contrary to the provisions of proposals C1, C2, C7, C24, RT8 and T8 of the Winchester District Local Plan, proposals UB3, E6, E8 and T6 of the Hampshire County Structure Plan and proposals DP1, DP3, DP5, C6, C7, C27, RT10 and T2 of the Emerging Winchester District Local Plan Review Draft and Revised Deposit.

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

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

**Informatives**

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

Hampshire County Structure Plan Review: UB3, E6, E8, T6

Winchester District Local Plan Proposals: C1, C2, C7, C24, RT8, T8

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, C6, C7, C27, RT10, T2

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Item	<b>Parish</b>	Winchester City
12	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/02387/FUL
	<b>Ref No:</b>	W18480/01
	<b>Date Valid:</b>	30 September 2003
	<b>Grid Ref:</b>	447002 129566
	<b>Team:</b>	EAST
	<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
	<b>Case Officer:</b>	Abby Fettes

### Officer Report

#### History

W18480 Erection of 1 no. three bedroom dwelling and associated parking - APPEAL LODGED FOR NON DETERMINATION

#### Policy

##### Development plan

HCSPR UB3, T4, R2

WDLP EN5, H1, T9, RT3

##### Emerging development plan

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

#### Consultations

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

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

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

Environment Agency – no objection in principle

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

#### Representations

City of Winchester Trust – no comment

4 neighbour letters of objection on the grounds of lack of space, loss of natural light, loss of privacy from overlooking, out of character with neighbourhood, will be used for multiple occupation, lack of parking spaces in Greenhill Close, will set a precedent in the area.

#### Assessment

The proposal is to erect a three bedroom dwelling at the end of an existing terrace of four in Greenhill Close. The application is identical to the one considered at last months committee which has gone to appeal for non determination. Members resolved that had the application not gone to appeal they would have approved the scheme.

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The proposed house would be adjacent to 14 Greenhill Close, which currently has an area of garden at the side. There is an access footpath to the north of the terrace, the site abuts the rear gardens of properties facing West Hill Park to the west, and the rear gardens of properties in Nursery Gardens to the south. There is a block of four garages belonging to the existing properties to the east of the terrace. There is a footpath to the west of the site for rear access to the gardens on West Hill Park.

The overall appearance of the proposed dwelling is very similar to the existing terrace but it would be 500mm taller than the terrace and would stand 1.5m forward of no. 14. The building line to the rear would be the same as no. 14. The existing properties are 6m wide and the proposed dwelling would only be 5m wide. The property is not out of keeping with the existing terrace as there is already a step in the middle where no.s 14 and 16 are set back slightly. Because the proposal is at the end of the terrace, the impact of the dwelling stepping forward is diminished. There are two small windows on the west elevation. The ground floor window to the hall will not overlook the properties to the west. The first floor west facing window is to a bathroom and will be obscure glazed. There may be some overlooking of the rear garden of No. 12 Greenhill Close but it is not considered material enough to refuse this application.

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

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

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

**Recommendation**

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

**Conditions/Reasons**

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

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

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

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

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

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

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

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

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

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

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

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

**Informatives**

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

Hampshire County Structure Plan Review: UB3, T4, R2

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

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

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

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

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13 individual letters of objection

Over-development, density too high 39 dwellings/hectare

Uncharacteristic development - urban in character in a suburban setting

Will set a precedent for unsympathetic development

One-bedroom properties are not needed in the settlement, three detached dwellings should be built.

Too close to neighbouring properties will adversely affect their amenities - will cause overlooking and will be too noisy

Surface water run-off will cause flooding particularly at the foot of the driveway

Too many properties onto a private drive increased danger to pedestrians from vehicles

Hazardous access onto the main road

Access for emergency vehicles will be inadequate

Too many cars exiting from one driveway

Insufficient parking

Who will maintain the driveway?

There is nowhere for the children to play

Loss of natural environment

Who will maintain the landscaping between the parking bays and Springvale Road along the front beyond the parking?

Inadequate service facilities, many bins will be left on the pavement causing a hazard to pedestrians

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

***Application as amended for four houses***

Headbourne Worthy Parish Council – objection. Still consider the proposal to be over development and out of character with the surrounding development.

Two letters of objection from the residents at 163 Springvale Road –

Over development - too suburban in character.

Site would suit just two detached dwellings.

Insufficient carparking.

Overlooking as can't assure that obscure glazing will remain.

If approved would like conditions to ensure that drainage is inserted at the bottom of the driveway and that the new resurfaced drive will not encroach on the boundary vegetation.

**Assessment**

When the application was originally submitted it was proposed to build six dwellings on the site at a density of 39 dwellings to the hectare. The site is within an area of low density housing (EN1 area in the Winchester District Local Plan). Notwithstanding the guidance in PPG3, given the constraints of the site in its context and the character of the local environment it was considered that the density was too high. The application attracted a high level of public opposition and through negotiation the applicant agreed to amend the proposals.

Revised proposals have been submitted and re-advertised and site notices have been displayed. As a result (at the time of writing) only 2 letters of objection have been received from neighbours and the Parish still consider the proposal to be over development.

Four houses are now proposed (30 dwellings to the hectare if the existing driveway that serves two dwellings to the rear is excluded). It is a looser development and more in keeping with the low-density spatial characteristics of the area.

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The houses are set back more to align with the dwellings either side. A sizeable area to the front will be landscaped. This will fit in with the soft landscaped front gardens of properties along this part of Springvale Road.

The amended scheme proposes the following accommodation:

1 x four bedroom dwelling to the rear of the site, which has an attached double garage with bedroom over. Stock brickwork is proposed for the walls with plain tile hanging to the gables. Plain clay tiles are proposed for the roof which has a chimney. Recessed timber casement windows are proposed.

1 x three bedroom dwelling at the front of the site adjacent to 159 Springvale Road, which has an attached single garage. There is an additional car parking space to the side of the garage. Stock brickwork is proposed for the walls with some self-coloured render to the gable. Natural slate is proposed for the roof which has a chimney. Recessed timber casement windows are proposed.

A pair of 2x bedroom semi-detached dwellings at the front of the site, separated from 163 Springvale Road by the common access driveway, which serves existing properties to the rear (161A and 161B Springvale Road) and which will also serve this development. Each of the semi-detached houses has a carparking space and a visitor space is provided at the front, set within the landscaping area. Stock brickwork is proposed for the walls with rendered gables. Plain clay tiles are proposed for the roofs with chimneys. Recessed timber casement windows are proposed.

There is sufficient on site turning space for a HGV.

A fully detailed landscape plan has been submitted. This proposes a grassed area to the front with some new tree planting. A new hedge will contain the grassed area. Hard surfaces are proposed to be tarmac although this will need to be changed as the drainage engineer has recommended permeable hard surfaces. A condition has been attached to secure this.

#### Neighbours objections

Officers feel that the amended scheme is now in character with the surrounding lower density development, which is suburban in character. The highway engineer is satisfied with the level of carparking provided. It is reasonable and enforceable to condition that the small secondary bedroom windows and a bathroom window to one of the semi-detached dwellings remain as obscure glazing to prevent overlooking of number 163 Springvale Road.

The proposed amended scheme is now considered to be acceptable and is recommended for approval subject to conditions.

#### **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 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 dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

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

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

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

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

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

07 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

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treatment to be erected. The boundary treatment shall be completed before the properties are occupied. Development shall be carried out in accordance with the approved details.

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

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

08 Reason: In the interests of highway safety.

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

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

10 All windows shown on the approved plans as being obscure glazed shall be retained as such and no new windows shall be inserted in any elevation or roof plane without the written consent of the Local planning Authority.

10 Reason: To protect the amenity of the neighbours.

11 A drain shall be inserted across the bottom of the driveway before any of the dwellings are occupied, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

11 Reason: To stop surface water running off from the driveway onto the highway.

12 The driveway and the new hard standing areas shall be constructed with a permeable surface in accordance with details to be first submitted to and approved by the local planning authority before development commences.

12 Reason: To prevent surface water runoff which could cause flooding

13 The new surfacing to the driveway shall not encroach onto the roots of the existing hedgerow which forms the boundary with number 163 Springvale Road.

13 Reason: To protect the amenity of the neighbour and to prevent damage to the hedgerow.

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

14 Reason: In the interests of highway safety.

15 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 15.0 metres from the highway boundary.

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15 Reason: In the interests of highway safety.

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

16 Reason: In the interests of highway safety.

17 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.

17 Reason: In the interests of highway safety.

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

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

### **Informatives**

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

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

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

Hampshire County Structure Plan Review: UB1, UB3

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

Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

04. All work relating to the development hereby approved, including works of demolition or preparation prior to operations, should 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.

05. The application is an Aquifer Protection Zone and the Environment Agency must be consulted before development commences.

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Item 14    **Parish:** Winchester City  
**Conservation Area:**  
**Case No:** 03/01266/FUL  
**Ref No:** W18389  
**Date Valid:** 20 May 2003  
**Grid Ref:** 449265 129077  
**Team:** EAST                    **Case Officer:** Mr John Hearn  
**Applicant:** Eastleigh Housing Association  
**Proposal:** Demolition of existing garages and replacement with supported housing scheme comprising two storey, six bedroom block with associated parking and access  
  
**Location:** Garage Court Fivefields Road Winchester Hampshire

### Officer Report

#### History

None

#### Policy

Development plan

HCSP(R)    UB1, UB3

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

Emerging development plan

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

Other material considerations

PPG3

SPG - Achieving a Better Housing Mix in New Housing Development

#### Consultations

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

Southern Water – Connection to the public sewer will require formal approval of SWS Ltd.

There are no surface water sewers in the vicinity. No surface water should be discharged to the foul sewer as this would cause flooding to down stream properties. A water supply can be connected.

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

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

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

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

### **Representations**

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

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

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

Letter from the Rector of Al Saints'

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

58 letters of objection from residents

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

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

The building is too large for the site.

The raised terrace to the rear will be over-shadowed

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

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

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

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

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

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

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

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

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

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

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

**Assessment**

This application was deferred at the 28 August 2003 Development Control Committee to allow further investigations to be carried out. The 28 August report is attached as an appendix to this report.

Members required the following additional information and clarification:

- A structural survey of the bank to the rear of the garages, to establish its stability, particularly when trees/root networks are removed.
- To ascertain from the Director of Health and Housing any plans for the future maintenance of the remaining trees on the bank.
- To allow time to consider the draft John Thompson Community Planning Report released just prior to the August committee.
- To obtain an ecological report of the application site and the bank behind.
- To examine the scope for traffic calming measures, possibly linked to the Safer routes to Schools.
- To examine the side alleyway, with a view to minimising any possible mis-use of that area.

*Structural stability of the bank*

The applicant has commissioned Upton McGougan plc to undertake a structural survey of the slope. The conclusions of the study show:

*'It is considered that due to the structural competence of the chalk, excavations to form the new foundations and retaining walls will be able to be cut at very steep temporary angles and not have a detrimental effect on the stability of the slope below Petersfield Road, provided they are not left exposed for any length of time.*

*It is not considered that the removal of trees below the slope, on the level area will have any impact on the stability of the slope. Most of the trees on the slope will be outside of the limits of excavation and not affected by the works, except as noted above. The removal and/or management and/or future replacement of trees will not also affect the ground conditions as the subsoil is chalk, which is not susceptible to shrinkage and hence movement.*

*The works adjacent to No 7 (Fivefields Road) should have no impact on the property or the garden since the foundations for the new building are over 2m from the boundary and the foundation excavation are likely to be only 1 – 1.5m deep.*

*In summary we conclude that none of the works associated with this proposed development will have any detrimental effect on the stability of the existing slope.*



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To ascertain from the Director of Health and Housing any plans for the future maintenance of the remaining trees on the bank.

At the August committee Members were informed that some removal of trees on the application site is necessary to facilitate the development. These trees are in the moderate/low category and their removal will not be detrimental to the character of the area. Members were also informed that work was needed on the trees on the steep bank behind the site and on the adjacent land to the west between Fivefields Road and Petersfield Road.

Since the committee the applicant's tree specialist has carried out a more detailed evaluation of work needed. The study has identified that some limited felling and surgery work will have to take place on the trees to the rear of the application site. More extensive felling and surgery work is also needed on trees to the west of the application site as some of the Beech trees are in a dangerous condition. The work is planned to take place over a period of five years and the Director of Health and Housing has given an undertaking that the work will be carried out.

John Thompson's Highcliffe Stage Two Report (draft)

This is the 2nd stage report that focuses on potential development sites in Highcliffe identified for evaluation in the stage one report. The sites have been analysed in detail and conclusions reached as to which sites may be suitable for development. The text below, which is taken from the report, makes reference to 'supported housing'. Members are reminded that the application is for general housing (Planning use Class C3) and consists of a development with 6 separate bedrooms with shared facilities. Normally the question of occupancy is not a material planning consideration. In this case any perceived fears that local residents have should be addressed through effective management of the facility and through other community support services and agencies. In this case the planning system should not be used to restrict the type of occupants of the building.

The following text on the Fivefields Road site is taken from the report:

*'The site presents a number of challenges in terms of its potential development not least its small site area and the significant sloping bank to the rear. However its location at the entrance to the lower part of Highcliffe also presents an exciting opportunity for a landmark building. The number of garages on the site is small and it seems likely that the number of vehicles displaced by their demolition will have a minimal effect on the existing parking situation.*

*As has been discussed there is a considerable amount of opposition to the designation of the site for supported housing, however leaving this to one side, we feel that the majority of residents would support the redevelopment of the site for general needs housing. Among residents there remains a certain degree of concern about the practicalities of developing the site not least to its proximity to existing homes but we believe that these issues are matters for the design team to address or a question of effective management of the development process. Residents also expressed a desire that any development of the site should be of the highest quality in order to create the best possible first impression to visitors entering Highcliffe from the Petersfield Road and we agree that this is very important.*

*Considering all these factors we recommend that this site should be development for affordable housing.'*

The proposed development is therefore in accord with the objectives of the draft report.

Ecological Survey

An ecological survey and assessment has been carried out by Su Forster, 4Woods Ecology Limited. The following text is taken from the report:

*'No evidence to suggest the presence of any protected or notable species has been discovered within the application. While bat roosts and Slow-worm are likely to occur in the local vicinity, their presence within the application site is considered unlikely.*

*The habitat to the rear of the garages within the application site is also of poor quality, however, the continuous wooded belt along the steep embankment (map 1) is likely to be of ecological value as a wildlife corridor through this area of development. Bats and birds are likely to make use of this corridor, in particular, for navigating and foraging.*

*Consequently it is recommended that this continuous wooded belt is retained, by avoiding removal of as many trees as possible along the top of the embankment (map 1) Retention of these trees will maintain the sheltered route along the road at the top of the embankment and therefore continued use by any foraging bats is likely on both sides of the tree line.*

- To examine the scope for traffic calming measures, possibly linked to the Safer routes to Schools.

To examine the scope for traffic calming measures, possibly linked to the Safer routes to Schools initiative.

Further discussions have taken place with the Highway Authority who has confirmed that it would not be possible to sustain a highway objections to this proposal as the proposed development will not be detrimental to highway safety and will not exacerbate any current problems. In view of this it is felt that it would be unjust and unreasonable to try and secure funding from this development for traffic calming or highway improvements in the immediate area.

The City Council Highway Engineer has stated that there is a possibility of securing funding from the Safer Routes to School initiative, once the problems have been identified, which could include traffic management measures in Fivefields Road

To examine the side alleyway with a view to minimising any possible mis-use of that area.

Hampshire Constabulary has been consulted. The Crime Reduction and Architectural Liaison Officer has examined the drawings and made the following comments about the detail of the scheme.

1. Consideration should be given to erecting secure fencing around the perimeter of the site (approximately 2 metres in height). Gates should be secured internally. The rear of the property could be subject to vandalism from youths throwing objects from Petersfield Road.
2. The wall along the front will encourage people to gather and sit outside. Consideration should be given to topping the wall with railings
3. Lighting should be provided to all external doors and vulnerable areas operated by photo-electric cells, time switches and infrared detectors.
4. The pay phone should be operated by phone cards not by cash
5. Door and window installation should be as recommended in the Secure by Design information.

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Only numbers 1 and 2 above can be secured by imposing planning conditions. The others are outside what can reasonably be secured through planning control but the applicant will consider the police advice as the scheme is implemented. While secure fencing and a gate will prevent trespass from people not connected with the development, it is considered that proper and effective management will prevent any misuse of the alleyway by residents of the scheme.

Conclusion

It is considered that the above additional information has provided answers and clarification on the outstanding issues requested by Members. Officers consider that the scheme is satisfactory and recommend that conditional consent be granted.

**Recommendation**

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

**Conditions/Reasons**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

12 Reason: In the interests of visual amenity.

13 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before . Development shall be carried out in accordance with the approved details.

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

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

14 Reason: In the interests of highway safety.

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

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

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

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

### **Informatives**

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

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

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Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

**APPENDIX 1**

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

**OFFICER REPORT**

**History**

None

**Policy**

Development plan

HCSP(R) UB1, UB3

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

Emerging development plan

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

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

Local people have worked very hard to minimise crime and anti social behaviour making Highcliffe

a pleasant place to live. The proposed building threatens to disrupt and undermine the improving social climate.

## **Assessment**

### Description of development

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

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

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

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

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

### Comments on representations received

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

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

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

There is a distance of 4.5 metres between the proposed development and number 7 Fivefields Road. The development will block sun into a small secondary kitchen window and a landing window



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from the mid-afternoon onwards, which is regrettable. The kitchen has a larger window to the rear (north facing) which will be unimpeded. The highway engineer is satisfied that the front boundary wall will not interfere with sight lines when the neighbours exit their driveway.

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Notwithstanding this it is considered that the proposed front wall ought to be simpler in design without the pointed features. A condition is recommended requiring the submission of amended details.

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

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

To support the application the Housing Department has undertaken a survey to determine how many of the existing garages are used for parking. The applicant has provided a survey information to show that over a period only one garage was being used for storage, 2 garages were void and there were no vehicle movements from the 4 remaining garages.

It is not considered that the building will impact anymore on users of the South Downs Way any more than other building in this road and in Petersfield Road.

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

#### Conclusion

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

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Item	<b>Parish</b>	Denmead
<b>15</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/02045/FUL
	<b>Ref No:</b>	W17261/03
	<b>Date Valid:</b>	18 August 2003
	<b>Grid Ref:</b>	464522 113267
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Mr Peter Harold Beck
	<b>Proposal:</b>	Erection of stables with hay store, tack room and equipment shed (RETROSPECTIVE) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
	<b>Location:</b>	Land To The Rear Of Long Acre Hambledon Road Denmead Hampshire

### **Officer Report**

#### **History**

W17261 – Land rear of Long Acre, Hambledon Road, Denmead – 3 no. stables, hay store and tack room. Granted August 2001

W17261/01 – Erection of 3 no. stables, hay store and tack room – permission granted 17 April 2003

W17261/02 – Stable block with hay store – pending determination

W17261/03 – Erection of stables with hay store, tack room and equipment shed (retrospective) – Land rear of Long Acre - pending determination

W17261/04 – Construction of exercise paddock – land rear of Long Acre - pending determination

#### **Policy**

##### Development plan

WDLP – C1, C2, C7, C24, RT8, T8, EN5

HCSPR – UB3, E6, E7, E8, T6, C1, C2, R3

##### Emerging development plan

WDLPR – DP1, DP3, DP5, C6, C7, C27, RT10, T2

##### Other material considerations

SPG – Equestrian Development

#### **Consultations**

Landscape – objection – the site lies within a rural area forming part of the Hambledon Downs Character Area. It is very close to the AONB boundary and is part of the same visual envelope as the adjacent area of AONB which is part of the proposed National Park. The Landscape Character Assessment does highlight the subdivision of fields into paddocks as a key issue and the strategies seek to conserve and enhance the rural agricultural character and mosaic of landscape features (field pattern) and conserve the rural character and pattern of farms and settlements. I am concerned about the visual intrusion of buildings on this site and also the other works that are going on. This involves a digger, soil heaps, and resurfacing of a significant area. I am concerned about the increasing number of stables being proposed. The fields have been sub-divided for paddocks and this may continue, bringing the need for even more individual stable blocks. I am also concerned that the intensification of horses in the area will give rise to an increased risk of road accidents, as there do not appear to be any bridle-ways in the area. I am aware that horses already frequently use Hambledon Road, which is very busy, as well as adjacent lanes.

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The whole area is very visible from high ground to the rear of Uplands Road and from the footpath that goes from there to Hambledon. There is a hedgerow along the western boundary but this does not provide screening for the proposed development. The planting of hedgerows along paddock boundaries should be encouraged especially where the land is so prominent in views. A few trees have been planted on the site but they will not be sufficient to make any improvement to the very cluttered appearance of this particular site. If the principle of further equestrian development is accepted, I advise that the stabling facilities for all the paddocks should be combined and a comprehensive landscape scheme prepared. This would also have benefits for the owners, as it would reduce overheads such as provision of services and would provide better security. In any case a comprehensive landscape scheme as part of the submission is necessary to include boundary hedges as advocated in the SPG 'Equestrian Development', and the woodland extended to wrap around the southerly aspect of the buildings. These proposals should be considered in a more sensitive way, which reflects the character of the area and enhances it. Recommend that the proposals are refused (contrary to RT10, WDLPR and RT8, WDLP)

Highway engineers – Concerns have been raised over previous proposals for equestrian uses in this area due to the substandard nature of the access junction with the Hambledon Road, a busy B class route. The current proposal is for a larger stable and attached store building than that previously granted on the same site under W17261/01, but would still accommodate up to 3 horses. This application should not therefore result in an increase in traffic over that already permitted under a previous consent. Therefore, there is no highway objection to this proposal, provided the stables are used solely for the shelter of the applicants own horses, which are already grazed on the land. A condition should be applied to ensure that the use is private and non-commercial.

Environmental Health – no objection

### **Representations**

Denmead Parish Council – no objection – conditions should be applied to ensure the stabling is used for private recreational use only and not for livery, training, commercial breeding or any other commercial purpose in the interests of highway safety and to require a scheme for landscaping, tree and/or shrub planting for the site. Attention is drawn to a badger sett that is located in the Dell, which may be affected by this application

12 letters of objection from local residents – this land originally formed part of a larger field that has been split into 5/6 fields resulting in pressure for buildings on each; a large car park is being formed near the stables and this is harmful to local wildlife and the countryside; noise and disturbance from construction traffic and cars visiting site; stockpiling of tarmac and material is harmful in views; this may become a commercial concern generating traffic onto a dangerous access; adverse impact on wildlife and badgers; building is excessive for private use; loss of grassland to detriment of ecology/wildlife; impact on views from footpath.

### **Assessment**

This application is one of three current applications before planning committee for equestrian development on land to the rear of Longacre, to the west of Hambledon Road, Denmead. The site comprises open pasture land, divided into 4 paddocks to the west of a ribbon of residential development along Hambledon Road. The site is a short distance to the north of the settlement boundary for Denmead which extends to the properties on the northern side of Uplands Lane. The land is within the countryside as defined by the Winchester District Local Plan and emerging Review Plan. It is to the south of the boundary of the East Hampshire AONB and within the boundaries of the proposed national park. A public footpath runs in a north-south direction to the west of the site boundary, linking Uplands Lane to the south with Hambledon, several miles to the north.

The land is open and undulating and the paddocks lie within a dip in the landscape, with the properties along Uplands Lane set on rising land above the site. The paddocks are very prominent in views from these properties and from the public footpath. The site is accessed by a track that runs along the northern and western boundaries to join the B2150 to the north east. There are three existing stable blocks on the land, one in each of three paddocks, including an unauthorised stable with attached store, which is the subject of this retrospective application.

The stable with attached equipment store, for which retrospective permission is sought, is sited to the immediate south of an existing L-shaped stable block, which lies in the adjacent paddock. The stables are occupied by a large shire horse and a gelding which are owned and cared for by the applicant for private use and not for livery or business purposes. Planning permission was granted for a stable at this location on the site earlier in the year, subject to conditions, but the approved plans were not implemented. These approved plans showed a smaller L-shaped stable building, almost identical to the stable in the adjoining paddock. The stables were built to a U-shaped design, with brown timber shiplap elevations, stable doors and brown corrugated roof and they comprise three loose boxes with a separate hay store. The stable element of the building is marginally larger than that approved earlier in the year, but the revised form is not visually intrusive and is acceptable.

Attached to the stable building is a further store, which measures approximately 7m by 5m. This building has dark stained timber elevations, a shallow pitched grey roof, and is fenestrated with a large glazed window to the west elevation and two high level windows and a painted timber and glass door to the south elevation. The fenestration is not in accordance with the submitted plans, which show plain timber elevations and timber double doors to the southern elevation. This attached store building does not have the external appearance of a building designed for agricultural or equestrian purposes by virtue of its more domestic fenestration. It is also a relatively large building, and officers are not satisfied that a building of this scale is justified on a paddock of just 1.68 hectares. If permission were to be granted for the attached store, this could set a precedent for other similar developments elsewhere. The building is sited adjacent to a group of mature trees and close to an existing stable, and this helps to limit its visual impact. However, the size and design of the building is out of scale and character with the surrounding landscape and the additional store gives the building a cluttered appearance, in an otherwise exposed and open landscape, which is clearly visible from public viewpoints and the surrounding land. The proposal is harmful to visual amenity and contrary to established local plan policies and for this reason, it should be refused.

### **Recommendation**

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

### **Conditions/Reasons**

01 The proposed stable block with attached equipment shed will be an intrusive feature in the landscape by virtue of its size, siting, external appearance, detailing and fenestration. The Local Planning Authority is not satisfied that a building of this scale is justified in the countryside, in view of the size and needs of the holding and the level of equestrian activity on the site. It is therefore contrary to the provisions of proposals EN5, RT8, C24, C7, and C2 of the Winchester District Local Plan, proposals C1, C2, E6, E7, E8 and R3 of the Hampshire County Structure Plan Review and proposals C6, C7, C27, RT10, DP3 and DP5 of the emerging Winchester District Local Plan Review Draft and Revised Deposit.

**Informatives**

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

Hampshire County Structure Plan Review: C1, C2, E6, E7, E8, T6, R3

Winchester District Local Plan Proposals: EN5, C1, C2, C7, C24, RT8, T8

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, C6, C7, C27, RT10, T2

02. The applicant is advised that there may be badger setts within the vicinity of the site. It may be an offence to undertake earthworks or development within 30 metres of a badger sett without first obtaining a licence from English Nature, under the provisions of the Protection of Badgers Act 1992. For further advice on the requirements of the Act, the applicant should contact English Nature.

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WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES  
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Item 16    **Parish:** Denmead  
**Conservation Area:**  
**Case No:** 03/02107/FUL  
**Ref No:** W17261/04  
**Date Valid:** 1 September 2003  
**Grid Ref:** 464522 113267  
**Team:** EAST                    **Case Officer:** Mary Humphries  
**Applicant:** Mr Peter Harold Beck  
**Proposal:** Construction of exercise paddock (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)  
**Location:** Land To The Rear Of Long Acre Hambledon Road Denmead Hampshire

### Officer Report

#### History

W17261 – Land rear of Long Acre, Hambledon Road, Denmead – 3 no. stables, hay store and tack room. Granted August 2001

W17261/01 – Erection of 3 no. stables, hay store and tack room – permission granted 17 April 2003

W17261/02 – Stable block with hay store – pending determination

W17261/03 – Erection of stables with hay store, tack room and equipment shed (retrospective) – Land rear of Long Acre - pending determination

W17261/04 – Construction of exercise paddock – land rear of Long Acre - pending determination

#### Policy

##### Development plan

WDLP – C1, C2, C7, C24, RT8, T8, EN5

HCSPR – UB3, E6, E7, E8, T6, C1, C2, R3

##### Emerging development plan

WDLPR – DP1, DP3, DP5, C6, C7, C27, RT10, T2

##### Other material considerations

SPG – Equestrian Development

#### Consultations

Landscape – objection – the site lies within a rural area forming part of the Hambledon Downs Character Area. It is very close to the AONB boundary and is part of the same visual envelope as the adjacent area of AONB which is part of the proposed National Park. The Landscape Character Assessment does highlight the subdivision of fields into paddocks as a key issue and the strategies seek to conserve and enhance the rural agricultural character and mosaic of landscape features (field pattern) and conserve the rural character and pattern of farms and settlements. I am concerned about the visual intrusion of buildings on this site and also the other works that are going on. This involves a digger, soil heaps, and resurfacing of a significant area. I am concerned about the increasing number of stables being proposed. The fields have been sub-divided for paddocks and this may continue, bringing the need for even more individual stable blocks. I am also concerned that the intensification of horses in the area will give rise to an increased risk of road accidents, as there do not appear to be any bridle-ways in the area. I am aware that horses already frequently use Hambledon Road, which is very busy, as well as adjacent lanes. The whole area is very visible from high ground to the rear of Uplands Road and from the footpath that goes from there to Hambledon. There is a hedgerow along the western boundary but this does not provide screening for the proposed development.

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The planting of hedgerows along paddock boundaries should be encouraged especially where the land is so prominent in views. A few trees have been planted on the site but they will not be sufficient to make any improvement to the very cluttered appearance of this particular site. If the principle of further equestrian development is accepted, I advise that the stabling facilities for all the paddocks should be combined and a comprehensive landscape scheme prepared. This would also have benefits for the owners, as it would reduce overheads such as provision of services and would provide better security. In any case a comprehensive landscape scheme as part of the submission is necessary to include boundary hedges as advocated in the SPG 'Equestrian Development', and the woodland extended to wrap around the southerly aspect of the buildings. These proposals should be considered in a more sensitive way, which reflects the character of the area and enhances it. Recommendation: that the proposals are refused (contrary to RT10, WDLPR and RT8, WDLP)

Environmental Health – no objection

HCC Rights of Way Officer – no objection – it does not appear that footpath 26, which runs north/south along the rear of the field within which the paddock will be constructed will be affected. Footpath 26 cannot be used to access the field unless the applicant owns the land over which the path runs or has lawful authority to use the footpath by way of permission from the land owner. There is a paucity of definitive bridleways in the area, the nearest bridleway is in fact over 2.5 kilometres away. Although we are always looking for new opportunities to secure further bridleways, the current deficiency in off road routes is something we recommend is considered before deciding to keep a horse in the area.

Highway engineers – Concerns have been raised over previous proposals for equestrian uses in this area due to the substandard nature of the access junction with the Hambledon Road, a busy B class route. The current proposal is for an exercise paddock and a further application for stables and store has also been submitted retrospectively (W17261/03). Access to the site will be through the same substandard access and it is noted that a further stable is also proposed from a neighbouring site in application W17261/02 which would again use this substandard access. The cumulative impact of these proposals will be an intensification of vehicular traffic through a substandard access to the detriment of highway safety. The applicant has submitted a covering letter suggesting that the B2150 is dangerous due to the volume and speed of traffic and this is correct. While there is no highway objection to the construction of a riding paddock if it is used solely for the exercise of the applicants own private horses, which are already grazed on the land, there would be a highway objection to any intensification of the use of the land and/or the generation of additional traffic through the substandard access onto the B2150. A condition should therefore be applied to any consent to ensure that the use is private and non-commercial.

East Hampshire Badger Group – The Protection of Badgers Act affords protection to badgers and their setts. Any development within 30 metres of a badger sett entrance may have the potential to damage the underground structure of the sett. PPG9 states that the presence of a protected species is a material consideration when a local planning authority is considering a development which if carried out would be likely to result in harm to the species or its habitat. A full badger survey should be undertaken to assess the impact of the development upon the badgers.

### **Representations**

Denmead Parish Council – no objection – conditions should be applied to ensure the stabling is used for private recreational use only and not for livery, training, commercial breeding or any other commercial purpose in the interests of highway safety and to require a scheme for landscaping, tree and/or shrub planting for the site.



6 letters of objection from local residents – harmful impact of development and activity in views across landscape; applicant is ignoring planning laws and has deposited materials on the site harming beautiful countryside with buildings and tarmac; exercise paddock will be a scar in landscape; grey material and timber boarding seem inappropriate to the rural setting; loss of wildlife (badger sett adjacent); the land is well drained and there is no need for an exercise paddock; suspect that site may be used for business purposes in future; cars visit the site day and night, causing noise and disturbance; possible harm to ecology; planting will not screen development.

### **Assessment**

This application is one of three current applications before planning committee for equestrian development on land to the rear of Longacre, to the west of Hambledon Road, Denmead. The site comprises open pasture land, divided into 4 paddocks to the west of a ribbon of residential development along Hambledon Road. The site is a short distance to the north of the settlement boundary for Denmead which extends to the properties on the northern side of Uplands Lane. The land is within the countryside as defined by the Winchester District Local Plan and emerging Review Plan. It is to the south of the boundary of the East Hampshire AONB and within the boundaries of the proposed national park. A public footpath runs in a north-south direction to the west of the site boundary, linking Uplands Lane to the south with Hambledon, several miles to the north.

The land is open and undulating and the paddocks lie within a dip in the landscape, with the properties along Uplands Lane set on rising land above the site. The paddocks are very prominent in views from these properties and from the public footpath. The site is accessed by a track that runs along the northern and western boundaries to join the B2150 to the north east. There are three existing stable blocks on the land, one in each of three paddocks, including one unauthorised stable with attached store, (which is the subject of current application W17261/03). Within this paddock, there is also a large unauthorised area of hardstanding surfaced with dark grey road chippings, and several stored mounds of stone chippings, broken up tarmac and wood chippings, which are to be used in the construction of the proposed exercise paddock.

This application is for an exercise paddock measuring 60m by 20m, surfaced with dark grey sand/grit over road planings and woodchippings, retained by timber boards (to a depth of 25cm) and surrounded by standard paddock fencing. The exercise area would provide a well drained and dry area for the exercise of the applicants own personal horses, which include a heavy shire horse. The area is required because the horses require regular exercise but cannot be turned out onto grass for long periods for health reasons. The applicant would undertake additional planting to screen the development.

The Landscape Officer has raised objection to the exercise area on the grounds of visual intrusion in the countryside. The exercise area is proposed at a distance of at least 10m from the stables and mature trees to the east of the paddock, and would lie remote from any existing mature vegetation, within the centre of the site. This site is very exposed in the landscape and the exercise area would be a very prominent man made feature in views from the surrounding land and public footpath. Due to its position in a dip in the landscape, the exercise paddock would be viewed from higher levels and it would take many years for any tree or hedge planting to effectively screen the development. The proposal could also set a precedent for further similar forms of development within existing paddocks elsewhere.

Officers note that there may be a badger sett within the vicinity of the site. A licence may be required from English Nature to undertake ground disturbance or development within 30m of a badger sett and under the provisions of the Badger Protection Act, the applicant should seek to undertake a badger survey to establish the existence of any badger activity near the site.

Given the sensitive and open nature of the landscape, the scale, appearance and visual impact of development proposed, and the limited landscape assessment or proposals submitted, it is recommended that the application is refused for overriding visual amenity reasons. The proposal is contrary to the provisions of policies C2, EN5 and RT8 of the Adopted WDLP and the emerging policies C6, RT10, DP3 and DP5 of the WDLPR.

### **Recommendation**

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

### **Conditions/Reasons**

01 The proposed exercise area and associated fencing will be an intrusive, prominent and incongruous feature in the landscape, by virtue of its siting, size, visual appearance and relationship to the surrounding contours and open landscape. The proposal is therefore contrary to the provisions of proposals EN5, RT8, C24, C7, and C2 of the Winchester District Local Plan, proposals C1, C2, E6, E7, E8 and R3 of the Hampshire County Structure Plan Review and proposals C6, C7, C27, RT10, DP3 and DP5 of the emerging Winchester District Local Plan Review Draft and Revised Deposit.

### **Informatives**

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

Hampshire County Structure Plan Review: C1, C2, E6, E7, E8, T6, R3

Winchester District Local Plan Proposals: EN5, C1, C2, C7, C24, RT8, T8

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, C6, C7, C27, RT10, T2

02. The applicant is advised that there may be badger setts within the vicinity of the site. It may be an offence to undertake earthworks or development within 30 metres of a badger sett without first obtaining a licence from English Nature, under the provisions of the Protection of Badgers Act 1992. For further advice on the requirements of the Act, the applicant should contact English Nature.

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WINCHESTER CITY COUNCIL - DEVELOPMENT SERVICES  
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Item 17	<b>Parish</b>	Wonston	
	<b>Conservation Area:</b>		
	<b>Case No:</b>	03/00577/OUT	
	<b>Ref No:</b>	W17941/01	
	<b>Date Valid:</b>	7 March 2003	
	<b>Grid Ref:</b>	446252 139660	
	<b>Team:</b>	EAST	<b>Case Officer:</b> Mary Humphries
	<b>Applicant:</b>	Dorepark Ltd	
	<b>Proposal:</b>	(AMENDED PLANS AND DESCRIPTION)	Residential development comprising of 32 No. one, two, three, four and five bedroom dwellings with associated garages, parking areas and alterations to existing access (OUTLINE)
	<b>Location:</b>	Sutton Park By Pass Road Sutton Scotney Hampshire	

### Officer Report

#### History

W17941 – Redevelopment of mobile home park to provide 37 dwellings. Withdrawn 07.11.2002

#### Policy

##### Development plan

WDLP – EN4, EN5, EN8, EN9, EN13, H1, H4, H5, H7, H9, HG6, RT3, T8, T9, T12

HCSRP – UB3, H5, H7, H8, R2, T2, T5, T6

##### Emerging development plan

WDLPR – DP1, DP3, DP5, DP6, DP7, DP10, DP11, HE4, H2, H5, H7, H10, RT3, RT5, T1, T2, T3, T4, T8

##### Other material considerations

PPG1, PPG3, PPG13, SPG Achieving a better mix in new housing developments

#### Consultations

Highway Engineer – no objection to amended plans – the development site is to be private, in so much as it is not designed to be adoptable. If permission is granted then highway infrastructure would remain the responsibility of the residents to maintain for perpetuity. The road is not designed to conventional standards so an independent safety audit is needed in accordance with HCC requirements. The recommendations of the submitted independent safety audit have been addressed in the amended plans. Concerns about relationship between some of the parking spaces and the flats which are not convenient. Secure cycle parking is required for the flats

Drainage Engineer – no objection to sewage treatment works

Forward Plans – no objection to amended plans – The site is within the built up area for Sutton Scotney on land that has until recently been used for mobile homes. Proposal H1 allows for redevelopment where it accords with EN5, EN13, T9 and other relevant policies. Proposal H9 does not normally permit the change of use or redevelopment of existing mobile home parks unless the site is unduly intrusive or creating particular problems. Any site should comply with H5 (affordable homes), H7 and SPG (housing mix) and RT3 but in addition HG6 would apply because the land adjoins the conservation area. The relevant policies in the emerging WLPR are H2, DP3, DP10, DP11, H10, H5, H7, RT3 and HE4. The PPG3 requirement for densities above 30 per hectare is relevant as is the need for affordable homes to form an integral part of a wider range of dwelling types and sizes, particularly those in short supply. Before any general housing use replaces the existing mobile home use on the site, there should be strong and convincing reasons why it should not continue in that way, such as evidence of marketing over a reasonable period of time and financial viability information.

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The Councils valuer should be consulted and if he supports these conclusions then it may be possible to consider a housing use but any development should reflect the potential loss of a site for affordable homes, by providing a higher than normal proportion of social housing, certainly equivalent to the levels in the WDLPR (50%). Support location of open space adjacent to that in Saddlers Close. The area should equate to provision in RT3 and an on-site LEAP should be provided using funds from the open space fund.

Estates Valuation Officer – comment – It appears that the site has been run down over the last 2.5 years and vans removed or destroyed as and when tenants were rehoused or moved. The roads remain on site. The costs of reinstating the mobile home site are high relative to the rental returns, particularly in the short term and the value of the land for housing redevelopment would be far higher. I would have liked to see the marketing brochure produced for the site, if one were produced, and to understand what offers were made. The site is now most likely beyond the point where it is economically viable to re-use the land for mobile home use, unless a long term investment is contemplated.

Architects Panel – recommend plans are deferred for negotiation (comment on original plans only) – the house designs respond to influences found elsewhere in Sutton Scotney. The layout provides a more positive public open space and improved pedestrian routes. The detailing for the central group of houses and boundary treatments could be testing.

Environmental Health – no objection subject to conditions – regarding drainage and the protection of houses from road noise

Landscape – New layout is better than previous. Although open space has increased to 470m<sup>2</sup>, I remain concerned about the level provided. A 100m<sup>2</sup> LAP play area should be provided on the green for children up to 6 years. A landscape scheme should be provided under conditions and a landscape plan is needed to show areas to be adopted. An off-site contribution will be required.

Archaeology – no objection subject to conditions - the development may have archaeological implications as remains relating to the early history of the settlement may still be present. A programme of archaeological work should be undertaken.

Housing – no objection to amended plans – welcome 50% affordable housing. Would prefer to see some larger units in the mix of affordable housing but cannot require this as there is a strong demand for smaller units. The social housing should be more dispersed around the site, if possible. There are 604 households on waiting lists who have stated that they would like to live in the letting group area that includes Sutton Scotney and 194 would like to live in Sutton Scotney or South Wonston specifically. Would support some low cost home ownership in the mix of housing.

Environment Agency – no objection

Southern Water – no objection – there are existing sewers and a treatment works to east of the site but the development may be in excess of the capacity of this sewer. There are no public surface water sewers in the vicinity. Southern water would like to be consulted on progress with the application and on whether adjacent sewers are to be connected to the site.

### **Representations**

Wonston Parish Council – objection – no objection to the principle of redeveloping the mobile home site for a small mixed housing development. However, the number of homes is high. A sub-committee is requested with opportunity for local people to make their views known. The density is too high and the council wish to see a density of 30 per hectare, with a smaller proportion for rental. Concerns about drainage and potential flooding, pollution due to separate sewerage systems, traffic generation, integration of new residents into the community (represents a 10% increase) and limited infrastructure, potential crime within new development and pathways through. Social housing should not be grouped at one end. PC believes housing needs in the area are small. The previous scheme was submitted after discussions with the parish council and received their support - dismayed at the apparent dismissal of PC opinions without explanation.

12 letters of objection from local residents – overdevelopment of the site and out of scale with village setting; harm to amenities of neighbouring residents and overlooking; density too high; access onto Oxford Road is poor and increased traffic into and out of site will be harmful to village and safety; insufficient parking on site; overbearing development; too much affordable housing; loss of existing trees on the site; disturbance to residents; three storey development out of scale with nearby single storey and two storey development elsewhere in village.

Winchester Group for Disabled People – the plans should take into account the needs of disabled people. Steps should be avoided to front/rear entrances and doors/corridors should be wide enough for wheelchair use where possible.

CPRE – the housing density may still be too high for this site. While committed to the objectives of PPG3, density should be appropriate to the site. In this case, density should be closer to 30, especially due to concerns about surface water drainage.

### **Assessment**

The site comprises a former residential mobile home park to the south of Oxford Road, close to the centre of Sutton Scotney, and just to the north of the conservation area for the village. The site is largely surrounded by residential development, including Saddlers Close to the east, the recent Pigeonhouse Fields development to the west, a group of six existing residential mobile homes known as Holly Tree Park to the north west, an industrial building and a vacant site with consent for the development of 5 houses to the north, and various other residential properties off Stockbridge Road to the south and west.

The site measures 0.78 hectares and is level towards the centre of the site, with some drops in level towards the boundaries to the north, south and east. There are a number of existing conifer and other evergreen trees within the site and there are more mature and significant trees to the boundaries and on the adjoining land to the south and west. The land is derelict and comprises the old access road into and around the site with areas of concrete hardstandings and overgrown vegetation. There are some mounds of waste material and scrapped vehicles on the land which give it an untidy appearance. The last mobile homes were removed from the site in 2002 and prior to this the site was occupied as a mobile home park for around 15 years. Sutton Park provided around 30 mobile homes, which were occupied on a tenancy basis. The site is clearly visible in public views from Saddlers Close and Oxford Road and is set on gently rising land, above the surrounding development to the north, east and south.

The current proposal, as amended, is for the redevelopment of the land to provide 32 dwellings of mixed sizes and tenure, with a single access road into the site from Oxford Road. This equates to a density of 41 units per hectare. The housing mix comprises 50% 1 and 2 bedroomed houses and flats, and a further 16 house of 3, 4 and 5 bedroom size. Following negotiations with officers, the applicant has agreed to provide 50% affordable housing (16 units) which would comprise a mix of rental and low cost home ownership housing provision, and would be made up of all of the 1 and 2 bedroom houses and flats, most of which are to the north east of the site, near the Saddlers Close development and public open space. Supporting statements have been submitted with the application, including a design statement, an independent safety audit, a marketing report explaining the costs and risks associated with redeveloping the site for mobile homes, and a summary of past attempts to market the site as a mobile home park.

The site layout includes an area of public open space towards the eastern boundary, adjoining an existing area of public open space within the adjoining Saddlers Close development, and it is intended that these two areas would be landscaped as one green space, with a childrens play area in the centre.

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The development on the eastern half of the site would address this space and would form a series of terraced and attached houses and flats, of two and three storey height, overlooking the 'green'. To the west would be an open 'square' with tree planting, parking and turning areas, and this would be addressed by two storey attached houses on four sides, facing into the square. The private rear gardens within the development would abutt one another and the site boundaries. 54 parking spaces are proposed, of which 12 are within private integral or attached garages, and 42 are surface parking (equating to 1.7 parking spaces per dwelling).

The application is in outline form, but indicative elevations and detailed floorplans have been provided to demonstrate how the houses could be built on the site. The designs are traditional in form and detailing, with steep tiled roofs above brick and render elevations, brick chimneys, pitched roofed dormers above the eaves to the three storey buildings, and simple regular fenestration. The design and layout has been amended following negotiations with the applicant. Officers have sought advice from an urban design consultant on the design principles for the development and this has fed into the design process during negotiations. Pedestrian links are proposed through the site between Saddlers Close and Oxford Road, and it is proposed that land would be safeguarded towards the south west of the site for a potential pedestrian link through to the Stockbridge Road. In the event that the adjoining land or garage forecourt were to be developed, it would be possible to provide a footpath link and this provision would be made through a legal agreement.

In policy terms, the site lies within the settlement boundary for Sutton Scotney where there is a general presumption in favour of residential development. Policy H9 in the WDLP (H10 in the emerging WDLPR) states that the change of use or redevelopment of existing authorised mobile home parks will not be permitted because such sites provide a valuable form of affordable housing, albeit private. In the light of the closure of the mobile home park, its ongoing deterioration, the high costs of refurbishing and re-opening the site as a mobile home park and the apparent lack of commercial interest in purchasing the site for this purpose, officers are satisfied that the policy objection to the loss of the park could be overcome through the provision of at least 50% affordable housing. The applicant has agreed to this within the latest amended plans. The site complies with PPG3 density requirements and SPG requirements on housing mix. The Highway Engineer is satisfied with the level of parking provision within the site, which exceeds PPG13 guidance for parking provision, and while general amenity space is slightly underprovided on site, recreational and sports open space requirements can be met through off site provision and there is no objection from the landscape architect and open space officer.

There is considerable objection to the latest amended scheme from local residents and the parish council. Concerns relate mainly to the high density of development, its impact on the character, setting and community of Sutton Scotney and upon immediate neighbours, the three storey height of the houses and flats, impacts on highway safety and traffic levels, the high level of affordable housing provision and its location next to the existing social housing at Saddlers Close. Following the submission of the application in March, meetings took place between the applicants agent, the parish council and local residents, and as a result of these discussions, a revised lower density scheme was submitted by the applicant in June 2003 (showing 28 units). This amendment received support from the parish council. However, officers could not support the scheme, due to overriding policy and highway safety objections and for design, open space and visual amenity reasons. In the light of local support for the principle of redeveloping this problem site, officers sought to negotiate a more acceptable redevelopment scheme, and this has resulted in the submission of the latest amendments in October and early November.

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The officer view is that the revised plans are acceptable. The house designs have been amended following discussions between officers and the architect to minimise opportunities for overlooking to the adjoining gardens and properties, through the use of obscure glazing, single aspect and high level windows within the development closest to the site boundaries, particularly on the northern boundary and to some of the rear elevations to the western and southern boundaries. Additional details have been provided to show the relationships between site levels and heights of buildings on the site and on the adjoining land. Officers are satisfied that the development will sit comfortably within the village setting without being overbearing in views from public viewpoints or from the adjoining gardens and neighbouring properties and are supportive of the amended scheme.

A legal agreement will be required, in order to secure the required public open space provision through financial contributions and the release of land on the site, the required affordable housing provision and to ensure that there are suitable legal provisions for the small piece of land to the south west of the site that could potentially form a footpath link to the Stockbridge Road, if the adjoining garage court were to be developed in the future. The legal agreement would be necessary, relevant to planning, directly related to the proposed development and reasonable in accordance with government policy guidance on the use of planning obligations, as set out in Circular 1/97.

**Recommendation**

O - PROVIDED THAT THE APPLICANT ENTERS INTO A LEGAL AGREEMENT IN RESPECT OF THE FOLLOWING:-

- (i) THE PROVISION OF 16 UNITS OF AFFORDABLE HOUSING;
- (ii) THE PROVISION OF PUBLIC OPEN SPACE ON SITE;
- (iii) THE PROVISION OF A FINANCIAL CONTRIBUTION OF PUBLIC OPEN SPACE;
- (iv) THE PROVISION OF LAND FOR A POTENTIAL FUTURE FOOTPATH LINK TO THE SOUTH WEST OF THE SITE, ONTO STOCKBRIDGE ROAD.

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

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Reserved and other Matters:

- i) a landscape scheme showing the planting proposed to be undertaken, trees and other vegetation to be retained, the means of forming enclosures, the materials to be used for hard surfaces and paved areas and the finished levels in relation to existing levels;
- ii) arrangements to be made for the future maintenance of landscaped and other open areas
- iii) the design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.
- iv) the layout of foul sewers and surface water drains;
- v) the height, alignment and materials of all walls, fences and other means of enclosure;
- vi) the provision to be made for the storage and disposal of refuse;
- viii) the finished levels, above ordnance datum, of the ground floor of the proposed buildings and their relationship to the levels of any existing adjoining buildings;
- ix) details of the siting, external appearance and materials to be used for any statutory undertakers or service providers equipment such as electricity sub-stations, gas governors, telecommunications cabinets, etc.
- x) the provision to be made for street lighting;
- xi) the provision to be made for the storage of cycles for each residential unit on the site.

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

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

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

05 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.

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



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

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

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

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

08 The window openings marked on the approved layout plan to be obscure glazed shall be glazed in obscure glass and thereafter retained as such.

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

09 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.

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

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

10 Reason: To ensure satisfactory road access is provided.

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

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

12 None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

12 Reason: To ensure satisfactory provision of foul drainage.

13 Reason: To ensure satisfactory means of access.

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

NOTE A licence is required from the Area Surveyor, The Old College, College Street, Petersfield, prior to commencement of access works.

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

14 Reason: In the interests of highway safety.

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

15 Reason: In the interests of highway safety.

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

16 Reason: To ensure that acceptable noise levels within the dwellings and the curtilage of the dwellings are not exceeded.

### **Informatives**

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

Hampshire County Structure Plan Review: UB3, H5, H7, H8, R2, T2, T5, T6

Winchester District Local Plan Proposals: EN4, EN5, EN8, EN9, EN13, H1, H4, H5, H7, H9, HG6, RT3, T8, T9, T12

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, DP6, DP7, DP10, DP11, HE4, H2, H5, H7, H10, RT3, RT5, T1, T2, T3, T4, T8

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Item 18      **Parish:** Denmead  
**Conservation Area:**  
**Case No:** 03/01721/FUL  
**Ref No:** W01461/03  
**Date Valid:** 11 July 2003  
**Grid Ref:** 465667 111346  
**Team:** EAST      **Case Officer:** Sylvia Leonard  
**Applicant:** Jordan Homes  
**Proposal:** Construct 1 No. four bedroom dwelling with attached double garage and 1 No. two bedroom dwelling with drive and parking area, alteration to existing access  
**Location:** Four Oaks Forest Road Denmead Waterlooville Hampshire PO7 6TZ

(As amended by plans received on 27 August 2003)

**Officer Report  
History**

W01461      'Erection of bungalow following demolition of existing bungalow' Four Oaks Forest Road Denmead - PER - 21/08/1975  
W01461/01      Replacement 5 No. bedroom dwelling Four Oaks Forest Road Denmead Waterlooville Hampshire PO7 6TZ - REF - 22/05/2003  
W01461/02      Replacement five bedroom detached dwelling with detached double garage Four Oaks Forest Road Denmead Waterlooville Hampshire PO7 6TZ - REF - 01/08/2003

**Policy**

Development Plan

HCSP(R) – UB3, H11, R2, E16

WDLP – EN5, EN9, H1, H7, RT3, T9

Emerging Development Plan

WDLP Review Deposit and Revised Deposit – DP3, DP5, H2, H7, RT3, T4

Other Material Considerations

PPG 3 - Housing

SPG – Achieving a better mix in new housing developments

**Consultations**

Highways: No objection subject to satisfactory parking and turning layout

Landscape/trees: Negotiated a revision to the siting of the rear bungalow to provide a front garden area that would not be continually overshadowed to reduce the pressure to fell or reduce the protected Oak tree at the rear of the site. The bungalow is within the canopy spread of the Oak and even if this were reduced, the root system would still be affected. Details of the proposed tree works (including the reduction of the canopy spread) and mitigation measures with respect to this Oak tree need to be submitted by a qualified arboricultural consultant and agreed with the arboricultural officer, as well as details of tree protection measures for the whole site and construction details for the driveway and foundations in the rooting zone. The drive should be a 'no-dig' construction, e.g GeoWeb with gravel, and all work must be in accordance with BS5837.

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If necessary the layout and design of the bungalow may need to be modified and there must be sufficient room for the bungalow as frequent works to the tree in the future would be to its detriment.

Environment Agency: No objection in principle

### **Representations**

#### Denmead Parish Council: Object –

- the property is liable to flooding, as there is an important drainage ditch at the northern end of the property
- overdevelopment of the site that would give rise to a cramped and congested layout
- the size and shape of the plot would not allow for development of a standard compatible with the existing surrounding development, therefore detrimental to the amenities of the neighbourhood
- backland development which is undesirable because of the unsatisfactory access and adverse effect on neighbouring property
- undesirable loss of trees covered by a TPO
- increased use of the existing access that would cause undue interference with highway safety

#### 3 letters of objection have been received from neighbouring properties.

The main concerns are:

- noise and disturbance to Kielder from parking area adjacent to boundary fence
- loss of privacy to Kielder
- building of 2 properties on the site would be out of keeping with surroundings and detrimental to character of area
- impact on important trees and hedges
- unacceptable noise levels due to engineering factory on the opposite side of the road
- PPG3 suggested density figures are applied too aggressively - a variety of developments should be permitted and there is a demand for large properties on large plots
- Possibility of flooding
- Noise and disturbance from cars due to backland development
- Rear access for pedestrians would affect neighbouring visual amenity
- The proposal would be too cramped and congested
- Additional vehicles using the vehicular access would result in highway danger
- Overdevelopment of the site having an adverse impact on the amenities of neighbours

### **Assessment**

#### Site Description.

The site is situated on the north side of Forest Road, Denmead, in between a dormer bungalow to the west side and a vacant strip of land to the east that is now in the ownership of the Parish Council and maintained as an area of public open space. It is a rectangular-shaped plot measuring approximately 60 m deep by 15 m wide with a site area of 0.08 hectares.

There was previously a single storey dwelling on the site but this has been demolished in preparation for a replacement bungalow given permission in 1975.

It is now a flat, cleared, site and is bounded by security fencing along the frontage, timber panel fencing along the west side and mature trees and shrubs along the north and east boundaries. 2 dropped kerb accesses exists onto Forest Road.

The bungalow to the west side has been renovated with a first floor level of accommodation added, with a large rear dormer window, and a new double garage block constructed in the front garden.

To the north of the site lies a footpath and green corridor giving access to the adjacent housing estate.

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Proposal

Seeks full planning approval to build 2 dwellings accessed from Forest Road:

- A 4-bedroomed, detached, pitched roof house, which would be sited towards the front of the site.
- A 2-bedroomed, detached, pitched roof, L-shaped, bungalow to be sited towards the rear of the site.

Both units would be built parallel to the western boundary of the site, 1.0 m from that boundary, leaving room for a driveway to run along the eastern side of the site.

Proposed materials for both are facing brick walls and concrete tiled roofs.

The 2-storey dwelling would have a double garage attached to the front elevation and 2 on-site parking spaces in front and the single storey dwelling would have 2 parking spaces situated on its east side and a turning area in front.

The relative heights of the dwellings would be 8 m to the ridgeline for the 2-storey unit and 4.5 m for the single storey unit.

The 2-storey dwelling would have a 10 m long rear garden enclosed by a close-boarded fence, whilst the single storey unit would have a 6m deep front garden and some rear amenity space.

It is proposed to remove 2 fruit trees within the plot and cut back an overhanging oak, which is the subject of a TPO, situated towards the rear of the plot.

The western-most vehicular access would be blocked up and both dwellings accessed via one access to the eastern end of the site frontage.

Density/housing mix

The site is located within the settlement policy boundary where there is a presumption in favour of residential development. Previous applications for 1 replacement 2-storey dwelling on the site have been refused on the basis of not complying with the housing density requirement set out in PPG3 (i.e being the equivalent of only 10 dwellings per ha instead of 30 dwellings per hectare). This application would double that figure to 20 dwellings per hectare. Although still falling short of the required level, it is considered that this proposal would make the most efficient use of the land available, bearing in mind the constraints of the site (overhanging trees and access restrictions).

The provision of a small 2-bedroomed bungalow in addition to the large 4-bedroomed house, would conform with Proposal H.7 and the Council's SPG on achieving a better mix in new housing developments.

Character of the area/impact on street scene/design

The character of the area comprises a small enclave of larger residential plots fronting Forest Road, surrounded by the more dense suburban development backing onto the site accessed off the estate feeder roads of Forest Mead and Home Mead. It is not considered that a tandem form of mixed residential development on this single longitudinal plot would be unduly harmful to the character of the area and would not be out of keeping with the street scene due to the staggered building line that exists along this part of Forest Road. Also, the mixed pattern of residential development, which includes high density housing at Kilnside to the east of the application site, and the green space immediately to the east side of the site would limit views of the back part of the plot.

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Residential amenities

The only neighbouring residential property that could be affected is the dormer bungalow at Kielder to the west side of the site. There would be no significant loss of privacy or light from the 2-storey dwelling due to the juxtaposition of the 2 units relative to each other. There are a number of ground floor windows on the side elevation of Kielder facing the application site but these are close to, and largely screened by, the panel boundary fence, there would be oblique views only from the rear elevation over the back garden area to Kielder and no windows are proposed at first floor level on the west side elevation of the house. The bulk of the house would be sited opposite the parking area to the front of Kielder.

The residential amenities of the new dwellings would be satisfactory. There would be a sufficient back-to-back distance between the 2 proposed dwellings to allow adequate privacy and light for both.

There would be no reciprocal loss of privacy to the proposed bungalow at the rear since there would only be oblique views from the rear dormer windows of Kielder towards the front elevation and garden of the new bungalow.

Highways

Adequate on-site parking would be provided for the new dwellings (2 spaces for the bungalow and a double garage and 2 spaces for the house). Also, there would be adequate on-site turning facilities to enable vehicles to leave the site in forward gear, which is necessary given that Forest Road is a classified County Distributor Road.

Trees

No arboricultural objection.

The 2 fruit trees to be removed are of poor quality and of little amenity value.

The important trees on the site are an Oak on the rear boundary, an Ash on the west boundary and an Oak on the east boundary. The position of the bungalow has been altered to provide a reasonable front garden area which will get sun and thereby reduce the pressure to fell or reduce the rear garden trees. It is intended to reduce the canopy spread of the Oak tree (details of which need to be submitted by a qualified arboriculturalist). The bungalow would still be within the canopy spread of this tree and even if this is reduced, the root system could be affected, therefore details of the mitigation measures need to be submitted. The drive needs to be constructed using a no-dig technique and there should be no excavation under the canopy of the Oak tree on the frontage. Construction details for the drive need to be submitted and agreed together with tree protection measures for the whole site.

Open Space contribution

The proposal requires a financial contribution of £1,595.00 towards the provision of recreational open space within the District, since none would be provided on site.

**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.

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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 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.

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

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

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

05 No operation in connection with the development hereby permitted shall commence on site until an Arboricultural Impact Assessment report has been submitted to and approved in writing by the Local Planning Authority. The report shall include Method Statements in respect of:

i) the erection of protective fencing around trees and hedges to be retained

ii) design of the building foundations

iii) the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site in so far as they affect trees and hedgerows on or adjoining the site

iv) the technique for the construction of the driveway

The development shall be undertaken in accordance with the agreed method statements.

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

06 The garage 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

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modification) no development permitted by Classes A to E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

08 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 first floor west elevation(s) of the 2-storey dwelling hereby permitted.

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

09 The carparking and turning areas shall be laid out in accordance with the approved plan prior to the occupation of the dwellings hereby permitted and shall thereafter be retained.

09 To ensure the provision and retention of the parking and turning areas in the interests of local amenity and highway safety.

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

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

11 Any gates provided shall be set back a minimum distance of 4.5 metres from the edge of the carriageway of the adjoining highway.

11 Reason: In the interests of highway safety.

### **Informatives**

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

Hampshire County Structure Plan Review: UB3, H11, R2, E16

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

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, H2, H7, RT3, T4

02. The applicant is advised that a licence will be required to carry out highway works. Please contact Winchester Hampshire County Highways.

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DEVELOPMENT CONTROL COMMITTEE AGENDA 27 November 2003

Item **Parish** Itchen Valley  
**19** **Conservation Area:** Easton Conservation Area  
**Case No:** 03/02065/FUL  
**Ref No:** W08288/13  
**Date Valid:** 19 August 2003  
**Grid Ref:** 451338 132075  
**Team:** EAST **Case Officer:** Sylvia Leonard  
**Applicant:** Mr And Mrs C Pinder  
**Proposal:** Detached single garage with store (WITHIN THE CURTILAGE OF A LISTED BUILDING)  
**Location:** The Corner Avington Park Lane Easton Winchester Hampshire SO21 1EG

**Officer Report**

**History**

W08288 'double garage and Dormer window' The Corner Chapel Lane Easton - PER - 16/10/1984  
W08288/01 'double garage Dormer window and internal alterations' The Corner Chapel Lane Easton - PER - 09/02/1987  
W08288/02LB 'Removal of Internal partition' The Corner Chapel Lane Easton - PER - 02/03/1987  
W08288/03LBCA 'Felling of 6 trees' The Corner Chapel Lane Easton - PER - 13/04/1988  
W08288/04TPOCA 'Erection of single storey rear extension ' The Corner Chapel Lane Easton - PER - 18/09/1990  
W08288/05LB " The Corner Easton Winchester Hants SO21 1EG - PER - 08/12/1992  
W08288/06 " The Corner Easton Winchester Hants SO21 1EG - PER - 20/07/1993  
W08288/07LB " The Corner Easton Winchester Hants SO21 1EG - PER - 20/07/1993  
W08288/08TPOCA Fell 3 No Leylandii and 1 no Cherry The Corner Easton Winchester Hants SO21 1EG - PER - 29/09/1997  
W08288/09TPOCA Thinning and reduce height Laurel hedge, remove excess growth Leylandii hedge The Corner Easton Winchester Hants SO21 1EG - PER - 21/01/1999D  
W08288/10TPOCA Fell one Birch and one Evergreen tree, thin one Leyland Cyprus tree The Corner Easton Winchester Hants SO21 1EG - PER - 26/09/2001  
W18288 Single storey extension to rear and porch to front Shoubra Tichborne Down Alresford Hampshire SO24 9PA - PER - 22/05/2003  
W08288/11 Two storey extension to side and single storey extension to rear The Corner Avington Park Lane Easton Winchester Hampshire SO21 1EG - PER - 12/09/2003  
W08288/12LB Two storey extension to side and single storey extension to rear, alterations to interior, new windows to north and east elevations and new raised parapet wall to north elevation The Corner Avington Park Lane Easton Winchester Hampshire SO21 1EG - PER - 12/09/2003

## **Policy**

### Development Plan

HCSP(R) – UB3, E16, T2

WDLP – EN5, HG6, HG7, HG11, HG23, T9

### Emerging Development Plan

WDLP Review Deposit and Revised Deposit – DP3, DP5, HE4, HE5, HE8, HE16, T4

### Other Material Considerations

PPG15 – Planning and the Historic Environment

## **Consultations**

Conservation - Design is generally acceptable and the garage has been dug-in to reduce its impact on the Listed Building. No objection subject to a condition regarding materials and a restriction on the maximum ridge height.

Highways – No objections

Arboricultural officer – recommends refusal due to the loss of a large, protected, Holly tree at the front corner of the house. Although not a perfect specimen, the tree is in good health with few faults and would have a long life span. It is of high amenity value adding character to the Conservation Area. The introduction of a brick building here would be quite harsh with no way of softening its effect and the application is therefore recommended for refusal on the grounds of detrimental loss to the Conservation Area.

## **Representations**

Itchen Valley Parish Council: Supports the proposal.

## **Assessment**

### Site Description

A 2-storey, pitched roof, detached house situated on the north side of Avington Park Lane, where the Lane takes a sharp right-angled turn northwards and within the Easton Conservation Area. The dwelling is a Grade II Listed Building set back from the road frontage and largely hidden behind a retaining wall with maturely landscaped border. It has rendered elevations, plain clay tile roof and sash windows and is an irregular 2-storey and 3 bay building with outshot to the rear and lean-to to the right. The entrance opens up to a gravelled parking area and shared entrance with adjoining property. The house can be momentarily glimpsed from the road in front of the property.

### Proposal

As per description.

The pitched roof garage would be sited in front of the house partly on the gravelled parking area and partly on the raised planted bed.

Proposed materials are brick and weather-boarding walls and plain tiled roof.

### Design/visual amenities/impact on the Conservation Area and Listed Building/Trees

The site is within the Easton Conservation Area and the application property is a Grade 11 Listed Building.

The garage would be visible from the street scene but the design is acceptable and is not considered to be harmful to the character of the conservation area, subject to a condition regarding the materials. (There is an existing, larger, pitched roof garage than that proposed, which is sited on the northern side of the shared parking area and is visually prominent).

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The garage would be sited within 2 m of the house but would be dug-in to reduce the impact on the listed building. A condition could be imposed to ensure the ridge height does not exceed the 4.5 m or the cill height of the first floor windows in the east elevation of the house.

The proposal would result in the loss of a mature, protected Holly tree sited near the NE corner of the house. This is multi-branched from ground level and is not a perfect specimen. However, it is in good health, has few faults and is hardy with a long life-span. The tree if of high amenity value, is very prominent when viewed from the road and makes an important contribution to the visual quality of this part of the conservation area. Its loss is therefore considered to be unacceptable in terms of its adverse effect on the Conservation Area, particularly given that it would be replaced by the harsh brick building.

Residential Amenities

The garage would be sited sufficiently distant from neighbouring houses, so that there would be no loss of light or privacy, nor significant noise and disturbance.

Highways

There are no highway issues.

The existing vehicular access would remain unaltered and the garage would be sited partly on the existing gravelled parking area to the front of the site, with room for parking still retained to the east side of the garage.

**Recommendation**

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

**Conditions/Reasons**

01 The proposal would result in the undesirable loss of a mature Holly tree of high visual amenity value which will have an unacceptably detrimental impact on the character and appearance of the Easton Conservation Area.

**Informatives**

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

Hampshire County Structure Plan Review: UB3, E16, T2

Winchester District Local Plan Proposals: EN5, HG6, HG7, HG11, HG23, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, HE4, HE5, HE8, HE16, T4

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Item **Parish** Micheldever  
**20** **Conservation Area:** East Stratton Conservation Area  
**Case No:** 03/02235/FUL  
**Ref No:** W12257/01  
**Date Valid:** 15 September 2003  
**Grid Ref:** 454290 139795  
**Team:** EAST **Case Officer:** Sylvia Leonard  
**Applicant:** Mr D Sheaff  
**Proposal:** Single storey extension to rear, new dormer window and rooflight to south wing new doors to washrooms and bin store in courtyard.  
**Location:** The Northbrook Arms Stratton Lane East Stratton Winchester Hampshire SO21 3DU

(As amended by plans received on 29 October 2003)

### Officer Report

### History

**W12257** - 'Amended Description Removal of Condition of 12258/01 - restricted months for siting of caravans. Erection of office/store Retrospective application ' The Plough Inn East Stratton. - PER - 19/03/1991

### Policy

#### Development Plan

HCSP(R) – UB3, E16, C1, C2

WDLP – EN5, C1, C2, C22, C24, HG7, HG10, FS1, RT13, RT14, T9,

#### Emerging Development Plan

WDLP Review Deposit and Revised Deposit – DP3, C1, C25, C27, RT15, RT 16, HE5, T4

#### Other Material Considerations

PPG7 – The Countryside

PPG15 – Planning and the Historic Environment

### Consultations

Conservation - Building is unlisted but identified as a building of historic interest within the East Stratton Conservation Area Appraisal. There have been numerous extensions to the group of buildings, although no planning history exists.

Objected to elements of the originally submitted drawings which included the conversion of the coachhouse to guest accommodation and a new garage in the rear carparking area. These proposals have now been deleted from the plans. Despite lack of design statement and poor quality drawings, the application is now considered to be acceptable.

Environmental Health – no objection. Recommends guidance notes re: hours of restriction of building works and prohibiting burning of materials on site.

Highways – Originally submitted plans provided inadequate information with respect to existing and proposed floor areas (form 6) and existing and proposed parking layout. An additional space should be provided for each new guest bedroom and every 5sq metres of additional bar or dining area.

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There is no objection to the amended plans, provided a condition is attached to ensure the parking is laid out as on the submitted drawing and thereafter retained.

**Representations**

Micheldever Parish Council: No objection to the rear pub extension and internal alterations. Concerned about the re-arrangement of the outside toilet facilities and inclusion of campers utility room – a caravan site to the rear of the pub would be inappropriate, particularly since this area is one of the viewpoints mentioned in the Village Design Statement and should not be detracted from in any way.

Letters of representation have been received from 11 neighbouring properties.

The main concerns are:

- support for improvements to facilities of pub, which represents an important part of village life
- objections to the camp/caravan site to the rear
- the provision of a campers utility room suggests a future campsite or caravan site at the rear of the site or in the field behind and is unrelated to the improvements to the pub and unnecessary since there is no existing camp site
- safety concerns with respect to camp/caravan site
- noise and disturbance from camp/caravan site, particularly at night
- increase in traffic from camp/caravan site
- a camp/caravan site in the field behind the site, on the edge of the village, would be detrimental to the view and conservation area character and be contrary to the Village Design Statement
- a camp/caravan site would change the community of the village by significantly increasing the no of dwellings
- the campers utility room alters the design of the building unnecessarily
- a restriction should be placed on the pub facilities to restrict campers from using them
- part of the character and history of a focal building in the village would be lost
- objection to internal alterations or provision of infrastructure that would facilitate loud, live music events and encourage large numbers of motorcycle visitors and ruin peacefulness of village
- the loss of the coachhouse doors would adversely affect the conservation area
- conversion works to coachhouse would affect neighbouring residents
- the old coach house should not have a modern frontage replacement
- highway safety concerns due to the proximity of the guest bedroom doors to the access drive
- noise and disturbance to users of the coach house guest bedrooms due to siting of rumble strips in close proximity
- unsuitability of positioning guest bedroom doors adjacent to a public footpath
- public footpath runs through pub site and neighbours access to their homes must be kept clear
- loss of trees and undergrowth screening to accommodate extension to car park at rear of site
- planting should be provided along the rear boundary to screen car park and garage from surrounding fields, footpaths and neighbours
- no support for the use of the Green as a party/function venue
- the application should be advertised in the press since it significantly affects the character of the area

## **Assessment**

### Site Description

A 2-storey, pitched roof public house, situated on the east side of the main street running through East Stratton. It is in a prominent position within the East Stratton Conservation Area and whilst not Listed, is described as a 'building of historic interest' in the Council's conservation area appraisal. There have been a number of extensions to the original eighteenth century building. The premises comprise of the ground floor bar/dining facilities with 3 letting rooms and a managers flat above fronting the main road. A southern 2-storey wing accommodates a separate 2-bedroomed maisonette and a studio flat for staff. Vehicular access to the rear of the site is to the north side of the main building and separates it from a detached, pitched roof coachhouse building which is used for storage. There is a courtyard to the rear of the main building and to the rear of this, a single storey, pitched roof building which is used as a skittle alley, with an attached storage building to the rear. There is a large car parking area to the rear of the skittle-alley/storage building and some parking available in the tarmaced courtyard between the buildings. A private garden area is located to the south side of the building with the beer garden being on the opposite side of the main road.

### Proposal

- Single storey, pitched roof extension to rear of bar to provide w.cs and extend kitchen. Facing brick walls and tiled roof to match existing.
- Alterations to fenestration of south wing to accommodate the conversion of the hayloft to an additional staff flat – including new dormer window on south side and rooflight on rear.
- Enhancement of courtyard by providing enclosed, wooden fencing bin store and new hard and soft landscaping.

The originally submitted drawings also included the conversion of the coachhouse to guest rooms, a new garage to the rear of the site and the alterations to provide a campers utility room but these elements have now been deleted.

### Use

WDLP Proposal C.22 and WDLPR Proposal C.25 support the conversion or extension of existing buildings in the countryside to provide staff accommodation in association with large buildings provided that there is an overriding need for the accommodation to be located on site and the proposal is in accordance with relevant countryside proposals and is in sympathy with the building and its grounds.

WDLP Proposal C.24 and WDLPR Proposal C.27 support the development of sustainable recreation and tourist facilities in the countryside provided that it maintains and safeguards the open and undeveloped nature of the countryside and/or gaps between settlements; does not require buildings that would be harmful to the rural character of the area; does not conflict with the needs of agriculture or forestry and is in accordance with relevant countryside proposals.

So the principle of improving the existing public house facilities and improving the staff accommodation is supported.

### Design/impact on visual amenities and East Stratton Conservation Area

The proposal is acceptable in design terms. The materials, roof form and fenestration would be in keeping with the existing building.

The impact on the character and appearance of the conservation area would be minimal given the position of the single storey extension within the enclosed courtyard to the rear of the main pub building and the minimal nature of the fenestration changes elsewhere.

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The visually unacceptable elements of the originally-submitted plans i.e the conversion of the coachhouse to guest rooms and the provision of a detached garage in the rear car park, have now been deleted from the proposals.

Residential Amenities

There would be no significant impact on the neighbouring houses to both sides of the site due to the enclosed position of the single storey rear extension and the distance of the new first floor side elevation window from no.1 Stratton Close.

A number of the neighbour objections relate to the provision of campers facilities within the site in the belief that the intention is to provide a camp/caravan site to the rear of the site. The originally-proposed campers utility room (which was intended to serve the limited amount of camping/caravanning that could be carried out under permitted development rights) has now been deleted from the drawings.

Highways

The existing vehicular access would remain unaltered. A small area of available car parking within the courtyard would be lost to accommodate the single storey extension but there is a large gravelled parking area on the rear part of the site and this is adequate to serve the extended premises. The existing parking area is unmarked. A parking layout has been provided and the highways officer has no objection provided this is laid out and thereafter retained.

Trees/Landscaping

No trees or significant vegetation would be affected.

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

03 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, E16, C1, C2

Winchester District Local Plan Proposals: EN.5, C.1, C.2, C.22, C.24, HG.7, HG.10, FS.1, RT.13, RT.14, T.9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, C.1, C.25, C.27, RT.15, RT.16, HE.5, T.4

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

03. No materials should be burnt on site. Where 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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Item 21    **Parish:** Winchester City  
**Conservation Area:**  
**Case No:** 03/02033/FUL  
**Ref No:** W18230/01  
**Date Valid:** 26 August 2003  
**Grid Ref:** 446095 128191  
**Team:** EAST                      **Case Officer:** Sylvia Leonard  
**Applicant:** Osbournehomes.Com  
**Proposal:** Three bedroom split level two storey dwelling  
**Location:** Land At Rear Of 66 Fox Lane Wolfe Close Winchester Hampshire  
(As amended by plans received on 6 November 2003)

**Constraints:**

CAA

**Officer Report**

**History**

W18230 - Erection of 2 no. semi-detached two and three bedroom dwellings with integral single garage and new access Land At Rear Of 66 Fox Lane Wolfe Close Winchester Hampshire - REF - 15/04/2003

**Policy**

Development Plan

HCSP(R) – UB3, E16, R2

WDLP – H1, H7, EN5, T9, RT3

Emerging Development Plan

WDLP Review Deposit and Revised Deposit – DP1, DP3, H2, H7, RT3

Other Material Considerations

PPG 3 - Housing

SPG – Achieving a better mix in new housing developments

**Consultations**

Highways: No objection subject to conditions. The visibility splay shown on the plan is incorrect. A 2.0 m by 27 m splay is needed given the one-way nature of Wolfe Close and the proximity of the junction. This can be achieved.

Environment Agency: No objection

Drainage: A public foul water sewer passes beneath the site. Southern Water need to be consulted to check whether it can be diverted around the new house, otherwise the plot would be undevelopable.

Southern Water: Applicant must establish exact position of public sewer which crosses the site before final layout is finalised. No new building or tree should be located within 3 m of the sewer, but the sewer could be diverted and a condition attached to prevent work commencing until this has been completed. Points and details of proposed connection to the public sewer will need Southern Water approval. No surface water should be discharged into the foul sewer. A water supply can be provided for the development as and when required.

**Representations**

City of Winchester Trust: No comments

Letters of objection have been received from 5 neighbouring properties.

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The main concerns are:

- increased traffic and highway danger – particularly to children playing in road
- exacerbation of existing parking problems
- loss of on-street parking to accommodate new access
- dangerous access near corner
- pollution
- loss of daylight
- loss of airflow
- split-level bungalow would be out of keeping with the buildings around
- traffic congestion and highway danger during construction
- damage to neighbours cars during construction

### **Assessment**

#### Site Description

The site is situated on the west side of Wolfe Close and comprises part of the rear garden of 66 Fox Lane. Wolfe Close and Fox Lane form part of a modern residential estate, which predominantly consists of semi-detached and terraced, 2-storey pitched roof houses. 66 and 68 Fox Lane are a pair of semi-detached, pitched roof houses with facing brick walls and tiled roofs. The application site is very open with a low front boundary wall and hedge along the Wolfe Close frontage and is raised above the road level. It is surrounded by pairs of semi-detached houses (with timber clad walls) to the south side in Wolfe Close and terraced housing (set below the road level) on the opposite side of the road and to the rear in Fox Lane. The site levels rise westwards so that the houses in Fox Lane are at a higher level than the application site.

#### Proposal

Seeks full planning approval to build a 3-bedroomed, split level, house with facing brick walls and concrete interlocking, pitched, tiled roof.

It would be 2-storey fronting onto Wolfe Close and single storey to the rear.

A new vehicular access would be formed off Wolfe Close to serve 2 on-site parking spaces.

#### Character of the area/impact on street scene/design

The site is within the settlement policy boundary.

The site area is 0.023 ha and density is 43 units per hectare which falls in line with Government guidance in PPG 3 to make full and effective use of the existing built up area for new residential development.

The 2-storey, pitched roof design and the brick and tile materials would be in keeping with neighbouring properties in Fox Lane and on the opposite side of Wolfe Close.

The house would project in front of the building line to Wolfe Close but would not be unacceptably dominant in the street scene. The height, width and overall bulk of building fronting the street scene has been reduced from that previously refused.

#### Residential amenities

The application site is surrounded by 2-storey residential properties at 66, 68, 70 and 72 Fox Lane and 6 Wolfe Close. The new dwelling would be sited sufficiently distant from these properties so that there would be no significant loss of light. The fenestration design and position of the dwelling means there would be no significant loss of privacy to the neighbours. The site is at a lower level than the Fox Lane properties. The split-level design of the new house means no first floor windows on the rear elevation. There are no first floor windows on the north side and only a first floor bathroom window on the south side. A condition can ensure that no further first floor windows are inserted.

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The privacy of the rear garden and patio of the new house would not be ideal, given the first floor windows on the rear of 66, 68, 70 and 72 Fox Lane and the elevated position of 70 and 72 Fox Lane relative to the application site. However, the resulting situation would be no worse than that existing between 6 to 16 Wolfe Close and 70 to 84 Fox Lane.

The new house would be sited sufficiently distant from the houses on the opposite side of Wolfe Close, so as to have no significant impact on their privacy and light.

Highways

The new vehicular access off Wolfe Close is acceptable subject to a 2.0 m by 27 m visibility splay, which can be achieved on site, despite the incorrect splay shown on the plans. 2 on-site parking spaces are proposed and a turning space to allow cars to enter and leave the site in forward gear. There are therefore no highway objections subject to conditions regarding the access details and provision of parking and turning areas.

Trees

No important trees or landscaping would be lost.

Open Space contribution

The proposal requires a financial contribution of £1,915 towards the provision of recreational open space within the District, since none would be provided on site and the applicant has agreed verbally to make this contribution.

**Recommendation**

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

**Conditions/Reasons**

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

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

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

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

03 The proposed access and drive, including the 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, Abbey Mill, Winchester prior to commencement of access works.

03 Reason: To ensure satisfactory means of access.

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

04 Reason: In the interests of highway safety

05 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 6 metres metres from the highway boundary.

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 27 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 0.6 metres in height above the level of the adjacent highway shall be permitted within the splays.

06 In the interests of highway safety

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

07 Reason: In the interests of highway safety.

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

08 Reason: In the interests of highway safety.

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

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

10 No development shall commence until the public sewer, which crosses the site, has been diverted in accordance with a scheme to be agreed with Southern Water Services Ltd.

10 To ensure satisfactory provision of foul and surface water drainage

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 extensions or buildings permitted by Classes A, B, C or E of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

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

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12 To protect the amenity and privacy of the adjoining residential properties.

13 The first floor window on the south side elevation of the dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

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

14 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

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

15 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.

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

**Informatives**

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

Hampshire County Structure Plan Review: UB3, E16, R2

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

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

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Item 22 **Parish** Bramdean And Hinton Ampner  
**Conservation Area:**  
**Case No:** 03/02242/FUL  
**Ref No:** W00210/08  
**Date Valid:** 11 September 2003  
**Grid Ref:** 461413 127806  
**Team:** EAST **Case Officer:** Mrs Julie Pinnock  
**Applicant:** Mr And Mrs Searles  
**Proposal:** Erection of detached double garage  
**Location:** Porch Cottage Tanners Lane Bramdean Alresford Hampshire  
SO24 0LN

### Officer Report

#### History

W00210 Alterations and extension comprising kitchen /breakfastroom, scullery, bathroom and hall. Bedroom and bathroom in roof space with dormer window, and green house to side elevation - PER - 01/10/1974

W00210/01 Change of use from agricultural to residential and two storey side extension – PER - 09/03/1987

W00210/02 Two storey side extension comprising double garage with rooms over: internal alterations, access gate and parking area – LB consent 09/03/1987

W00210/03LB Internal and external alterations to convert existing integral double garage into living accommodation, new dormer to west elevation and alterations to fenestration, reconstruction of conservatory as garden room, painting to previously fairface brick elevations – LB consent approved 12.03.2003

W00210/04 New dormer window on west elevation, and replacement conservatory – PER – 26/03/2003

W00210/05 Single storey side extension and erection of detached double garage with room above – withdrawn 24/06/2003

W00210/06LB Alterations to provide single storey side extension and erection of detached double garage with room above – withdrawn 24/06/2003

W00210/07LB Alterations to provide detached double garage – application not required – returned 07/11/2003

#### Policies

##### Development plan

HCSP(R) UB1, UB3, E7, E16

WDLP C.1, C.2, C.7, C.19, HG.20

##### Emerging Development Plan

WDLP Review Deposit and Revised Deposit – DP.1, DP.3, C.1, C.7, C.22, HE.14

##### Other material considerations

Village Design Guidance - Bramdean – Adopted 2000

#### Consultations

Conservation Officer – no objection

Highway Engineer – no objection

### **Representations**

Bramdean and Hinton Ampner Parish Council – object – garage still very large (5m) and out of proportion to the height of the cottage and comment on the need for so much roof space for a garage.

### **Assessment**

Porch Cottage is a grade II listed building on the west side of Tanners Lane. It is a large two storey dwelling, which has had a number of extensions added in the 70's and 80's.

The proposal is to provide a detached double garage with a store to the south of the existing dwelling in an area currently used for informal parking. In 1987 planning permission was granted for a two storey extension to the existing dwelling which comprised an integral double garage. The use of the garages for accommodating private motor vehicles was not controlled, and the integral garages have been converted into additional living accommodation.

This application is a re-submission of a recent application, which sought a much larger detached garage with accommodation provided in the roof space. This proposal resulted in a large bulkier addition which would have dominated the street scene, and it was considered detrimental to the setting of the grade II listed dwelling. This revised application is more modest, and by providing a full hip roof to the north elevation reduces the visual impact on views from the street scene.

The concerns raised by the Parish Council relate to the height of the garage and the relationship to the existing dwelling. The garage is over 9m away from the main dwelling, with the ridge of the roof reduced from the original proposal by 800mm to a height of 5m. In light of the Parish Council's comments the applicants have revised the proposal further to provide a roof height of 4.4m providing a full and half hip similar to the existing proposal.

Officers consider that the amended proposal is acceptable in the street scene, and will not affect the setting of the grade II listed building and recommend that planning permission be granted subject to conditions limiting the use of the garage for accommodating private motor vehicles and ancillary storage.

### **Recommendation**

P - 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 garage 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 a satisfactory visual relationship between the new development and the existing.

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03 The garage 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.

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

**Informatives**

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

Hampshire County Structure Plan Review: UB1, UB3, E7, E16

Winchester District Local Plan Proposals: C.1, C.2, C.7, C.19, HG.20

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.1, DP.3, C.1, C.7, C.22, HE.14

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Item	<b>Parish</b>	Wonston
<b>23</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	03/02209/FUL
	<b>Ref No:</b>	W04789/04
	<b>Date Valid:</b>	5 September 2003
	<b>Grid Ref:</b>	446085 139650
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Mills And Spencer Ltd
	<b>Proposal:</b>	Erection of 2 No. one bedroom flats in a single block
	<b>Location:</b>	Pigeon House Cottages Pigeonhouse Yard Winchester Hampshire
	<b>Case Officer:</b>	Mrs Julie Pinnock

### Officer Report

#### History

- W04789/01 9 no. three bed dwellings and 4 no. one bed flats; sub-divide existing house to form 2 no. three and 1 no. two bedroom dwellings; convert existing terraces to form 6 no. three bedroom dwellings and 2 no. one bed flats, new access, open space – permitted 25/01/01
- W04789/02 Revision to planning permission W04789/01 to provide terrace of 3 no. three bedroom dwellings in place of previously approved semi-detached pair of three bedroom dwellings – permitted 22./01/2002
- W04789/03 Erection of 2 no. one bedroom flats in a single block – refused 03/07/2003

#### Policy

##### Development plan

HCSPR UB3, H7, H8, E16, R2

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

##### Emerging development plan

Winchester District Local Plan Review and Revised Deposit H.2, H.5, H.7, DP.1, DP.3, T.4, RT.3

##### Other material considerations

Supplementary Planning Guidance “Achieving a Better Mix in New Housing Developments”  
PPG1, 3, 13

#### Consultations

Highway Engineer – no objection subject to condition

Arboricultural Officer/Landscape – awaiting response

Environment Agency – no objection in principle subject to condition/informative

Environmental Health – no adverse comment recommend informative regarding hours of construction and that no materials to be burnt on site.

#### Representations

Wonston Parish Council – object – state “this is simply a re-hash of the refused application W04789/03. The addition of a cycle shed does nothing to improve the case for a development which is too large for the plot and which will add unacceptably to traffic and parking problems in the area”.

Occupiers of 1 Rookery Cottages – object – overlooking and loss of evening light – properties not in keeping with other 3 bedroom residents and present considerable access issues during development and potentially thereafter.

Occupiers of 1 Pigeonhouse Cottages – object – cannot absorb any more vehicles without them being parked on the pavement or in nearby Stockbridge Road – 1 space per unit with 9 visitors bays which are used by residents who have a second vehicle – no parking problem now, but will be with the loss of 4 bays – proximity of spaces to dwellings will mean parking on the pavement

### **Assessment**

Pigeonhouse Yard is situated to the western edge of the settlement within the policy boundary of Sutton Scotney. The proposal is to add two flats each providing one bedroom, with the flats split horizontally, with one unit provided at ground floor and one at first floor level. The flat at first floor could provide a small second bedroom in lieu of the study shown.

It is proposed to add these flats by extending the existing terrace which forms the entrance to Pigeonhouse Yard on the western side. The existing terrace is built of multi-stock facing brick with plain clay brindle coloured tile hanging to first floor and terracotta pantiles to roof. The recent development has seen the terrace altered to include two one-bed units in the centre of the terrace (units 8 & 9) and matching single storey ground floor extensions added. The Pigeon House Yard development therefore now has a total of 25 units.

The land comprises part of the garden to no 10 which has a wide side garden towards Stockbridge Road where there is a group of trees on the road frontage which is defined by a high bank down to the road. The frontage to Pigeonhouse Yard is also defined by a grassed bank down to the footpath but the site itself is flat. The application site therefore occupies a prominent elevated position at the entrance to the site from Stockbridge Road.

This application is a re-submission of a recent similar application, which was refused. The main reasons for refusal related to highway concerns and the lack of provision for secure undercover cycle parking. The parking requirement has been overcome by re-locating the parking provision for Cobbles Cottages, which is also served by Pigeonhouse yard therefore freeing up spaces to serve this proposal. In addition the applicant has provided a covered cycle store to park 4 bicycles.

An extension to the existing terrace ties in well to the existing character with matching materials and no demonstrable harm to neighbouring properties. The occupiers of 1 Rookery Cottage object to the proposal on the grounds of overlooking however the angle of the proposed dwellings is away from their rear garden and at a distance of some 14 metres, so is no worse than any normal neighbour relationship between properties and privacy within the rear garden is provided by a 2m wall and fence.

Officers initially raised concerns regarding the rear bay feature which serves the living rooms of the flats, as it is not characteristic of the existing development, however on balance it is not considered that the retention of this feature, is materially harmful to the appearance of the terrace.

The proposal accords with national and local planning guidance, and provides 2 smaller units of accommodation in accordance with Supplementary Planning Guidance “Achieving a Better Mix in New Housing Developments”, and officers recommend approval for the proposal.

### **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 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 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing and implemented to the reasonable satisfaction of the Local Planning Authority.

03 Reason: To prevent pollution of the water environment.

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

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

05 An accurate survey plan shall be submitted to and approved in writing by the Local Planning Authority indicating the type and position of existing trees in relation to the proposed development. The existing trees shown as being retained on the submitted plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing around the tree trunks in accordance with BS 5837.

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

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

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

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

07 Reason: In the interests of highway safety.

**Informatives**

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

Hampshire County Structure Plan Review: UB3, H7, H8, E16, R2

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

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H.2, H.5, H.7, DP.1, DP.3, T.4, RT.3

Supplementary Planning Guidance "Achieving a Better Mix in New Housing Developments"  
PPG1, 3, 13

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

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

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

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