

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 April 2004

Item No: 01
Address: Mansard House Easton Lane Easton Winchester Hampshire SO21 1DQ

Parish/Ward Itchen Valley

Proposal Description: Removal of Condition 3 on permitted application W00409/08 to allow 3 no. additional parking spaces

Applicant Mr And Mrs Geoffrey W Wheeler

Case No: 04/00211/FUL

W No: W00409/09

Case Officer: Mr Peter Eggleton

Date Valid: 23 January 2004

Delegated or Committee: Committee Decision

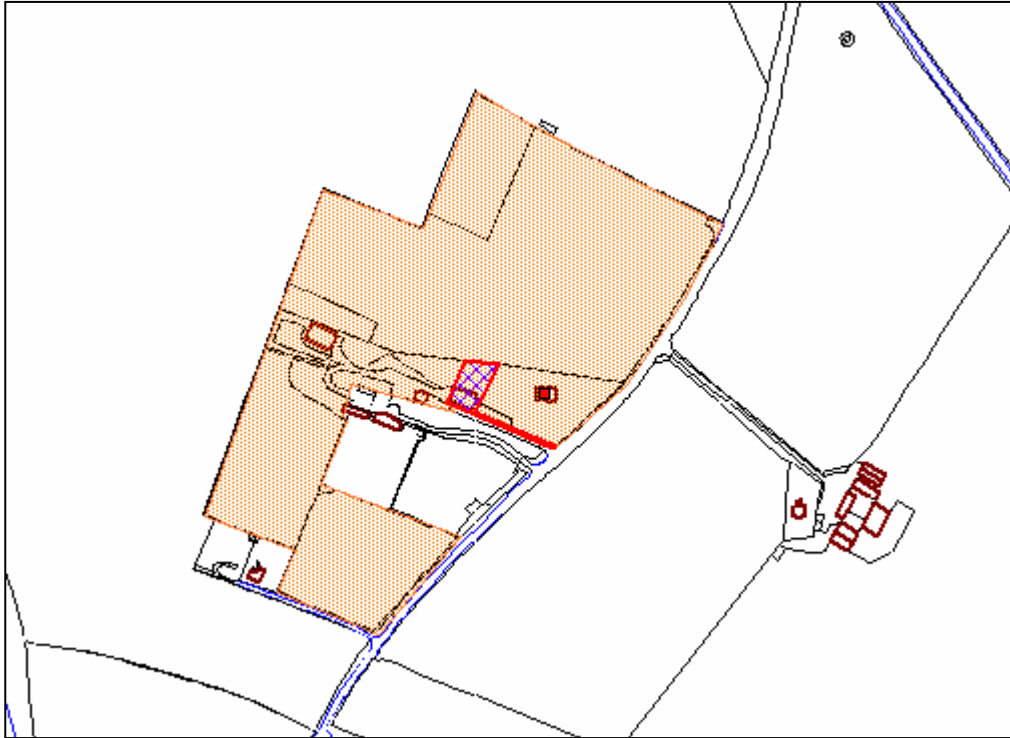
Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Site Factors:

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SITE LOCATION PLAN

Case No: 04/00211/FUL **W No:** W00409/09
Address: Mansard House Easton Lane Easton Winchester Hampshire
Proposal Description: Removal of Condition 3 on permitted application W00409/08 to allow 3 no. additional parking spaces



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Site Description

- The site of the barn is part of a larger area formally a chicken farm, comprising a house (with B&B), a number of barns in commercial or domestic use and a number of fields, all located off Easton Lane.

Relevant Planning History

- Permission granted for change of use from agriculture of this barn to office use, and the remaining barns to business and domestic use.
- Included condition requiring that the barn be used only in association with the house because the parking provision was very limited and there was concern regarding the level of activity in this unsustainable location.

Proposal

- To relax the condition requiring the link between the house and the light industrial barn so that the house and industrial unit can operate independently of each other.
- The reason for the previous condition was 'To ensure that the land between the building and the highway remains in the same control to ensure that further parking space is available should the below standard provision prove to be inadequate and to ensure that parking and turning takes place off the highway in the interest of highway safety.'

Consultations

Engineers:Highways:

- No objection

Representations:

Itchen Valley Parish Council

- Objects as the property uses the same access as Mansard House, the additional traffic will affect the house, the narrow lane to the site is not adequate for additional traffic and the site is in open countryside whereby the amounts of activity should be controlled.

No letters of representations from neighbours have been received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- C.13, EN.5, T.9

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Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, C.16, T.4

National Planning Policy Guidance/Statements:

- PPG 4 Industrial and Commercial Development by Small Firms
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities
- Highways
- Comments on representations

Principle of development

- The principle of development has been established by the previous permission, the issue is whether there is now adequate parking to serve the office accommodation and whether the independent use of the house and barn would result in unacceptable increase in activity levels in this remote location.
- There is no highway objection due to the increased parking provision.
- The level of use is restricted by the scale of the building and it is not considered that an argument could be sustained that the level of activity would be too great in this location, particularly as the property most affected is within the applicant's control and the situation will be apparent to any future owners.

Impact on the character of the area/spatial characteristics/street scene

- The proposal involves the introduction of new parking spaces which are concealed within the development.
- The proposal may result in a slight increase in activity due to all occupants of the business unit being resident elsewhere, however this change in activity level is not considered to be significant.

Residential amenities

- The difference in traffic generation will be very limited and as such the amenities of the residential properties will not be significantly affected.

Highways

- The proposal provides satisfactory parking so that the residential property and the office premises can operate separately without any impact on the highway network or on internal movements within the site.

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Comments on representations

- The Parish Council have raised concerns about parts of the site being in separate ownership and the resultant increase in activity levels of this. The available accommodation restricts the level of activity and with adequate, separate parking provisions it would be unreasonable to try to prevent the sale of parts of the site.

Recommendation

APPROVE subject to the following condition(s):

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: UB3

Winchester District Local Plan C.13, EN.5, T.9

Winchester District Local Plan Review Deposit and Revised Deposit: DP.3, C.16, T.4

02. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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Item No: 02
Address: Field Opposite Three Maids Hill Andover Road North Winchester
Hampshire

Parish/Ward Headbourne Worthy

Proposal Description: Temporary five year change of use from agriculture to a motorcross

Applicant Tony Childs And Simon Browne

Case No: 03/02954/FUL

W No: W01024/05

Case Officer: Mr Peter Eggleton

Date Valid: 10 December 2003

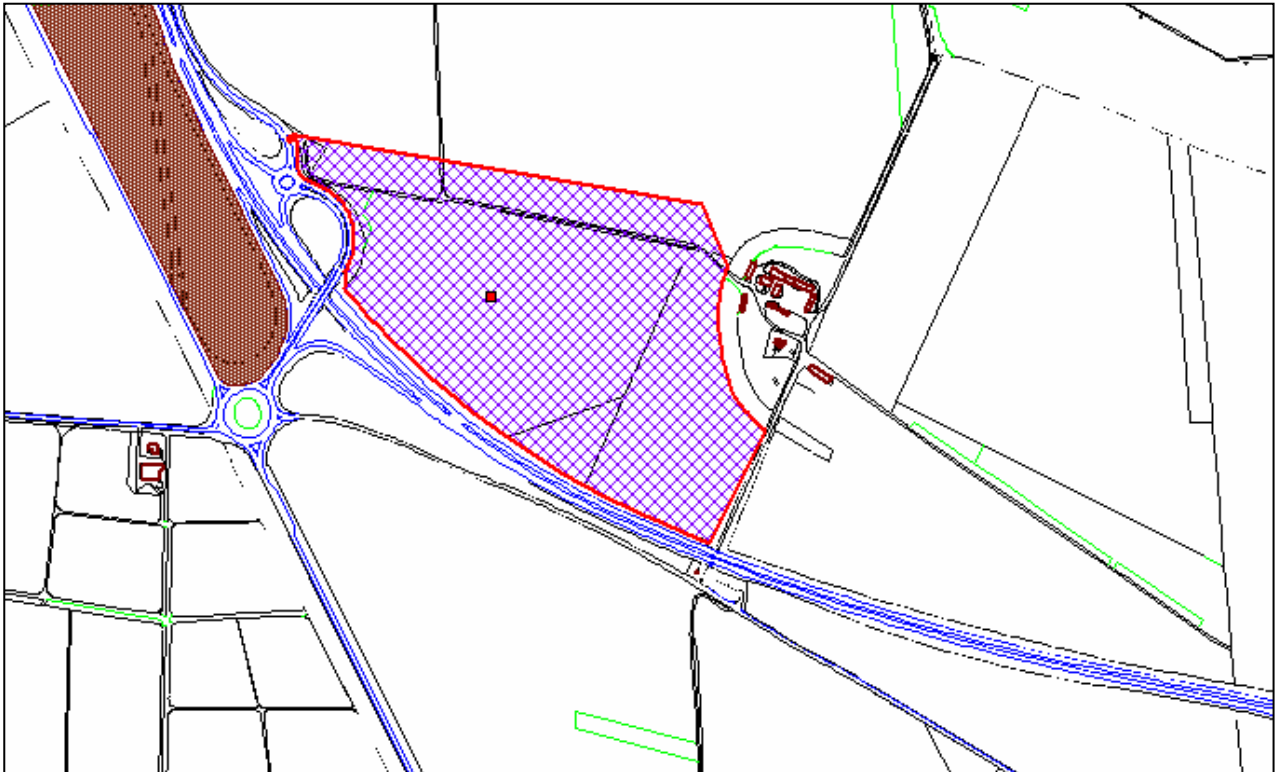
Delegated or Committee:

Reason for Committee: At the request of a councillor
Reason for Committee: Parish Council submitted representations contrary to officer
recommendation
Reason for Committee: The Officers consider the application to be controversial or potentially
controversial
Reason for Committee: The application is for a major development
Reason for Committee: 4 or more representations contrary to the Officer's recommendations
have been received

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SITE LOCATION PLAN

Case No: 03/02954/FUL **W No:** W01024/05
Address: Field Opposite Three Maids Hill Andover Road North Winchester
Hampshire
Proposal Description: Temporary five year change of use from agriculture to a motorcross



Site Description

- Agricultural land bounded on its south and west side by the A34 and the raised flyover at the junction at Three Maids Hill, to the north east the land rises gently in the direction of South Wonston and to the east the land falls towards Kings Worthy.

Relevant Planning History

- The track immediately to the north west of the Three Maids Hill junction has been the subject of enforcement investigation and a refused application in 2003.

Proposal

- As per Proposal Description

Consultations

Enforcement:

- Current proposal appears to overcome many of the reasons for refusal of the adjacent site but consider refusal may continue to be justified around argument of demonstrable need and visual corridor argument.

Engineers:Highways:

- No objection subject to a condition requiring improvements to the junction of Down Farm Lane with the Three Maids Hill roundabout.

Environmental Health:

- Based on the acoustic report submitted with the application and the observations of 4 officers on the day of the test session there are no adverse comments provided the site is controlled in accordance with the proposals of the applicant. Eight conditions proposed.

Landscape:

- The plans have been amended in accordance with advice from the Landscape Officer and subject to receipt of further minor details and inclusion of conditions regarding management recommends approval.

Area Rights of Way Officer:

- Does not feel the rights of way network can support the additional use that the proposal will prompt and refers to dramatic increase in usage of network by trail riders when previous site was active.
- Inappropriate use of surrounding footpaths and bridleways resulted in damage to surfaces and potential conflicts between users.
- Concerned about public safety on access to site which is a footpath.
- If consent is granted conditions be imposed which would improve safety such as signs requesting vehicles to give way, passing bays and other traffic calming measures and if possible look to the wider rights of way network and the prevention of unlawful use where

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possible.

Representations:

Two members have objected to the proposal, supporting the views of the parish councils and raising concerns with regard to noise; the fact that this is a regional facility not a local facility and that a better regional site should be found; the infrastructure not being adequate for the number of visitors; dust pollution; implications on existing footpaths; the extensive periods of use; and safety issues with regard to competitors and spectators.

Littleton and Harestock Parish Council:

- Objects because the use is too frequent; dust from the site could cause danger to motorists; the noise caused is not acceptable and causes distress to residents; and can see no reasons why the previous refusal reasons are not still valid.
- The local area should not have to support an amenity which serves the whole of Hampshire and suggests the County Council finds a site away from all communities.

South Wonston Parish Council

- Objects, the noise on the test day was audible in South Wonston and this track is worse than the first track
- The motor cycle noise is at a different frequency to the road noise which is also increasing and just adds to the existing noise problem when a decrease in noise is actually what is needed.
- The noise is likely to be greater when the track is built with jumps and ramps.
- Neither the access on C234 Christmas Hill or Down Farm Lane are of a suitable standard.
- There will inevitably be a distraction to motorists travelling northbound over the A34 flyover.
- Dust will be a distraction and may affect motorist visibility.
- The location is not suitable for a concern of such a huge scale, the landscape would be spoilt and an undesirable precedent set.

Headbourne Worthy Parish Council

- Comment that they do not have the technical expertise to fully understand the noise report and should have a full analysis of it provided to them by the Council; concerned that all calculations based on ambient noise level which is dictated by A34 and too high.
- Access to the site is from Down Farm Lane which is a narrow country lane in a poor state of repair and with increasing traffic numbers, any approval should include improvements to this road particularly between the access and the roundabout.
- Dust may also become a problem and a condition should be imposed requiring the watering of the track during dry weather.

Letters of representations have been received from 76 persons

- There will be unacceptable noise at a different frequency to that already suffered from the A34 and this will take place all year round, 6 days a week, the noise can be heard within houses even with the doors and windows closed.
- Having a dedicated track does not keep riders off footpaths and bridle ways, it definitely increases the numbers and causes danger to those users, something should be done to stop

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this illegal use.

- There will be a conflict between users of the footpath and the access track to the site.
- This is not a local facility and will attract riders from all over the countryside, a site away from residential properties must be found
- The track is very hard when dry and being chalk with flint stones could cause danger from flying debris.
- The use of the site will distract drivers on the A34 and on the fly-over.
- Dust and pollution was evident from the refused track and is likely to be worse here given the greater number of times the track is used.
- The local roads are not suitable to accommodate all the traffic that will be generated and the access points are dangerous
- Other race tracks are restricted much more by the way of hours and days of operation and the type of vehicle that can be used.
- The track will become a blight on the countryside and if it is successful will expand becoming more of a blight and a noise nuisance.
- Loud speaker noise will be a further problem for residents

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2

Winchester District Local Plan

- C.1, C.2, C.12, C.24, EN.5, EN.7, EN.14, EN.15, RT.4, RT.10, T.9, T.10

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.14, C.1, C.6, C.15, C.27, RT.7, RT.12, T.3

Supplementary Planning Guidance:

- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- The Hampshire Landscape: A Strategy for the future
- Movement, Access, Streets and Spaces

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 17 Sport and Recreation
- PPG 23 Planning and Pollution Control
- PPG 24 Planning and Noise

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways

Principle of development

- Proposal RT.10 of the adopted Local Plan and proposal RT.12 of the Review relate directly to this type of activity and they set out the criteria that must be met if a development is to be permitted, these are set out below.
- (I) It must be well contained by landform and vegetation and remote from existing housing.
- The site is well contained, particularly by the road infrastructure to the west and south and by existing copse and hedgerow to the north, and by rising land to the east, the proposal includes the retention and consolidation of existing vegetation and the introduction of 5 metre high earth bunds which will limit open views of the proposal to very limited vantage points.
- The site is remote from housing to the extent that it does not have any visual impact on residential properties, with regard to remoteness in terms of noise this has been assessed to be acceptable by the Environmental Health Officers.
- (ii) It must incorporate safety features particularly for spectators and this has been taken into account in the design particularly the bunding provision.
- (iii) Ancillary buildings and other structures must be small scale, well screened and relate satisfactorily to the character of the surrounding area, this has been achieved by providing a small area of portaloos and a portacabin located against a 5 metre bund to the north of the main track.
- (iv) It must comply with proposal C.2 and C.24 which require that it complements the character of the surrounding area, maintains and safeguards the undeveloped nature of the countryside, provides landscaping of a form appropriate to the surrounding area, ensure the access roads can accommodate the development and avoids unacceptable disturbance to nearby properties.
- The bunding is clearly not a complementary landscape feature and introduces large scale formal development into the countryside, the form of the bunding has been designed to reduce this impact as has the proposed landscaping.
- The access road and the level of disturbance have to be acceptable to comply with the policy, these are considered separately below but are considered by officers to be satisfactory.
- It is clear that a development such as this will have some forms of adverse effect due to its need for a countryside location and the impossibility of finding a site with no neighbours in this part of the country, on balance, given the positive responses of the Environmental Health Officers with regard to noise and dust, Highway Engineers with regard to traffic impact and the Landscape Officer with regard to landscape impact, it is considered that the principle of the development is in accordance with government advice and the development plan.

Impact on the character of the area/spatial characteristics/street scene

- The selection of this site has overcome many of the previous concerns with regard to the visibility of the activity, this site being well screened and with the improvement and retention of

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landscape features it is considered that the proposal would not have a detrimental landscape impact.

- Although the land forms, particularly the bunding would not comply with the policy objectives of safeguarding the undeveloped nature of the countryside their design and the landscape proposals are considered satisfactory to overcome these policy concerns.

Detailed design

- The detail of the design has been led by the noise mitigation requirements. The structures required on the site such as toilets, storage and office are proposed to be provided in temporary accommodation.

Residential amenities

- The noise issues are the greatest concern, the detailed noise assessment based on actual test operation of the track, demonstrates that the levels of noise that will be experienced are considered to be satisfactory.
- Airborne dust has been identified as a concern for both residents and traffic, it is proposed that there will be measures put in place such as watering of the track to prevent this happening and this is included as a condition.

Highways

- The application boundary has been altered to include the road at the junction with the roundabout, this allows works to be conditioned for the upgrading of this junction and has been conditioned to be carried out to the satisfaction of the Highway Engineer before the track is used.
- There is clearly conflict between the footpath and the users of the access to the site, this conflict already exists but will increase with the number of vehicles.
- The applicants have incorporated a marked out footpath along the side of the access road, this will not prevent pedestrians using the road, as it legally remains a footpath, but it will give pedestrians the opportunity to walk without conflict with vehicles on a more attractive surface if they wish, particularly when the driveway is busy.
- The issue of off site motorbike riding is a significant concern and anecdotal evidence from the Rights of Way Officer and local residents suggests this illegal activity increases when there is a formal race track, however this is a wider law and order issue than can not be considered as part of this application. It was not included as a reason for refusal previously and could not be included now.

Recommendation

APPROVE

Conditions/Reasons

01 The permission hereby granted shall be for a limited period expiring on 1 April 2009, before that date the use shall cease and the land shall be restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

01 In order that the impact of the use can be monitored and reviewed to safeguard the amenities of the area.

02 No sound amplifying equipment shall be utilised as a public address system on the site without the prior written consent of the Local Planning authority.

02 To protect the amenities of the occupiers of nearby properties.

03 No motorised vehicles shall be used on site on Mondays or recognised public bank holidays without the prior written consent of the Local Planning Authority.

03 To protect the amenities of the occupiers of nearby properties.

04 Motorised vehicles shall only be used on the site during the following hours.

TUESDAY	10am to 4pm
WEDNESDAY	10am to 4pm between 1 October to 31 March 10am to 7pm between 1 April to 30 September
THURSDAY	10am to 4pm
FRIDAY	10am to 4pm
SATURDAY	10am to 4pm
SUNDAY	10am to 4pm

In addition between 1 April to 30 September usage shall be restricted to a maximum of one Saturday and one Sunday per month and shall not involve usage on consecutive days.

04 To protect the amenities of the occupiers of nearby properties.

05 Only one adult track shall be used at anytime.

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

06 There shall be a maximum of 15 race meets at the site in any 12 month period and these shall only take place on Saturdays or Sundays. A race meet shall include any event recognised by the Auto-Cycle Union (ACU) or its recognised replacement. A yearly programme of proposed race meets shall be submitted to the planning authority in writing before the first proposed date detailed on such a programme.

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

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

07 To protect the amenities of the occupiers of nearby properties.

08 Details of the means of dust suppression from the tracks shall be submitted to and approved in writing by the Local Planning Authority and shall be installed before the use hereby permitted is commenced, and thereafter maintained and operated in accordance with the approved details.

08 To protect the amenities of the occupiers of nearby properties.

09 No development shall take place until a scheme for limiting the transmission of noise off the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme, including the completion of the earth bunds, shall be installed before the use hereby permitted is commenced, and thereafter maintained and operated in accordance with the approved details.

09 To protect the amenities of the occupiers of nearby properties.

10 The use of the site shall not commence until works to improve the junction of Down Farm Lane with the Three Maids Hill roundabout have been completed to the satisfaction of the planning authority.

10 In the interests of highway safety.

11 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.

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

12 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

12 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.

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Informatives

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

Hampshire County Structure Plan Review: C1, C2

Winchester District Local Plan C.1, C.2, C.12, C.24, EN.5, EN.7, EN.14, EN.15, RT.4, RT.10, T.9, T.10

Winchester District Local Plan Review Deposit and Revised Deposit: DP.14, C.1, C.6, C.15, C.27, RT.7, RT.12, T.3

02. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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Item No: 03
Address: Shipyard Motor Co. Hambledon Road, Denmead, Waterlooville
Hampshire PO7 6NU

Parish/Ward Denmead

Proposal Description: Redevelopment of site comprising erection of one block consisting 2
no. shop units and 4 No. one bedroom dwellings with alteration to
existing and new vehicle access (THIS APPLICATION MAY AFFECT
THE SETTING OF A PUBLIC RIGHT OF WAY)

Applicant Shipyard Motor Company

Case No: 03/02883/FUL

W No: W17114/02

Case Officer: Mr Peter Eggleton

Date Valid: 10 December 2003

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor

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SITE LOCATION PLAN

Case No: 03/02883/FUL **W No:** W17114/02
Address: Shipyard Motor Co Hambledon Road Denmead Waterlooville
Hampshire
Proposal Description: Redevelopment of site comprising erection of one block consisting 2
no. shop units and 4 No. one bedroom dwellings with alteration to
existing and new vehicle access (THIS APPLICATION MAY AFFECT
THE SETTING OF A PUBLIC RIGHT OF WAY)



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Site Description

- Located on the western end of the Denmead shopping parade, the property is a historic building much altered and added to, to provide a car sales room with office above.
- The front of the site has a low flint wall which encloses a hard surfaced area used for the display of cars

Relevant Planning History

- Refusal of consent for extension to existing to provide 3 flats and office above the sales room.
- Dismissal of appeal above 8 October 2002, only issue raised as concern being parking and level of activity.

Proposal

- As per Proposal Description

Consultations

Conservation:

- Although old the building has been so altered that it would not be appropriate to consider it for listing.

Engineers:Highways:

- Concern about highway arrangements but these could be overcome by returning the front access to the existing access point onto Ashling Park Road.

Environmental Health:

- No objections

Environment Agency:

- No objection subject to condition.

Representations:

Denmead Parish Council

- No objection

Four letters of representations have been received

- The building is one of the few historic buildings remaining in Denmead having been a farmhouse/bailiff's house dating back to 1800/1820, much of it is still visible and is a feature of this part of the village, the flint wall to the front of the site should also be retained.

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- It will bring more traffic to an already dangerous junction particularly if a one stop shop or take-away were permitted.
- One stop shop unit or take-away should be resisted to avoid congestion and traffic danger and to avoid cooking odour.
- Concerned that increased activity will result in more difficulties for access to the rear of adjacent properties.
- The proposal will effect the residents of 4 Ashling Park Road opposite due to overlooking of the rear garden, bedroom, lounge and conservatory, it will be overburdening and overshadowing, be backland development at an uncharacteristic density.

The local ward Member has requested that the matter be aired at Committee

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, R2

Winchester District Local Plan

- H.1, H.7, EN.5, FS.2, T.9, RT.3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.1, DP.3, H.2, H.7, SF.6, RT.3, RD08.09

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Design Guidance for the Control of Shopfronts and Signs
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 4 Industrial and Commercial Development by Small Firms
- PPG 6 Town Centres and Retail Developments
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene

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- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations
- Historic heritage/conservation area/listed building
- Affordable housing

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Principle of development

- The principle of the development is acceptable because the commercial floor space is retained and the residential element is made up of small properties within the settlement policy boundary.

Impact on the character of the area/spatial characteristics/street scene

- The form of the development is the same as the previous application and as it was not raised as an issue then it is a material consideration.
- The removal of the car sales business will be of benefit to the visual appearance of the site.

Detailed design

- The proposal would result in a two storey building of brick with clay tile with a frontage that would improve the current situation and obscure the two storey flat roofed building adjacent.

Residential amenities

- The proposal will introduce a side first floor window and rear first floor windows which will offer the opportunity to look across and down Ashling Park Road.
- The side window will look down into the front drive area of Maple Lodge and a bedroom window, however these areas are entirely open to public view in any event.
- The views towards the rear of the property are restricted by a high hedge however the rear window has been set at an angle to reduce the potential for overlooking.
- The distances and angles of view and the level of screening is considered acceptable in avoiding any significant loss in amenities.

Highways

- The engineers are satisfied that providing access remains from the existing location the proposal will not have a greater adverse impact than the current situation.

Public open space provision

- Open space provision would be provided by an appropriate contribution

Comments on representations

- Concern has been raised about the loss of the flint wall, this would be retained as now with the new access arrangements.
- The loss of the building itself can not be prevented as it is not listed nor in a conservation area, the prospect of it being listed are extremely limited and would not be supported by the conservation officers due to the fact that the building has been so extensively altered.
- The existing showroom can be changed to A1 shop use without consent and as such control over any use within Class A1 would be unreasonable, however a further consent would be required for any A3 use such as hot food take-away.

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Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for open space funding the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

Subject to receipt of revised plans showing an acceptable access and parking arrangement to the front of the site:-

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

Conditions/Reasons

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

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

02 The existing flint wall to Hambledon Road shall be retained and maintained in its current form in accordance with the approved plans.

02 In the interests of the character and appearance of the area.

03 The ground floor units shall be used for A1 shop use only.

03 In the interests of the amenities of local residents and to maintain the vitality of the services of Denmead.

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 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.

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

05 The living room window in unit 1 shall be installed as shown on the approved plans and shall be retained in that position. No new windows or alterations to windows shall be made to the west elevation without the prior written approval of the planning authority.

05 In the interests of the amenities of adjoining properties

06 The parking and turning areas shall not be used for any other purpose.

06 To ensure satisfactory parking and turning facilities are retained in the interests of highway safety.

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07 No development shall take place until the developer has carried out adequate investigation to assess the degree of contamination of the site and to determine its water pollution potential. The methods and extent of the investigation shall be agreed with the planning authority before any works commence. Details of appropriate measures to prevent pollution of ground water and surface water, including provision for monitoring, shall be submitted to and approved in writing by the planning authority.

07 To prevent pollution of the water environment.

Informatives

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

Hampshire County Structure Plan Review: UB3, R2

Winchester District Local Plan H.1, H.7, EN.5, FS.2, T.9, RT.3

Winchester District Local Plan Review Deposit and Revised Deposit: DP.1, DP.3, H.2, H.7, SF.6, RT.3, RD08.09

02. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

03. All works 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.

04. No materials shall be burnt on site.

05. If dewatering of the site and discharge of associated water is necessary during construction operations, the Environment Agency should be notified regarding the dewatering and consulted regarding the need for a discharge consent.

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Item No: 04
Address: Land To The Rear Of102 - 104 Lovedon Lane Kings Worthy
Hampshire

Parish/Ward Kings Worthy

Proposal Description: Erection of 3 No. one bedroom single storey terraced dwellings

Applicant Winchester Housing Trust

Case No: 03/03008/FUL

W No: W18222/01

Case Officer: Mr Peter Eggleton

Date Valid: 18 December 2003

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer
recommendation

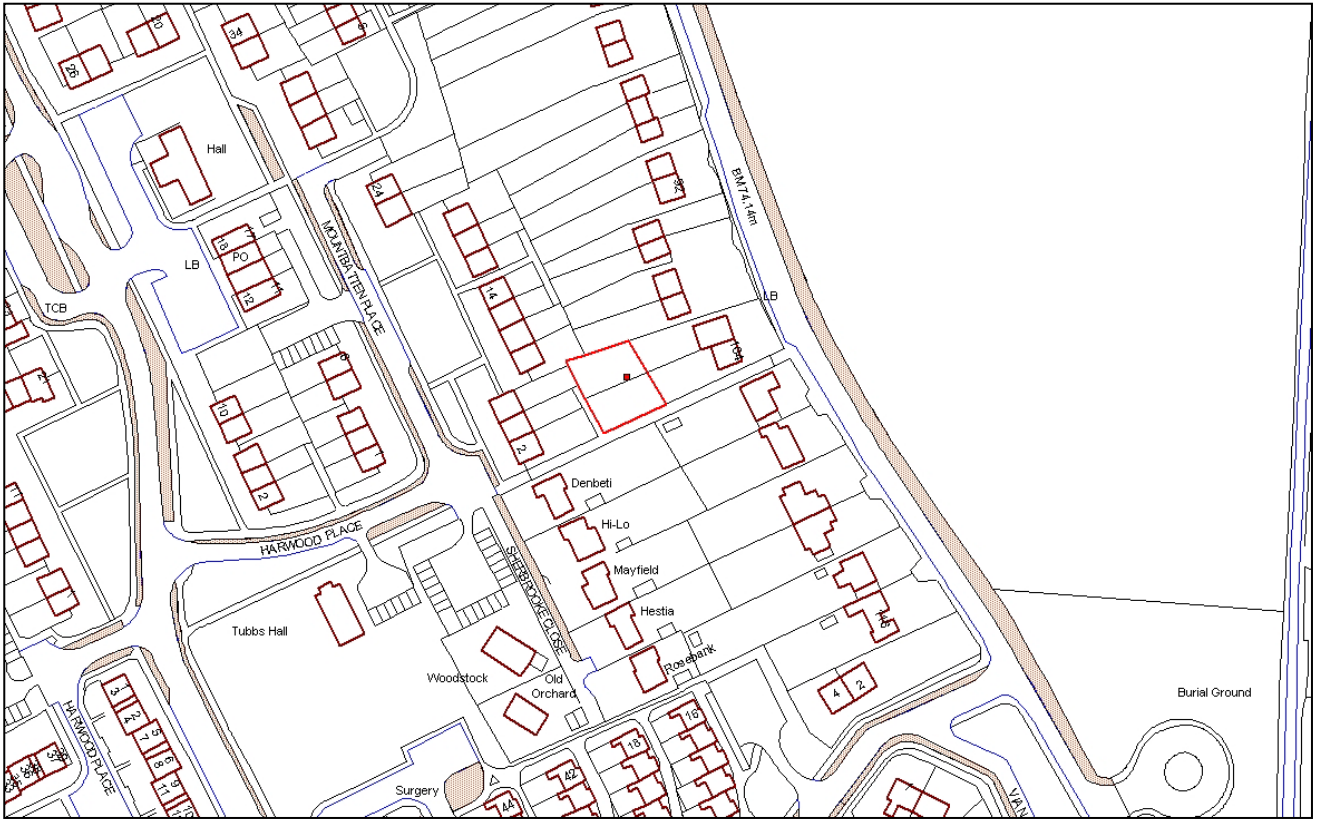
Reason for Committee: 4 or more representations contrary to the Officer's recommendations
have been received

Site Factors:

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DEVELOPMENT CONTROL COMMITTEE AGENDA

SITE LOCATION PLAN

Case No: 03/03008/FUL **W No:** W18222/01
Address: Land To The Rear Of 102 - 104 Lovedon Lane Kings Worthy
Hampshire
Proposal Description: Erection of 3 No. one bedroom single storey terraced dwellings



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Site Description

- Gently sloping rear garden site, accessed off footpath from Lovedon Lane towards Harwood Place.

Relevant Planning History

- 14 April 2003 similar application withdrawn

Proposal

- As per Proposal Description

Consultations

Building Control:

- Distance for emergency vehicles is on limit but would be acceptable with fire brigade confirmation.
- Ability to build would be difficult but not impossible

Tree Officer

- No objection subject to condition.

Engineers:Highways:

- No objection, although the separation of the parking from the dwellings is not ideal. Recommends conditions.

Environment Agency:

- No objection subject to conditions and informatives.

Southern Water:

- There is a water supply and public sewer near by, surface water should not be discharged to the sewer and no development shall take place within 3 metres of the sewer.

Representations:

Kings Worthy Parish Council

- This is an impossible location, there is no convenient parking and the houses are not even served by a road. If at all they can only be built, serviced and accessed by emergency services at considerable inconvenience to all concerned. Any blocking of the footpath would constitute a grave disservice to residents. The design is architecturally uninspired, has no storage space and no provision for wheelie bins which will be on permanent display.
- Letters have been received from 3 neighbours.
- Any closure of the footpath will result in residents having a much longer journey to the post

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office, particularly the elderly. It must be properly reinstated after use.

- Concern about emergency service access.
- Concern about increase in activity and overlooking for properties close by.
- Support for development but properties should be for elderly only and lay-by outside 2 to 8 Mountbatten Place should be extended

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, R2

Winchester District Local Plan

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

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.1, DP.3, H.2, H.7. RT.3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations
- Affordable housing

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Principles of development

- The site lies within the settlement policy boundary of Kings Worthy, is previously developed land and therefore in principle suitable for housing

Impact on the character of the area/spatial characteristics/street scene

- The proposal is in bungalow form with low pitched roof which matches in character the adjacent bungalows, it now fronts onto the footpath which is characteristic of the area's development.

Detailed design

- The design has been improved by amended plans, it reflects the character of the existing bungalows and retains a low ridgeline to avoid impacts on surrounding properties.

Residential amenities

- The use of bungalows prevents overlooking of other gardens and properties and the distances of the properties from neighbours is considered to be great enough to avoid any adverse impact from increased activity.

Highways

- 3 parking spaces are provided within the nearby parking court which meets normal standards, it is not possible to locate them closer and in any event occupants will have to walk some distance to get to vehicles as there will not be any vehicular access to the properties along the footpath.

Public open space provision

- This will need to be met by a financial contribution in the normal way

Affordable housing

- All three units are proposed for affordable housing.

Comments on representations

- Access for building the development will be subject to agreement with the highway authority as to the extent of the use (or closure) of the footpath, it will be a temporary inconvenience but is not a planning matter.
- The ability to build the development is not a planning matter.
- Emergency service access is a requirement of Building Regulations Consent a solution would have to be found for the development to proceed.
- There will be no additional overlooking of properties due to the single storey nature of the property.
- Each property has access to the rear garden for storage, wheelie bins etc

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Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for open space funding and affordable housing the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE – subject to a Section 106/Section 278 Agreement for:

- 1. The provision of 3 units of affordable housing**
- 2. A financial contribution of £1260 for play provision and £1605 for sports provision towards the provision of public open space through the open space funding system**

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions/Reasons

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

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

02 No works shall be carried out to create the parking spaces without the direct supervision of the Council's arboricultural officer. The construction shall be carried out strictly in accordance with the Impact Assessment and Method Statement and be supervised by a qualified arboriculturalist.

02 In the interests of the health of the trees.

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 parking and turning facilities are made available.

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

04 Reason: In the interests of highway safety.

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05 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 bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging to the ground. Associated pipework shall be located above the ground where possible and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards towards into the bund.

05 To prevent pollution of the water environment.

06 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.

06 To prevent pollution of the water environment.

Informatives

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

Hampshire County Structure Plan Review: UB3, R2
Winchester District Local Plan
H.1, H.7, EN.5, T.9, RT.3
Winchester District Local Plan Review Deposit and Revised Deposit:
DP.1, DP.3, H.2, H.7. RT.3

02. Before works are begun in the area of the parking spaces the Council's arboricultural officer, Mr M Edwards should be contacted on 01962 848 102. Any person who damages a protected tree is guilty of a criminal offence and liable to prosecution.

03. This permission is granted for the following reasons:
The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

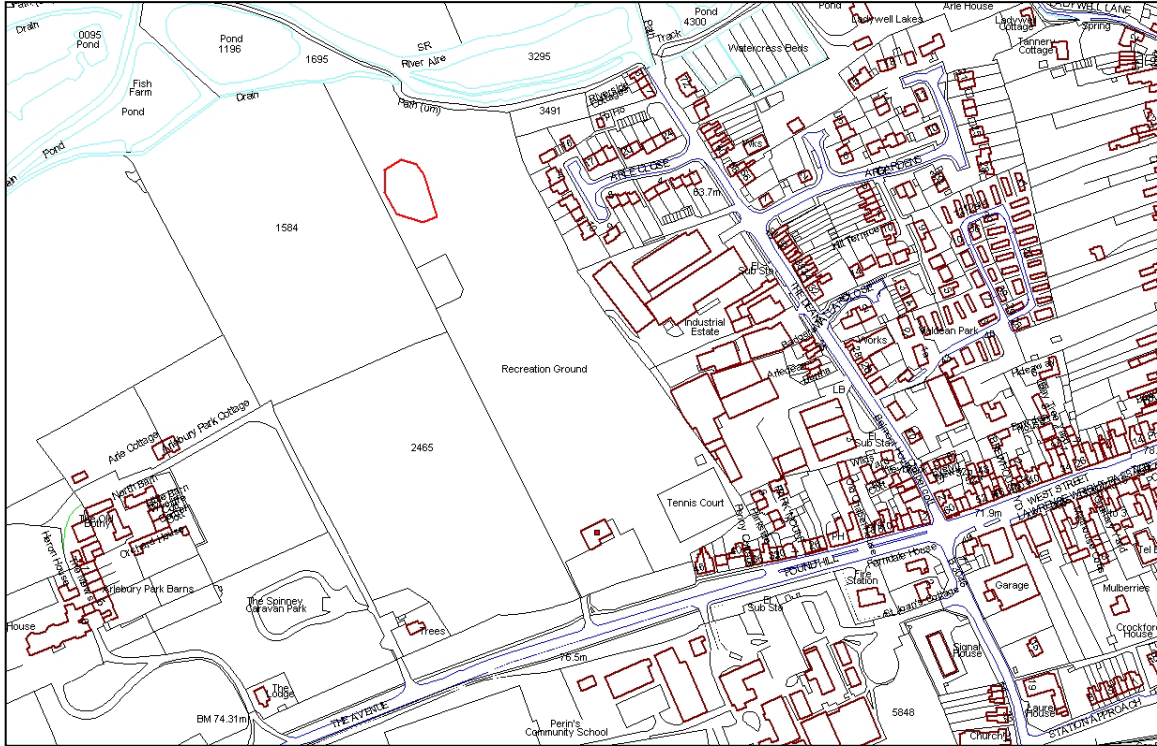
WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 05
Address: Arlebury Park ClubThe Avenue Alresford Hampshire SO24 9EP
Parish/Ward New Alresford
Proposal Description: Skate board park
Applicant New Alresford Town Council
Case No: 04/00323/FUL
W No: W00691/57
Case Officer: Abby Fettes
Date Valid: 5 February 2004
Delegated or Committee: Committee Decision
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

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SITE LOCATION PLAN

Case No: 04/00323/FUL **W No:** W00691/57
Address: Arlebury Park Club The Avenue Alresford Hampshire SO24 9EP
Proposal Description: Skate board park



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Site Description

- Land is part of the recreation ground, situated on the western boundary
- Within countryside but designated recreation land in the Local Plan
- There are football pitches and the clubhouse to the south, a children's play area immediately adjacent to the site, and the River Itchen to the north.

Relevant Planning History

- N/A to this particular application

Proposal

- The proposal is to construct a skateboard park on the recreation ground to the south of the existing children's play area, measuring roughly 15m by 9m, surrounded by bunding on the north, east and southern sides

Consultations

Environmental Health:

- No objection. Broadly agree with the acoustic engineers report and think that sufficient measures have been made to reduce the noise impact

Landscape:

- No objection to scheme. Think this has been well sited on the recreation ground. Open Space funding has been agreed for the scheme through cabinet.

Representations:

New Alresford Parish Council

- Support their application

Letters of representations have been received from 10 Neighbours on grounds that:

- Alresford Town Council and Landscape architect have not taken the advice of the Acoustic Engineers Report
- Cost of the project is very high
- Within an Area of Outstanding Natural Beauty and a Site of Special Scientific Interest, the proposed bunds will spoil the views
- The proposed skate park does not benefit the whole community
- Level of noise created is unacceptable in proximity to houses in Arle Close
- Perrins School is a more suitable location
- Young people are not interested in Skate Park
- Not a safe location, as difficult to get emergency services there
- Difficulty policing the area as not easily visible from public places and could lead to vandalism and drug abuse

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- Will ruin the peace and tranquillity of Arlebury Park, possibly affecting visitors to Alresford
- Alternative sites not fully investigated, possible site at Tichbourne Park more suitable
- Skate park in Oxford was constructed then pulled down at the cost of the tax payer as it was deemed too noisy
- Site is difficult for children to get to from main residential areas in Alresford

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, R1

Winchester District Local Plan

- C1, RT4

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, RT4

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 17 Sport and Recreation

Planning Considerations

The main considerations in respect of this application are:

- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities
- Comments on representations

Impact on the character of the area

- The proposed skate park is to be dug in with bunding along the north east and south boundaries
- The bunding will be visible from a distance but the equipment will be behind this screen
- There is planting proposed around the edges of the bunding to help mitigate the impact further
- The site is on the recreation ground and these types of facilities are usually best sited with other recreational activities

Residential Amenities

- The nearest houses are in Arle Close which is 100m to the east of the proposal
- Environmental Health are satisfied that the proposed bunding and landscaping will mitigate much of the noise pollution associated with these developments

Comments on representations

- Environmental Health are satisfied that the measures to prevent noise pollution are sufficient,

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and that the Acoustic Engineers report has been adhered to

- Alresford is not currently within an Area of Outstanding Natural Beauty. The Itchen Valley is a Candidate SAC (Special Area of Conservation) but this proposal is not considered to impinge on the River.
- There are existing sports pitches and children's play area to which emergency services can gain access. It is not considered that it will be any more difficult to get to the proposed skateboard park
- The project will be part funded by the Open Space Fund for Alresford, money secured through contributions from developers for recreational facilities
- Our Landscape Officer has spoken to officers at Oxford City Council and the Skateboard Park there was within 40m of residential properties, in different circumstances to this proposal

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

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

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

02 Details (as in WL 3056L 29.11.03) of the 2m bunding erected as a noise barrier around the skateboard park shall be approved and erected prior to the commencement of usage and thereafter maintained in accordance with the approved scheme.

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

03 No floodlighting, whether freestanding or affixed to an existing structure, shall be provided on site at any time.

03 Reason: In the interests of the amenity 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: C1, R1

Winchester District Local Plan Proposals: C1, RT4

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, RT4

02. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and

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Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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Item No: 06
Address: The Frying Fish 23 West Street Alresford Hampshire SO24 9AB
Parish/Ward New Alresford
Proposal Description: Demolition of single storey rear extension and replace with two storey rear extension to provide an additional one bedroom flat
Applicant Mr Paul Teague
Case No: 03/00620/FUL
W No: W07353/12
Case Officer: Abby Fettes
Date Valid: 9 June 2003
Delegated or Committee: Committee Decision
Reason for Committee: Parish Council submitted representations contrary to officer recommendation
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received
Site Factors: New Alresford Conservation Area

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SITE LOCATION PLAN

Case No: 03/00620/FUL **W No:** W07353/12
Address: The Frying Fish 23 West Street Alresford Hampshire SO24 9AB
Proposal Description: Demolition of single storey rear extension and replace with two storey rear extension to provide an additional one bedroom flat



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Site Description

- Site is within Alresford Conservation Area and is a Grade 2 Listed Building
- Currently the front of the building is used as a fish and chip shop with the single storey rear buildings as storage, and the first floor is a flat

Relevant Planning History

- W07353 Erection of a single storey rear extension, together with alterations Granted 26.04.83
- W07353/11LB Alterations to provide the installation of extraction/ventilation units with external flues (retrospective) Granted 08.08.01

Proposal

- The proposal is to extend at the rear of the building over existing pitched and flat roof single storey extensions, to create better storage for the chip shop at ground floor and a new one bedroom flat at first floor level

Consultations

Conservation:

- After extensive negotiations, believe that this will improve the listed building as it removes the more recent flat roof extension and hides the unsightly flues and chimneys associated with the chip shop

Environmental Health:

- Insufficient grounds to warrant refusal on health grounds, although do have some concerns about potential for odour nuisance in the living accommodation

Representations:

New Alresford Parish Council

- Concern that proposal may impinge on light, air and privacy of neighbours

Alresford Society

- are of the opinion that the extension will overlook the property to the rear as they are very close and therefore objects to the proposal

Letters of representations have been received from 5 Neighbours on the following grounds:

- height of the extension as it will result in loss of light to the neighbours
- overshadowing of neighbouring property, will make ground floor rear rooms of 27 West Street very dark
- loss of views from neighbouring properties
- loss of privacy; the site is already over developed since the building of 3 studio apartments at rear of 27 West Street, these apartments would be completely overshadowed

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- the only access to site is through alley between 27 and 29 so all materials will have to be brought through and there is potential for damage to the passage
- a skip would be required and therefore would use a parking space at the front of the property
- will require removal of neighbours fence and possible safety issues for her child getting into building site
- no bin or cycle storage shown
- inadequate information to assess the proposal
- One neighbour support on the grounds that building needs refurbishment

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- H1, UB3, E16, R2

Winchester District Local Plan

- H1, EN5, HG7, HG19, HG20, HG22, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, DP1, DP3, HE13, HE14, RT3

Supplementary Planning Guidance:

Achieving a Better Mix in Housing

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Comments on representations
- Historic heritage/conservation area/listed building

Impact on the character of the area/spatial characteristics/street scene

- The proposed works are all to the rear of the property and will not have an impact on the street scene or public realm
- They will however be visible from the neighbouring properties and the studios to the rear

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Detailed design

- The proposal is to extend the two storey gables which currently protrude 2.5 metres from the rear of the property by 8m over the existing single storey extensions
- The application has been amended several times since submission. The ridge height of the rear extension has been lowered by 1m to stagger the ridge, and the eastern boundary stepped back at first floor to reduce the impact of development on 27 West Street
- In design terms the extension is acceptable as it creates a series of gables extensions which step down, characteristic of development in historic towns
- It will result in the general improvement of the listed building by disguising the flues and removing the flat roof extension, your officers believe that this proposal is acceptable
- The proposal also provides a small dwelling, of which there is a shortage in Winchester District

Residential Amenities

- Details will be sorted on the windows to ensure that there is no overlooking of the studio to the rear of 23 West Street
- There will be an increase in the overshadowing of the ground floor windows at 27 West Street in the morning until the sun moves to the south. There is already overshadowing from the existing two storey and single storey buildings to the rear of 23 West Street, and although this overshadowing is likely to increase it is, on balance, not considered significant enough to refuse this application

Comments on representations

- The Plans have been amended several times and they are considered adequate enough to assess the impact on the immediate vicinity
- 27 West Street will lose some early morning light but as the properties are south facing it will only be morning light lost. The granary is south of the site and therefore should not be overshadowed by the proposal
- the first floor window to the rear will not overlook the Granary, this will be secured by condition
- construction hours can be controlled by Environmental Health
- A skip on the highway would require a licence from Hampshire County before they would be able to use a parking space
- Cycle storage will be controlled by condition

Historic heritage/conservation area/listed building

- The Conservation Officer is satisfied that this proposal will improve the listed building by removing unsympathetic later additions and disguising the flues
- It is not visible in the wider conservation area and will be constructed in appropriate materials for the listed building

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Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for Open Space, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

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 extensions 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 Prior to development commencing details of cycle storage shall be submitted to and approved in writing by the Local Planning Authority.

03 Reason: To provide adequate secure undercover parking on site, to facilitate sustainable transport.

04 1:20 details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works:

- a) Windows
- b) Cills
- c) Eaves
- d) Fascia
- e) Ridge
- f) Louvers for first floor south facing windows

The approved details shall be implemented in full before the accommodation is occupied.

04 Reason: To ensure the materials and details are satisfactory and respect the character of the listed building, and to be assured that the amenity of the neighbours is protected.

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05 The angles and heights of the ridge and eaves shall be exactly as shown on the 1:20 details, as any deviation from these could affect the amenity of neighbouring properties and the integrity of the Listed Building.

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

06 All alterations and the new development shall be carried out using matching materials, brick bond and jointing details to those on the existing building. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

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

Informatives

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

Hampshire County Structure Plan Review: UB3, E16, R2

Winchester District Local Plan Proposals: EN5, HG7, HG20, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE5, HE13, HE14, RT3

02. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

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Item No: 07
Address: The Frying Fish 23 West Street Alresford Hampshire SO24 9AB
Parish/Ward New Alresford
Proposal Description: Demolition of existing single storey rear extension and replace with a two storey rear extension to provide an additional one bedroom flat
Applicant Mr Paul Teague
Case No: 03/00621/LIS
W No: W07353/13LB
Case Officer: Abby Fettes
Date Valid: 9 June 2003
Delegated or Committee: Committee Decision
Reason for Committee: Parish Council submitted representations contrary to officer recommendation
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received
Site Factors: New Alresford Conservation Area

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DEVELOPMENT CONTROL COMMITTEE AGENDA

SITE LOCATION PLAN

Case No: 03/00621/LIS **W No:** W07353/13LB
Address: The Frying Fish 23 West Street Alresford Hampshire SO24 9AB
Proposal Description: Demolition of existing single storey rear extension and replace with a two storey rear extension to provide an additional one bedroom flat



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Site Description

- Site is within Alresford Conservation Area and is a Grade 2 Listed Building
- Currently the front of the building is used as a fish and chip shop with the single storey rear buildings as storage, and the first floor is a flat

Relevant Planning History

- W07353 Erection of a single storey rear extension, together with alterations Granted 26.04.83
- W07353/11LB Alterations to provide the installation of extraction/ventilation units with external flues (retrospective) Granted 08.08.01

Proposal

- Demolition of existing single storey rear extension and replace with a two storey rear extension to provide storage at ground floor and a one bed flat at first floor

Consultations

Conservation:

- After extensive negotiations, believe that this will improve the listed building as it removed the more recent flat roof extension and hides the unsightly flues and chimneys associated with the chip shop

Environmental Health

- Insufficient grounds to warrant refusal on health grounds, although do have some concerns about potential for odour nuisance in the living accommodation

Representations:

New Alresford Parish Council

- are of the opinion that the extension will overlook the property to the rear as they are very close and therefore objects to the proposal

Alresford Society

- Concern that proposal may impinge on light air and privacy of neighbours

Letters of representations have been received from 4 Neighbours on the grounds of:

- height of the extension as it will result in loss of light to the neighbours
- overshadowing of neighbouring property, will make ground floor rear rooms of 27 West Street very dark
- loss of views from neighbouring properties
- loss of privacy; the site is already over developed since the building of 3 studio apartments at rear of 27 West Street, these apartments would be completely overshadowed

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- the only access to site is through alley between 27 and 29 so all materials will have to be brought through and there is potential for damage to the passage
- a skip would be required and therefore would use a parking space at the front of the property
- will require removal of neighbours fence and possible safety issues for her child getting into building site
- no bin or cycle storage shown
- inadequate information to assess the proposal
- One neighbour support on the grounds that building needs refurbishment

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- H1, UB3, E16, R2

Winchester District Local Plan

- H1, EN5, HG7, HG19, HG20, HG22, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, DP1, DP3, HE13, HE14, RT3

Supplementary Planning Guidance:

Achieving a Better Mix in Housing

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Comments on representations
- Historic heritage/conservation area/listed building

Impact on the character of the area/spatial characteristics/street scene

- The proposed works are all to the rear of the property and will not have an impact on the street scene or public realm
- They will however be visible from the neighbouring properties and the studios to the rear

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Detailed design

- The proposal is to extend the two storey gables which currently protrude 2.5 metres from the rear of the property by 8m over the existing single storey extensions
- The application has been amended several times since submission. The ridge height of the rear extension has been lowered by 1m to stagger the ridge, and the eastern boundary stepped back at first floor to reduce the impact of development on 27 West Street
- In design terms the extension is acceptable. It creates a series of gabled extensions which step down. This is characteristic of development in historic towns.
- It will result in the general improvement of the listed building by disguising the flues and removing the flat roof extension, your officers believe that this proposal is acceptable
- The proposal also provides a small dwelling, of which there is a shortage in Winchester District

Residential Amenities

- Details will be sorted on the windows to ensure that there is no overlooking of the studio to the rear of 23 West Street
- There will be an increase in the overshadowing of the ground floor windows at 27 West Street in the morning until the sun moves to the south. There is already overshadowing from the existing two storey and single storey buildings to the rear of 23 West Street, and although this overshadowing is likely to increase it is not, on balance, considered significant enough to refuse this application

Comments on representations

- The Plans have been amended several times and they are considered adequate enough to assess the impact on the immediate vicinity
- 27 West Street will lose some early morning light but as the properties are south facing it will only be morning light lost. The granary is south of the site and therefore should not be overshadowed by the proposal
- the first floor window to the rear will not overlook the Granary, this will be secured by condition
- construction hours can be controlled by Environmental Health
- A skip on the highway would require a licence from Hampshire County before they would be able to use a parking space
- Cycle storage will be controlled by condition

Historic heritage/conservation area/listed building

- The Conservation Officer is satisfied that this proposal will improve the listed building by removing unsympathetic later additions and disguising the flues
- It is not visible in the wider conservation area and will be constructed in appropriate materials for the listed building

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for Open Space, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

Conditions/Reasons

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

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

02 The development hereby permitted shall be constructed using brick, mortar and tiles to match those on the existing building. Details and samples of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the approved details.

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

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

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

04 Details of the siting and design of any external meter boxes/metal ducting/flues to be provided shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

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

05 1:20 details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works:

- a) Windows
- b) Cills
- c) Eaves
- d) Fascia
- e) Ridge
- f) Louvers for first floor south facing windows

The approved details shall be implemented in full before the accommodation is occupied.

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05 Reason: To ensure that such details are appropriate to the character of this listed building, and to be assured that the amenity of neighbours is protected.

06 The angles and heights of the ridge and eaves shall be exactly as shown on the 1:20 details, as any deviation from these could affect the amenity of neighbouring properties and the integrity of the Listed Building.

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

07 All alterations and the new development shall be carried out using matching materials, brick bond and jointing details to those on the existing building. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

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

Informatives

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

Hampshire County Structure Plan Review: UB3, E16

Winchester District Local Plan Proposals: EN5, HG7, HG20

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE5, HE13, HE14

02. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

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DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 08
Address: Land Adjacent To 1 Sun Hill Crescent Sun Lane Alresford Hampshire
Parish/Ward New Alresford
Proposal Description: Erection of 1 no. three bedroom dwelling, alterations to existing access and provision of associated parking
Applicant Mr Mark Luckham
Case No: 04/00073/FUL
W No: W12595/02
Case Officer: Abby Fettes
Date Valid: 9 January 2004
Delegated or Committee: Committee Decision

Recommendation

O - SEE PDC REPORTS (REPORT OF PLANNING VIEWING SUB COMMITTEE)

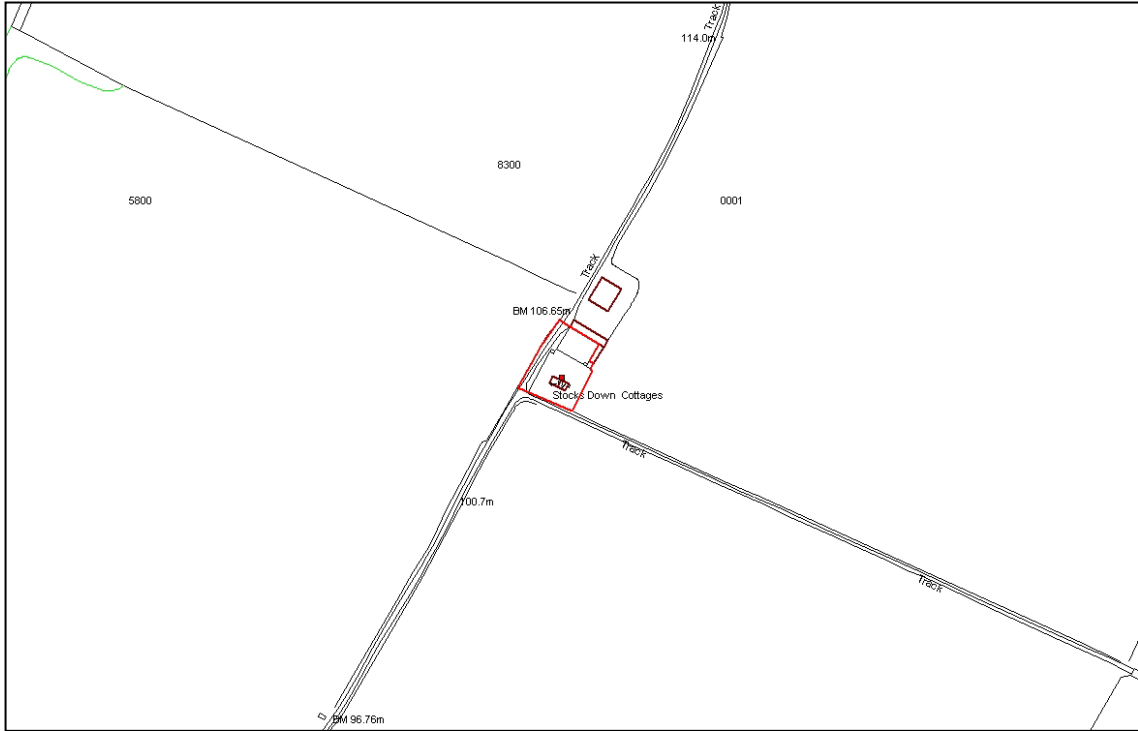
WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 09
Address: Stocks Down Cottages Stocks Lane Meonstoke Hampshire
Parish/Ward Corhampton And Meonstoke
Proposal Description: (AMENDED DESCRIPTION) Replacement five bedroom dwelling with associated parking
Applicant Mr And Mrs B Faulds
Case No: 04/00059/FUL
W No: W18443/01
Case Officer: Abby Fettes
Date Valid: 7 January 2004
Delegated or Committee: Committee Decision
Reason for Committee: Parish Council submitted representations contrary to officer recommendation

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

SITE LOCATION PLAN

Case No: 04/00059/FUL **W No:** W18443/01
Address: Stocks Down Cottages Stocks Lane Meonstoke Hampshire
Proposal Description: (AMENDED DESCRIPTION) Replacement five bedroom dwelling with associated parking



WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- Pair of semi-detached white rendered cottages with slate roof within East Hants AONB and on edge of Old Winchester Hill on an existing farm holding
- Farmhouse attached to land was sold of separately

Relevant Planning History

- W18443 Demolish existing building and replace with 1 no. five bedroom dwelling Refused 18.8.03

Proposal

- As per Proposal Description

Consultations

Forward Plans:

- Were previously consulted on policy issue of replacing two dwellings with one. As two cottages could be knocked into one dwelling without planning consent they agreed that in theory the cottages could be replaced by a single dwelling

Landscape:

- Object to the scheme; believe that the proposed replacement needs to be simpler. Although this building is smaller than the previous application, it remains intrusive and does not reflect the character of the area

Archaeology

- It is possible that remains from the Neolithic period may be impacted by the proposed development so recommends that a watching brief be conditioned

East Hampshire AONB Panel

- Object to the scheme on the grounds that although the proposed building is smaller than the previous application, it would still be intrusive in the AONB, and it will be visible from footpaths in the area

Representations:

Corhampton And Meonstoke Parish Council

- There is a fundamental policy of no housing in the countryside C17
- The proposal does not accord with C22 and DP3 because it will significantly change the character of the existing building, will reduce stock on smaller dwellings in the countryside, and is much larger than the two cottages to be demolished
- Proposed development is within AONB and close to Old Winchester Hill, cottages could be

WINCHESTER CITY COUNCIL
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renovated instead of replaced

Letters of representations have been received from 3 Neighbours

- Building a new property on prominent part of Old Winchester Hill would be inappropriate and out of keeping
- Existing building could be renovated
- Within AONB and any replacement dwelling would be detrimental to the character of the area

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, UB3, E7

Winchester District Local Plan

- C1, C2, C7, C19, EN5, EN7

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C7, C22, DP1, DP3, DP5

Supplementary Planning Guidance:

- Corehampton & Meonstoke Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Detailed design
- Comments on representations

Principle of Development

- Forward Plans have agreed that the principle of replacing the two small cottages with one dwelling is acceptable as they could have been knocked into one dwelling without planning permission
- The existing cottages are more than 190m² so is not restricted to a maximum 25% increase advocated in C19 and C22 of the Local Plan and Plan Review for dwellings under 120m²

Impact on the character of the area

- The existing dwellings can be seen from Stocks Lane, Old Winchester Hill and the surrounding area, as the white render is quite noticeable.
- The proposed dwelling, although larger in footprint and height is to be constructed in brick and clay tiles which will blend into the colours of the countryside

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- There is an existing pre fabricated large barn to the north of the site and at the current time this is more noticeable than the cottages when looking across the valley from Old Winchester Hill. It is likely that it will be more dominant in the view than this proposed dwelling
- The existing landscaping to the south is to remain and a landscaping condition will be attached to ensure that further planting is carried out to soften the development

Detailed Design

- The footprint of the proposed dwelling is slightly north east of the existing dwellings, which brings it closer to the existing farm buildings
- Its principle elevation faces into the courtyard to the north east, and is a simple uncomplicated elevation with low eaves, constructed in brick and clay tile
- The elevation facing the road is to be part tile hung to soften the elevation, there are bay windows and a feature window
- The view from the lane which is a public right of way will be partly obscured by an existing hedgerow but the tile hanging and roof may just be seen, and the view from the east will be of the one and a half storey element which houses the farm office and the fifth bedroom. Amended plans have been received showing this element reduced in size. Neighbours and parish have been notified, any further comments will be updated orally.
- The existing buildings in the courtyard are to be used as a car port to remove the need for further curtilage buildings
- The design is a departure from the existing farm cottages, but with good materials it will fit in with the existing buildings on site and blend in to the countryside

Comments on Representations

- The existing pre fabricated barn is more likely to draw attention from Old Winchester Hill than the proposed dwelling would
- The proposal is a replacement dwelling, it is not an entirely new building in the countryside
- There is a policy of no new dwellings in the countryside. However, this is a replacement dwelling and it will be tied to agricultural occupation by condition

Recommendation

APPROVE – subject to the following condition(s):

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.

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

03 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 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or a widow or widower of such a person, and to any resident dependants.

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

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

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

Informatives

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

Hampshire County Structure Plan Review: C1, UB3, E7

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

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C7, C22, DP1, DP3, DP5

02. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

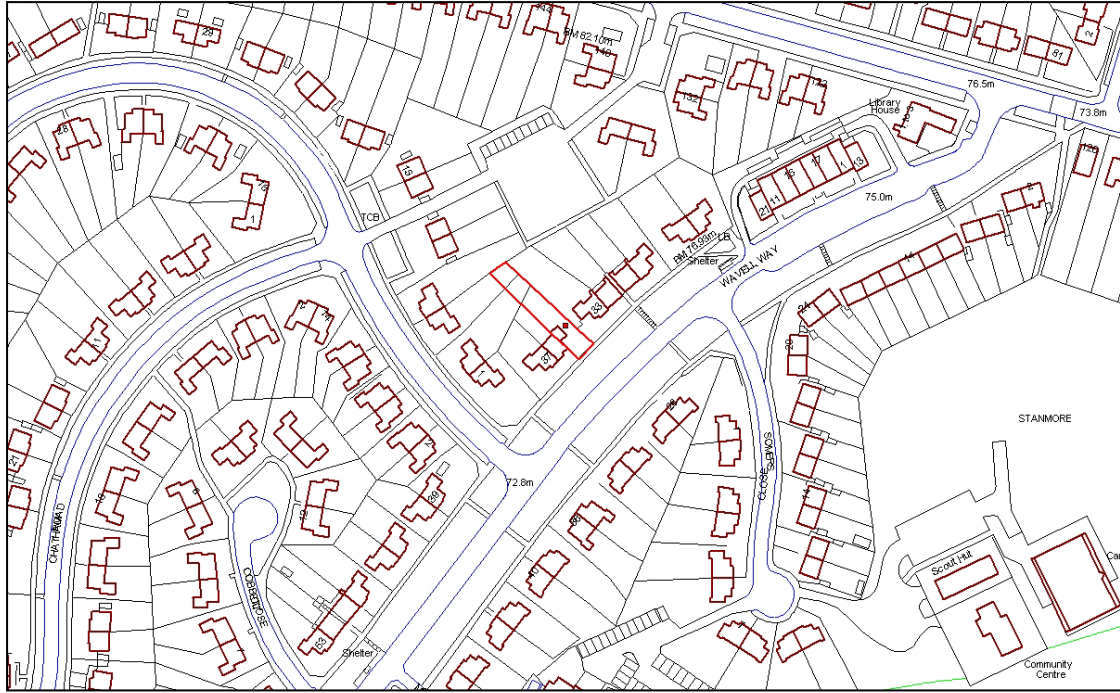
WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 10
Address: Land Adjacent To 35 Wavell Way Winchester Hampshire
Parish/Ward Winchester Town
Proposal Description: Erection of 1 no. two bedroom semi-detached dwelling
Applicant Mr And Mrs Deane
Case No: 04/00293/FUL
W No: W18764
Case Officer: Abby Fettes
Date Valid: 28 January 2004
Delegated or Committee: Committee Decision
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

SITE LOCATION PLAN

Case No: 04/00293/FUL **W No:** W18764
Address: Land Adjacent To 35 Wavell Way Winchester Hampshire
Proposal Description: Erection of 1 no. two bedroom semi-detached dwelling



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Site Description

- The site is adjacent to a pair of semi-detached dwellings and a terrace of four dwellings within Stanmore
- The land rises quite steeply from south east to north west
- Boundary treatment between properties is minimal consisting of low shrubby hedges and post and wire fences

Relevant Planning History

- N/A for this site

Proposal

- As per proposal description

Consultations

Engineers:Highways:

- No highway objection – previously consulted on application at 33 Wavell Way and raised no objection as there are parking opportunities on the existing highway. Any proposal for more than one dwelling would not be acceptable.

•

Environment Agency

- No objection

Southern Water:

- Drainage – The point and details of the proposed connection to public sewer will require formal approval from Southern Water. No public surface water sewers in the vicinity. No foul water to be discharged to foul sewer as could cause flooding to downstream properties. Water Supply can be provided as and when required.

Representations:

City of Winchester Trust:

- Objects. Consider that to allow a two storey structure here would be detrimental to the street scene and would set an undesirable precedent

Letters of representations have been received from 7 Neighbours

- Building works would disturb the neighbourhood and cause safety hazard
- No suitable access to the site, particularly for construction, as will have to use Garage Road which is single track
- Will damage wide open, spacious aspect of Wavell Way and erode space and rhythm created by this group of houses

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- Houses in Wavell Way largely unaltered, would impinge on visionary post war architecture
Wavell Way should remain eye catching and environment friendly, this proposal would damage that

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, H1, T2, R2

Winchester District Local Plan

- H1, EN5, EN13, T9, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, DP3, T1, T2, RT3

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Guide to the Open Space Funding System

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Principle of Development

- The application is to erect a dwelling immediately adjacent to 35 Wavell Way. A similar proposal was granted at 33 Wavell Way in December 2003

Impact on the character of the area/spatial characteristics/street scene

- The proposal will be visible when travelling along Wavell Way. Even with the previously granted dwelling at 33 Wavell there will still be a gap of 2 metres between the properties so space around the buildings will remain.
- At present there are single storey flat roof buildings at 33 Wavell Way on the site where the dwelling has been allowed and at 35 where this dwelling is proposed
- The site is 0.022 of a hectare so one additional dwelling is 45 dwellings per hectare which is in

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line with the advice given in PPG3 Housing

- The dwelling is two bedroom and there is a need for smaller dwellings within Winchester

Detailed Design

- The design of the dwelling is in keeping with the existing properties in Wavell Way in that it follows the simple architectural style.
- The ridge carries on from 35 and there is a small protruding gable on the front elevation similar to those on 35 and 37
- Proposed materials match the existing dwellings

Residential amenities

- The proposed dwelling has one first floor window to the rear. The existing dwellings look across each others rear gardens and this dwelling is not considered to detrimentally increase the overlooking of neighbouring properties.
- There is one first floor window on the north east elevation facing 33 Wavell Way but this will be obscure glazed as it serves a bathroom

Highways

- Highways are satisfied that one additional dwelling will not cause significant parking issues.
- Secure cycle storage is also being provided in the rear garden

Public Open Space Provision

- The applicant has agreed to enter into an agreement to contribute to the Open Space Funding System

Comments on Representations

- The proposal is in keeping with the neighbouring properties. It is in filling a space between 35 and 33 but is still retaining a gap of 2 metres
- A precedent was set when the dwelling adjacent to 33 Wavell Way was permitted in December. It would be difficult to refuse this application
- An informative has been attached to make the applicant aware that construction should only take place between 8am and 6pm weekdays, 8am and 1pm on Saturdays and not at all on Sundays and Bank Holidays

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for Open Space, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

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DEVELOPMENT CONTROL COMMITTEE AGENDA

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

Conditions/Reasons

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

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

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

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

03 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, 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.

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

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

04 Reason: In the interests of highway safety.

05 The cycle parking hereby approved shall not be used for any other purpose than the storage of cycles.

05 Reason: To ensure the provision and retention of the cycle storage in the interests of local amenity and highway safety.

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Informatives

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

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

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

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, DP3, T1, T2, RT3

02. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

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DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 11
Address: King Alfreds College Of Higher Education Sparkford Road Winchester
Hampshire SO22 4NR

Parish/Ward Winchester Town

Proposal Description: Redevelopment of existing dining hall to provide new dining and
student facilities (OUTLINE)

Applicant King Alfreds College

Case No: 03/02544/OUT

W No: W00171/27

Case Officer: Mary Humphries

Date Valid: 17 October 2003

Delegated or Committee: Committee

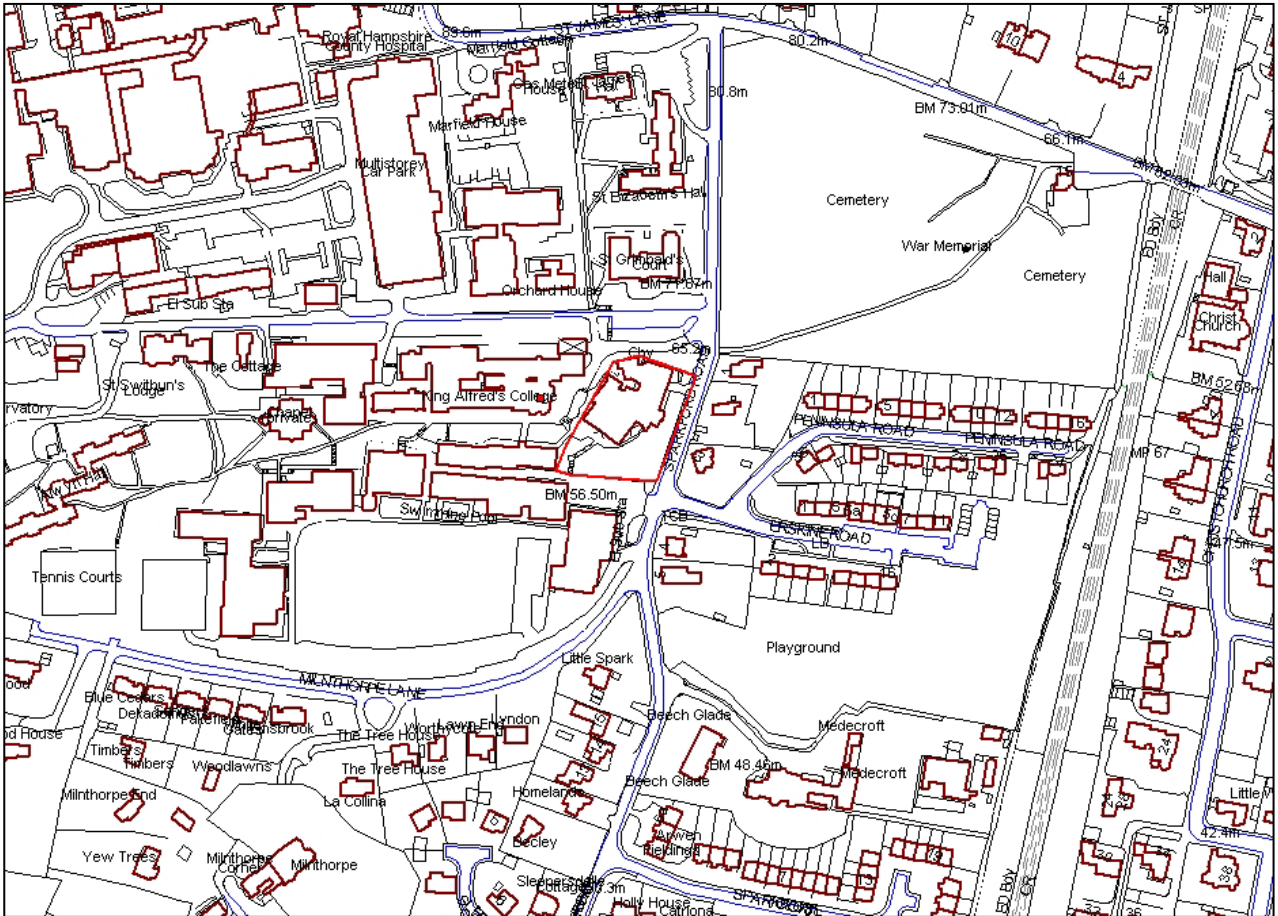
Reason for Committee: At the request of a councillor

Site Factors: Adjacent to Conservation Area

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DEVELOPMENT CONTROL COMMITTEE AGENDA

SITE LOCATION PLAN

Case No: 03/02544/OUT **W No:** W00171/27
Address: King Alfreds College Of Higher Education Sparkford Road Winchester Hampshire SO22 4NR
Proposal Description: Redevelopment of existing dining hall to provide new dining and student facilities (OUTLINE)



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DEVELOPMENT CONTROL COMMITTEE AGENDA

Site Description

- King Alfreds College campus lies on a steeply sloping well-treed site to the south west of the City Centre. It is served by Sparkford Road, to the south of Sleepers Hill.
- The existing college buildings surround the older stone college buildings which lie at the heart of the campus, and a variety of building forms and architectural styles have been used in the development of the campus over time.
- While the college buildings are quite densely sited, there is a large area of grassed open space to the south of the site (the Dytche) and there are hard and soft landscaped areas throughout the college, including a belt of tree and shrub planting to the immediate east of the existing union building.
- Sparkford Road is predominantly residential, there is a new residential development underway to the opposite side of the road, to the east. A cemetery lies to the north east and this marks the south west boundary of the conservation area. Winchester Royal County Hospital and the staff accommodation blocks for the hospital lie to the north of the college campus.
- The union building lies to the east of the campus, on elevated land, with an embanked landscape strip between the building and road edge.
- The site is very prominent in views from Sparkford Road and the surrounding land to the east, north and south.
- The existing building is single storey and comprises an interesting star shaped dining building, which has curved roofs radiating outwards from the centre, and the adjoining accommodation has a series of flat and monopitched roofs above brick elevations.
- The buildings do not particularly enhance views into the college site is elevated above Sparkford Road
- There is no pavement on the west side of Sparkford Road at this point.

Relevant Planning History

- W171 Library extension. Permission 1.8.74.
- W171/1 Erection of new library and extension to Sports Hall to provide 2 squash courts. Permission 21.10.75
- W171/2 Erection of first floor extension to the Dining Hall to provide additional staff rooms. Permission 29.4.76
- W171/3 Erection of single storey extension to Herbert Jarman House. Permission 9.4.80.
- W171/4 Erection of single storey office extension to the Dining Hall. Permission 8.10.81.
- W171/5 Erection of single storey linking extension between library and TV block. Permission 3.11.82
- W171/6 Erection of extension to sports hall. Permission 12.8.83
- W171/7 Erection of computer centre. Permission 16.8.84
- W171/8 Erection of first floor extension. Refused 28.3.85
- W171/9 Erection of first floor extension to main block. Permission 20.5.85
- W171/10 Use of land as temporary classroom. Permission 3.11.86
- W171/11 Two storey extension to design and technology department. Permission 2.11.87.
- W171/12 Additional floor to library. Permission 1.10.91
- W171/13 Lift shaft for disabled. Permission 21.7.92
- W171/14 Extension to existing sports hall. Permission 4.2.93
- W171/15 Re-roofing and external wall replacement of the Tom Atkinson Block. Refused 16.3.93

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- W171/16 Re-roofing and external wall replacement of the Tom Atkinson Block. Permission 25.3.93
- W171/17 Alterations to roof and part re-cladding of Herbert Jarman building. Permission 15.3.94
- W171/20 Temporary use of tarmac tennis court for overflow car park (retrospective). Refused 2.2.95
- W171/21TPOCA Fell 1 no. Lime, 1 no. Cypress and 1 no. Field Maple tree. Refused 16.12.1996
- W171/22 Use of existing tennis courts for car parking. Withdrawn. 03.09.99
- W171/23 (AMENDED DESCRIPTION) Three storey extension to existing library and associated landscaping of Dytche. Approved 18.05.1999
- W171/24 Extension to provide new fitness suite. Approved 02.05.2000
- W171/25A 1 no. internally illuminated projecting sign. Approved 30.09.2002
- W171/26 Re-development of existing dining hall to provide new dining and student facilities (OUTLINE). Withdrawn 02.06.2003

Proposal

- The existing dining facilities are to be replaced with a larger union and facilities building, built over four levels, with union offices, a refectory (to accommodate 400 people), night club/entertainment venue (to accommodate 800 -1000 people), ancillary offices and retail units at ground floor level, services and other student facilities.
- Approximately 5225 square metres of floorspace is proposed within the redevelopment scheme, compared with 1050 square metres of existing floorspace.
- The building has a contemporary tiered form and utilises the changes in level across the site to maximise the floor area, dropping the roof tiers and floor levels with the slope to the south.
- Three roof terraces are proposed on three levels, on the Sparkford Road side of the building.
- There is a 10m wide belt of hard and soft landscaping between the new building and road edge, comprising new tree planting, pedestrian route and tiered staircases.
- Two of the significant existing mature trees are to be retained but others will be removed to make way for the building.
- The application is in outline, but indicative elevations are provided, together with scaled sections and levels information, floorplans, layout and indicative landscaping.

Consultations

WCC Engineers:Highways:

- No objection – subject to conditions and consultations with HCC..

HCC Engineers:Highways:

- No objection – subject to legal agreement/conditions
- The proposed developments do not propose additional parking nor will they generate a significant increase in vehicular movements on and off site as the facilities are largely for existing student numbers.
- There are limited facilities for pedestrians and cyclists along Sparkford Road.
- At the development site, pedestrians walk along the grass verge between the application site access and a further college access towards the theatre building.
- There will be an increase in movement in this area, especially at night and the concern is that pedestrian traffic will increase at this point where there are limited pedestrian facilities. If

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vegetation is cut back there will be 1.8m width available for a pedestrian footway to adoptable standards and this will be required through a legal agreement or financial contribution.

- The supporting information confirms that a Green Transport Plan has been prepared and while this is still in draft form, a document of this type must be adopted under a legal agreement or planning condition.

Environment Agency:

- No objection

Environmental Health:

- No objection – subject to condition requiring the submission of a detailed noise assessment for the building with suitable attenuation measures.

Landscape:

- The site lies just outside Winchester Conservation Area, but within an area classified as supportive within the Winchester City and its Setting document, ie. It forms a backdrop, ambience and bolster to the sense of place of the City.
- The proposals make more efficient use of the space available but involve significant changes to existing levels and the removal of a number of trees and the removal of a significant area of sub-soil.
- It is important that green planting is provided to mitigate the loss of some of the smaller trees to be removed and the hedging.
- The height of the building will have a great impact so the new tree planting will be of great importance.
- More detailed plans will be required in due course regarding hard and soft landscaping between the buildings and on the terraces and flat roof areas.
- The two areas to the north of the building should be covered by the landscape plan with large growing tree species included to great effect in enhancing the local area and having wider benefits for the setting of Winchester.

Tree Officer:

- The removal of the poor maple at the existing foods entrance is not an issue but the two fine chestnut trees are the main amenity features in this area and should be retained.
- The setting back of the building will accommodate new tree planting and the inclusion of trees here will give the street scene a more rural edge in keeping with the green character of the area.

Southern Water:

- No objection
- The point and details of the proposed connection to the public sewer will require the formal approval of Southern Water Services Ltd.
- There are no public surface water sewers in the vicinity and no surface water should be discharged to the public foul sewer as this could cause flooding to downstream properties.
- A wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner/operator.
- A water supply can be provided.

Architects Panel:

- Support.
- The existing dining hall is too small and the proposed replacement responds to the site levels

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and produces a series of terraces in Sparkford Road opposite emerging housing.

- The activities on the terraces may not be neighbourly to the housing opposite although they would contribute to a more vibrant street scene. These arrangements could present conflicts between the use and architecture but on balance the panel feel the streetscape impacts are preferred despite potential conflicts between noise and housing.
- The architecture promotes interaction between the campus and residents and this is welcomed.

Representations:

City of Winchester Trust:

- No objection
- It is noted that the current scheme responds to previous criticism by using a flight of steps between the road and building to draw the development back from the road and providing a pedestrian route away from the traffic down this narrow road.
- A welcome aspect is the siting of the shops to face onto the southern courtyard, which makes them accessible to local residents and should help integrate the college into the neighbourhood.
- There remains some concern about the large chestnut trees at the northern edge and whether they can survive the drastic changes in level and whether the new trees would flourish.
- The materials are vital to this scheme.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB1, UB3, ED1, S2, S4, EC1, T1, T4, T5, T12, E8, E16, E17, E19

Winchester District Local Plan

- HG6, EN2, EN4, EN5, EN6, EN7, E2, FS1, FS3, RT11, T8, T9, T11, T12, W1, W2, W3, W14, W20, W29

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP2, DP3, DP4, DP5, DP6, HE4, E1, SF5, RD08.20, RT13, T1, T3, T4, T5, T8, W1

Supplementary Planning Guidance:

- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- Movement, Access, Streets and Spaces
- Parking Standards 2002
- Winchester City and its Setting

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 6 Town Centres and Retail Developments
- PPG 24 Planning and Noise

Planning Considerations

The main considerations in respect of this application are:

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- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities
- Highways

Principle of development

- The proposed development represents improvements to the existing facilities within the existing college campus and this is consistent with development plan policies.
- The ancillary retail units will provide small scale facilities and services to serve the local community and this is acceptable.

Impact on the character of the area/spatial characteristics/street scene

- The proposed development will have a striking visual impact upon the street scene and character of the area and will increase the public visibility and image of the college in immediate and longer views.
- The building will be significantly larger than the existing and will be closer to Sparkford Road.
- The design is contemporary and utilises modern building designs, roof forms and materials. While further design details would be submitted under a reserved application, the sections, and axonometric sketch views provided with the outline application demonstrate that the building can sit comfortably in the street scene, in terms of its massing and form.
- The new housing on the opposite side of Sparkford Road also reflects contemporary building design and materials and will complement the new building.
- The existing and new landscaping is critical to the setting of the building and the retention of the important existing trees and a further detailed landscape plan will be a requirement of any consent.

Residential amenities

- The proposed development lies opposite to a new residential development of 33 flats, which is currently nearing completion and there are further residential properties to the south and east of Sparkford Road.
- The proposed building is set back from the road edge by 12m, with planting and landscaping between the road edge and development site.
- The officer view is that the replacement building will not be overbearing or result in unacceptable levels of overlooking to the closest residential properties, which lie more than 20m distant.
- The use of the building could generate noise and disturbance and conditions are proposed to ensure that a noise assessment is submitted with the reserved matters application and noise attenuation will be required to be integral to the design of the building, particularly for the night club/entertainment spaces.
- The potentially noisy/disturbing student entertainment facilities are sited on the campus side of the building, with quieter office-related uses on the road side of the building, towards the housing.
- External roof terraces are proposed on the Sparkford Road side of the building, and the hours of use and any activities associated within these areas are to be restricted under planning conditions.
- The roof terraces serve the union and administration offices and cannot be accessed directly from the entertainment/dining areas.
- Structures or planting will be required to serve the roof terraces to enclose the spaces and to screen views from the neighbouring properties.

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Highways

- There are no highways objections to the proposals, subject to conditions and the provision of a legal agreement to cover pedestrian improvements.
- The proposed development constitutes the redevelopment of existing facilities to serve existing student numbers and is unlikely to generate a significant increase in car traffic to and from the site.
- The two current applications for King Alfreds College are likely to result in more pedestrian activity and public access to this part of the college campus and along Sparkford Road.
- There is a requirement to construct a pedestrian footway to the western edge of Sparkford Road, adjacent to the union building.
- The college has prepared a draft green transport plan and is encouraging reduced car usage and ownership among students and staff through various measures. The plan is to be adopted by the college in due course and its implementation will be required under a planning condition attached to the outline consent.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for improvements to pedestrian facilities on the edge of the campus, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE – subject to a Section 106/Section 278 Agreement for:

A financial contribution of £3000 towards highway improvements to pedestrian facilities on the edge of the campus or the completion of works to construct a pedestrian footway on the western side of Sparkford Road to the satisfaction of the Local Planning Authority

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

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.

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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.

Reserved and other Matters:

(i) Landscape considerations, including a tree protection method statement in respect of those trees to be retained; a landscape scheme including planting, means of enclosure, hard surfacing and finished levels in relation to existing levels and the arrangements to be made for the future maintenance of landscaped and other open areas.

(ii) The design of all buildings, plant, structures and tanks, including the colour and texture of all external materials and samples of all external facing and roofing materials.

(iii) The provision to be made for the parking, turning, loading and unloading of vehicles.

(iv) The provision to be made for the storage and disposal of refuse.

(v) The finished levels, above ordnance datum, of the floor levels and their relationship to the surrounding levels and buildings.

(vi) The provision to be made for external lighting and floodlighting.

(vii) A noise assessment report including suitable noise attenuation measures.

The development shall be strictly implemented in accordance with the approved details.

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

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

05 A detailed scheme for hard and soft landscaping, tree and/or shrub planting for the land edged green on approved location plan (ref: 1165/P/002) shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall provide details consistent with the Statement of Intent for Landscape Design submitted on 27/01/2004, and shall specify species, density, planting, size and layout, levels, surface treatment, external lighting, street furniture, means of enclosure and retaining structures.

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

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

06 The 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 in accordance with BS 5837.

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

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 The three roof terraces to the east of the building shall only be used during daytime hours, and may not be accessed or used between 2000 hours and 0900 hours, at any time. The use of the roof terraces shall be limited to use in connection with the adjoining offices, and shall not be used in connection with the night club or for outdoor entertaining, eating or drinking, without the prior written approval of the Local Planning Authority. A detailed scheme for boundary treatments and landscaping to the external terraces shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and shall be fully implemented before the building is first occupied.

08 In the interests of the amenities of the area and of neighbouring residential properties.

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

09 Reason: In the interests of highway safety.

10 A Site Travel Plan for King Alfreds College shall be submitted to and approved in writing by the Local Planning Authority for prior written approval before development commences.

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The Site Travel Plan shall be fully implemented within 3 months of the occupation of the development and permanently complied with to the satisfaction of the Local Planning Authority thereafter.

10 Reason: in the interests of improving the sustainability of the campus and to reduce the need for parking on and adjacent to the site, and in the interests of highway safety.

11 Details of a scheme for insulating the building hereby approved against internally generated noise shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development and completed before the use permitted commences. Such noise insulation shall thereafter be maintained and operated in accordance with the approved scheme.

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

12 Details of any floodlighting to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority. The floodlighting shall be installed, operated and maintained in accordance with the approved scheme. No further floodlighting may be implemented on the site without the prior written approval of the Local Planning Authority.

12 Reason: In the interests of the amenities of the occupants of nearby properties.

13 Before development commences, 1:50 scale drawings and sections of all plans (including roof plans) and elevations and 1:20 scale drawings of typical detail for doors, windows, chimneys, eaves, rainwater goods, balconies, columns, handrails, ramps and retaining or other walls shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the building is first brought into use/occupied.

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

Informatives

01. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB1, UB3, ED1, S2, S4, EC1, T1, T4, T5, T12, E8, E16, E17, E19

Winchester District Local Plan Proposals: HG6, EN2, EN4, EN5, EN6, EN7, E2, FS1, FS3, RT11, T8, T9, T11, T12, W1, W2, W3, W14, W20, W29

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP2, DP3, DP4, DP5, DP6, HE4, E1, SF5, RD08.20, RT13, T1, T3, T4, T5, T8, W1

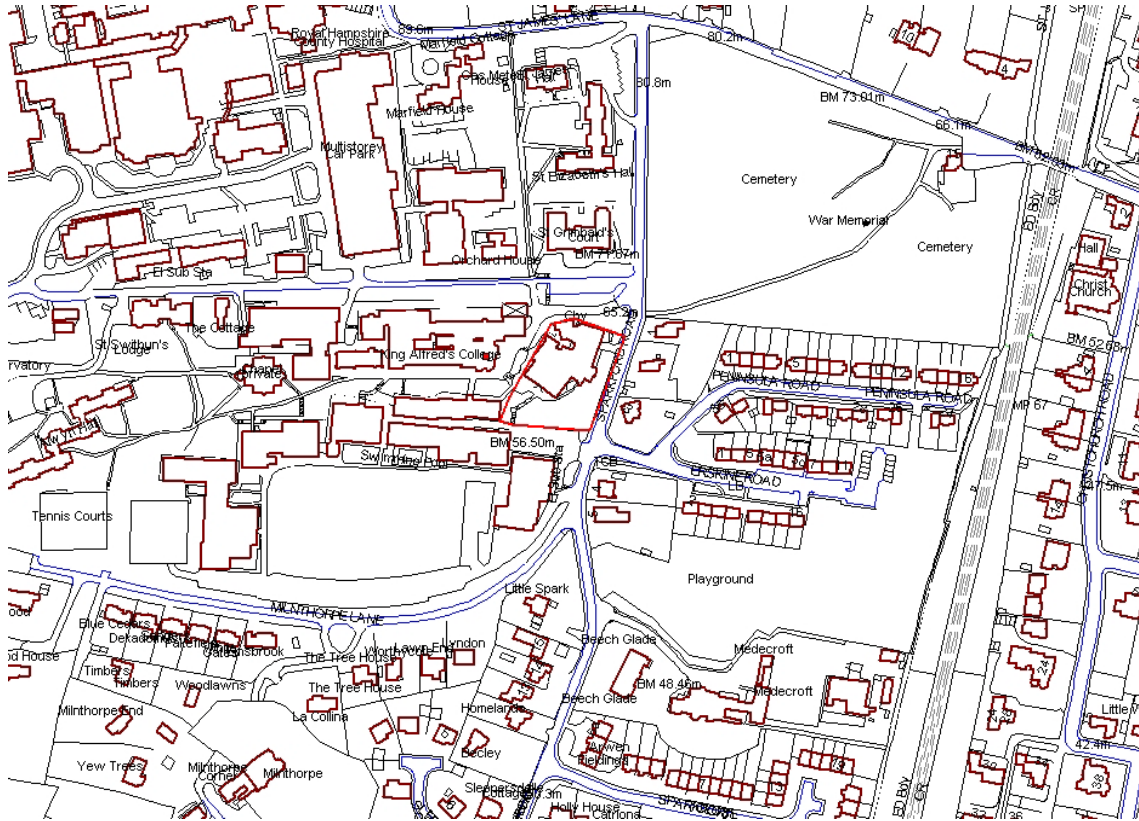
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Item No: 12
Address: King Alfreds College Sparkford Road Winchester Hampshire
Parish/Ward Winchester Town
Proposal Description: New ground floor entrance, extensions for lecture theatres on first and second floors, escape stairs and bin area at the John Stripe Theatre
Applicant Mr Chris Higgins
Case No: 03/02693/FUL
W No: W00171/28
Case Officer: Mary Humphries
Date Valid: 14 November 2003
Delegated or Committee: Committee Decision
Reason for Committee: At the request of a councillor
Site Factors: Outside but on edge of Conservation Area

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SITE LOCATION PLAN

Case No: 03/02693/FUL **W No:** W00171/28
Address: King Alfreds College Sparkford Road Winchester Hampshire
Proposal Description: New ground floor entrance, extensions for lecture theatres on first and second floors, escape stairs and bin area at the John Stripe Theatre



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Site Description

- King Alfreds College campus lies on a steeply sloping well-treed site to the south west of the City Centre. It is served by Sparkford Road, to the south of Sleepers Hill.
- The existing college buildings surround the older stone college buildings which lie at the heart of the campus, and a variety of building forms and architectural styles have been used in the development of the campus over time.
- While the college buildings are quite densely sited, there is a large area of grassed open space to the west of the theatre (the Dytche) and there is hard and soft landscaping throughout the campus, including small areas of tree and shrub planting to the north, east and south.
- Sparkford Road is predominantly residential, and there is a new development of flats underway to the north east of the site. A cemetery lies beyond the new housing to the north and this marks the south west boundary of the conservation area.
- The theatre building lies to the south east of the campus, to the east of the Dytche, and adjacent to Sparkford Road and Milnthorpe Lane.
- The site is gently sloping at this point, and lies on the lowest part of the Campus.
- The existing building is a two and single storey flat roof building with brown brick elevations dating from 1969 with later extensions.
- The building and spaces around it are not particularly attractive and do not positively enhance the street scene.
- The large flat roof of the building is seen from above in various views from Sparkford Road and the wider campus.
- There is a large bin storage area between the theatre and road, and a bus stop to the immediate east, served by Sparkford Road.

Relevant Planning History

- W171 Library extension. Permission 1.8.74.
- W171/1 Erection of new library and extension to Sports Hall to provide 2 squash courts. Permission 21.10.75
- W171/2 Erection of first floor extension to the Dining Hall to provide additional staff rooms. Permission 29.4.76
- W171/3 Erection of single storey extension to Herbert Jarman House. Permission 9.4.80.
- W171/4 Erection of single storey office extension to the Dining Hall. Permission 8.10.81.
- W171/5 Erection of single storey linking extension between library and TV block. Permission 3.11.82
- W171/6 Erection of extension to sports hall. Permission 12.8.83
- W171/7 Erection of computer centre. Permission 16.8.84
- W171/8 Erection of first floor extension. Refused 28.3.85
- W171/9 Erection of first floor extension to main block. Permission 20.5.85
- W171/10 Use of land as temporary classroom. Permission 3.11.86
- W171/11 Two storey extension to design and technology department. Permission 2.11.87.
- W171/12 Additional floor to library. Permission 1.10.91
- W171/13 Lift shaft for disabled. Permission 21.7.92
- W171/14 Extension to existing sports hall. Permission 4.2.93
- W171/15 Re-roofing and external wall replacement of the Tom Atkinson Block. Refused 16.3.93

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- W171/16 Re-roofing and external wall replacement of the Tom Atkinson Block. Permission 25.3.93
- W171/17 Alterations to roof and part re-cladding of Herbert Jarman building. Permission 15.3.94
- W171/20 Temporary use of tarmac tennis court for overflow car park (retrospective). Refused 2.2.95
- W171/21TPOCA Fell 1 no. Lime, 1 no. Cypress and 1 no. Field Maple tree. Refused 16.12.1996

Proposal

- As per Proposal Description
- The existing theatre building would remain and would be extended with a large two storey extension above and around the building, resulting in new frontages to the north and east of the building. The extension would be supported by a steel frame, which is exposed in a 'colonnade' to the north elevation facing the union building, which will be prominent in public views.
- The extension would provide a second lecture theatre (seating 198 people), meeting room and breakout rooms, and student facilities.
- The capacity of the existing theatre is 299 and this would be refurbished and increased to 327.
- A green living roof is proposed with a sculptured wall and light box above.
- The elevations comprise glass, timber, zinc and render.
- The north elevation would comprise three storeys behind a steel colonnade and will present a strong and contemporary frontage to the theatre.
- A two storey curved rendered stairwell is proposed towards the centre of the east elevation set against a new timber panelled elevation facing onto Sparkford Road.
- A new bin store is proposed to the east of the building, enclosed by a curved gabion retaining wall and landscaping.
- The existing significant trees surrounding the site would be retained and a method statement has been submitted.

Consultations

WCC Engineers:Highways:

- No objection – subject to conditions and consultations with HCC..

HCC Engineers:Highways:

- No objection – subject to legal agreement/conditions
- The proposed developments do not propose additional parking nor will they generate a significant increase in vehicular movements on and off site as the facilities are largely for existing student numbers.
- There are limited facilities for pedestrians and cyclists along Sparkford Road.
- At the development site, pedestrians walk along the grass verge between the application site access and a further college access towards the theatre building.
- There will be an increase in movement in this area, especially at night and the concern is that pedestrian traffic will increase at this point where there are limited pedestrian facilities. If vegetation is cut back there will be 1.8m width available for a pedestrian footway to adoptable standards and this will be required through a legal agreement or financial contribution.

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Environmental Health:

- no adverse comments. Informatives recommended.

Landscape:

- No objection, subject to receipt of further detailed landscape plans for the hard and soft areas surrounding this and the adjoining union site.
- There is a rather unattractive approach to the existing buildings which accommodates levels changes with a high concrete retaining wall topped by grass and poor quality trees. The area currently contributes little to the environment and contains car parking, deliveries, bins and is not user friendly for pedestrians.
- There is great potential for this area to be enhanced through the two current schemes and a detailed landscape scheme will be essential at the implementation stage to address the areas surrounding both of the development sites. Broad principles of landscape design have been agreed for these areas.
- The area is important to the setting of the conservation area and wider city and is visible in long views.

Arboricultural Officer:

- There is one mature tree on the site which should be protected.
- A tree method statement has now been submitted for the proposal and this is acceptable.

Architects Panel:

- The theatre is to be retained with extensions above and around it. The proposals have produced an architecture of clarity and elegance.
- The panel commend the creation of a roofscape which will be viewed from the campus at higher levels.
- The proposal presents a high standard of architecture and should be approved.

Representations:

City of Winchester Trust: comment only

- Greater detail should be provided for alterations of this scale so close to the proposed new dining and union facilities.
- A perspective plan or model showing how the alterations will relate to their surroundings should be included.
- What is the purpose of the structures on the new roof?

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB1, UB3, ED1, S2, S4, EC1, T1, T4, T5, T12, E8, E16, E17, E19, R1

Winchester District Local Plan

- HG6, EN2, EN4, EN5, EN6, EN7, E2, FS1, FS3, RT11, T8, T9, T11, T12, W1, W2, W3, W14, W20, W29

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP2, DP3, DP4, DP5, DP6, HE4, E1, SF5, RD08.20, RT11, RT13, T1, T3, T4, T5, T8, W1

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Supplementary Planning Guidance:

- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- Movement, Access, Streets and Spaces
- Winchester City and its Setting

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 6 Town Centres and Retail Developments
- PPG 13 Transport
- PPG 24 Planning and Noise

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways

Principle of development

- The proposed development represents improvements to the theatre, lecture and conference facilities within the existing college campus and this is consistent with development plan policies.
- The extension will improve the cultural and arts facilities within the City and this is supported by development plan policies.

Impact on the character of the area/spatial characteristics/street scene

- The extended building will be much more substantial in height and massing than the existing theatre, but will be seen against a backdrop of existing established campus buildings and lies at the lowest part of the site.
- The proposed extensions will improve, update and enliven the visual appearance of the theatre and will enhance public views of the site from the surrounding land.
- The landscaping of the adjoining areas and the space between the new union building and the extended theatre will greatly enhance pedestrian access, views, and the overall visual and spatial qualities of the campus edge.
- The extended building will enhance the roofscape of the campus with a new living green roof and more interesting roof form.

Residential amenities

- The theatre extension will be visible from residential properties, but will not be overbearing or harmful to the amenities of nearby residential properties.
- The extension does not bring the building closer to existing residential properties but activity and movement in the area may increase as a result of the proposals.

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Highways

- There are no highways objections to the proposals, subject to conditions and the provision of a legal agreement to cover pedestrian improvements.
- The proposed development constitutes the redevelopment of existing facilities to serve existing student numbers and is unlikely to generate a significant increase in car traffic to and from the site.
- The two current applications for King Alfreds College are likely to result in more pedestrian activity and public access to this part of the college campus and along Sparkford Road.
- There is a requirement to construct a pedestrian footway to the western edge of Sparkford Road, adjacent to the union building.

Planning Obligations/Agreements

In seeking a planning obligation or financial contribution for improvements to pedestrian facilities on the edge of the campus, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE – subject to a Section 106/Section 278 Agreement for:

A financial contribution of £3000 towards highway improvements to pedestrian facilities on the edge of the campus or the completion of works to construct a pedestrian footway on the western side of Sparkford Road to the satisfaction of the Local Planning Authority

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions/Reasons

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

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

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

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

03 A detailed scheme for hard and soft landscaping, tree and/or shrub planting for the land edged green on approved location plan (ref: 1165/P/002) shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall provide details consistent with the Statement of Intent for Landscape

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Design submitted on 27/01/2004, and shall specify species, density, planting, size and layout, levels, surface treatment, external lighting, street furniture, means of enclosure and retaining structures.

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

04 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 protective fencing in accordance with BS 5837 and in strict accordance with the provisions of the submitted tree method statement prepared on 09/02/2004, and referenced: KAC/1043ms2.

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

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

06 A Site Travel Plan for King Alfreds College shall be submitted to and approved in writing by the Local Planning Authority for prior written approval before development commences. The Site Travel Plan shall be fully implemented within 3 months of the occupation of the development and permanently complied with to the satisfaction of the Local Planning Authority thereafter.

06 Reason: in the interests of improving the sustainability of the campus and to reduce the need for parking on and adjacent to the site, and in the interests of highway safety.

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.

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08 Details of any floodlighting or external lighting to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority. The floodlighting shall be installed, operated and maintained in accordance with the approved scheme. No further floodlighting may be implemented on the site without the prior written approval of the Local Planning Authority.

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

09 Before development commences, 1:50 scale drawings and sections of all plans (including roof plans) and elevations and 1:20 scale drawings of typical detail for doors, windows, chimneys, eaves, rainwater goods, balconies, columns, handrails, ramps and retaining or other walls shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the building is first brought into use/occupied.

09 In the interests of the visual amenity of the area.

10 A detailed specification and planting plan shall be submitted for the green living roof prior to the commencement of development. The approved details shall be implemented prior to the occupation of the extension and thereafter retained. The roof shall not be accessed other than for maintenance or inspection purposes, without the prior written approval of the Local Planning Authority.

10 Reason: In the interests of the amenities of the occupiers of nearby residential properties.

Informatives

01. This permission is granted for the following reasons:
The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB1, UB3, ED1, S2, S4, EC1, T1, T4, T5, T12, E8, E16, E17, E19, R1

Winchester District Local Plan Proposals: HG6, EN2, EN4, EN5, EN6, EN7, E2, FS1, FS3, RT11, T8, T9, T11, T12, W1, W2, W3, W14, W20, W29

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP2, DP3, DP4, DP5, DP6, HE4, E1, SF5, RD08.20, RT11, RT13, T1, T3, T4, T5, T8, W1

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

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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 may be a direct offence under the Clean Air Act 1993.

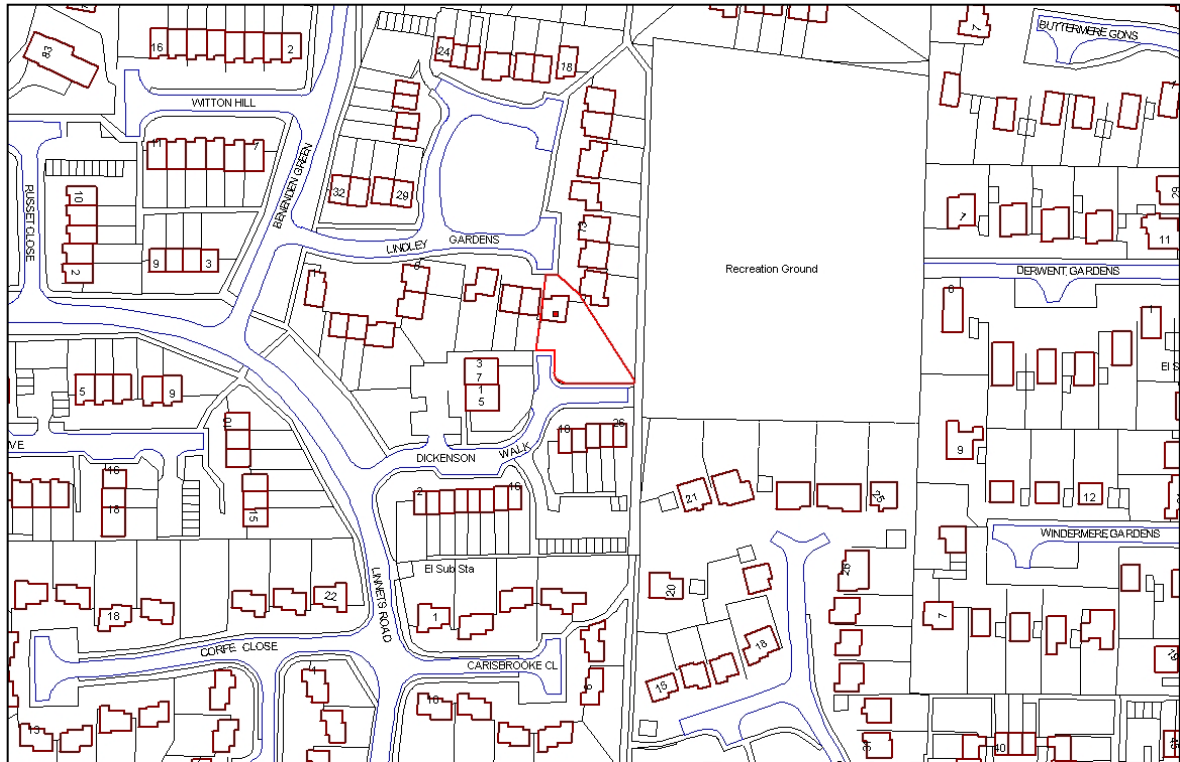
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Item No: 13
Address: 10 Lindley Gardens Alresford Hampshire SO24 9PU
Parish/Ward New Alresford
Proposal Description: (AMENDED DESCRIPTION) Flat roof double garage with patio on roof fronting onto Dickinson Walk. New garden wall at boundary with 9 Lindley Gardens
Applicant Mr R Stratton
Case No: 04/00311/FUL
W No: W10457/03
Case Officer: Mr James Jenkison
Date Valid: 6 February 2004
Delegated or Committee: Committee Decision
Reason for Committee: At the request of a councillor
Site Factors:

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SITE LOCATION PLAN

Case No: 04/00311/FUL **W No:** W10457/03
Address: 10 Lindley Gardens Alresford Hampshire SO24 9PU
Proposal Description: (AMENDED DESCRIPTION) Flat roof double garage with patio on roof fronting onto Dickinson Walk. New garden wall at boundary with 9 Lindley Gardens



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Site Description

- The application site is part of a modern suburban development fronting onto a communal garden area. The development, Lindley Gardens, has a cul-de-sac access from Benedene Green. The 2-storey house on the site has an integral garage with access from Lindley Gardens. Because No.10 is at the end of this cul-de-sac its garden has been triangulated, ensuring that the property has much longer rear and side boundaries than is usual for most residential properties. The entire rear boundary of the site bounds Dickenson Walk and has been truncated by the creation of a manoeuvring/turning area for service vehicles using Dickenson Walk, which is itself a cul-de-sac. To the south-west of the application site, and bounded by Dickenson Walk is an All-U-Need convenience store, with two flats above.

Relevant Planning History

- None.

Proposal

- As per Proposal Description

Consultations

Engineers: Highways:

- There is an existing lamp column which will need to be removed and relocated if this proposal is to be granted planning consent.
- Cars may well park in the area that the garage will open onto, however, this is an unrestricted public highway, much the same as the whole estate. The area is not "allocated" parking, but is in actual fact a turning area for service vehicles, especially those servicing the adjacent shop.
- The road is not a classified road, so planning consent in itself is not required for a new access. I would suggest that if an access was permitted in this location, then the car parking that currently takes place will be removed, as they would be obstructing a private access. The provision of an access in this location will therefore retain a clear turning area for the service vehicles that were intended to use this area of road space.
- In view of the above I have no highways objections, although I would suggest that no details of the garage door have been submitted. I would be concerned if any proposed door opened out, or even over the public highway. I would therefore suggest that if consent is to be issued, you include a suitably worded condition that requires details of the garage door to be submitted and approved by the planning authority before first occupation.
- Conditions are also suggested for construction works (H020) restricting use of the garage for the parking of cars only (H190) and an informative relating to a license being required for highway works.

Representations:

New Alresford Parish Council had no comment to make on the application.

Letters of representations have been received from 4 Neighbours outlining the following concerns:

- Loss of carparking spaces in a busy cul-de-sac, which leads to a recreation ground and has a convenience store adjacent.

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- Loss of landscaping.
- Pedestrian safety.
- Increased light pollution to flats above the shop from the relocated streetlamp.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3

Supplementary Planning Guidance:

None.

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport
-

Planning Considerations

The main considerations in respect of this application are:

- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Comments on representations

Detailed Design/ Impact on the character of the area/spatial characteristics/street scene

- An amended plan has been received showing 2 separate garage doors separated by a column. The garage doors, provided they are not roller doors and are finished in wood would not undermine streetscape amenity. Landscaping is a positive visual feature and the necessary permanent removal of landscaping along the rear boundary of the site would have a negative visual impact as it would expose views of the house beyond, thus making building elements more apparent and landscaping elements less so. However, the loss of landscaping here is not significant enough to cause a noticeable deterioration of streetscape amenity, particularly as there is already a close boarded fence screening the landscaping that would need to be removed and there is no requirement for this landscaping to be retained in the existing situation. Additionally, the combined scale of the existing boundary wall and close-boarded fence is a negative visual feature in the streetscene and the proposal would act to enhance this aspect of visual amenity through breaking up the mass of the wall and fence.

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Residential amenities

- There will be no impact on the residential amenities beyond what could already occur as permitted development. The proposed patio area would be located in an established part of the rear garden adjacent to the main dwelling and this is an acceptable location for outdoor living, particularly as the ground level will not be raised. The necessary relocation of the streetlamp could possibly have detriment on the amenities of the flats above the shop, but only if relocated closer to those flats. It is possible that the streetlamp could be located further away from the flats above the shop, however, any relocation would only be a small distance and would not cause a noticeable deterioration of amenity.

Highways

- There will be a potential improvement to the highways situation as the proposal would assist in preventing the parking of cars in the manoeuvring area here. This manoeuvring area needs to be kept clear not just for cars and delivery vehicles but also for emergency service vehicles such as ambulances and fire engines. This manoeuvring area should not be used for the parking of cars either by 10 Lindley Gardens or any other property. The creation of an access here at least creates a legal requirement for this area to be kept free of cars or any other obstructions and therefore improving the road environment here.

Comments on Representations

- One of the main concerns of the objections received is a desire to maintain carparking spaces on the road immediately outside where the garage is proposed. However, this existing situation is not desirable as this part of the road is intended as a manoeuvring area for delivery vehicles, fire engines and ambulances and car parking should not be occurring on this part of the road.
- Concern has also been raised about the loss of landscaping elements, however, the landscaping to be removed is not significant and is mostly screened already by the close-boarded fence on the boundary.
- One of the neighbours has expressed concern that relocating the streetlamp will result in increased light shining into their flat, However, any relocation of the streetlamp would only be a small distance and should not result in any noticeable increase of light intrusion, particularly if the streetlamp is located further to the east.
- Concern has been expressed about the safety of pedestrians using the narrow alleyway down the side of the All-U-Need store, however, the paved area/footpath will not cross where the access will need to be created or where the garage doors are to be located. Instead, the footway extends around the boundary of the food store site. There is no reason for pedestrians to walk directly in front of the garage doors adjacent to the boundary and the streetlamp could be relocated in a manner to provide a physical barrier, though this would require it being move slightly closer to the windows of the flats above the All-U-Need store.

Recommendation

APPROVE– subject to the following condition(s):

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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DEVELOPMENT CONTROL COMMITTEE AGENDA 31 March 2004

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

02 Prior to works commencing on the site details of the garage doors shall be submitted to and approved in writing by the Local Planning Authority. The garage doors shall be constructed of wood and be inward opening so as not to open over the adjacent public footpath.

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

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 garage hereby approved shall not be used for any other purpose than the parking of cars, motorcycles and bicycles for the private use of the occupiers of the site. Sufficient space shall at all times be available for the parking of two cars within the garage.

04 Reason: To ensure the provision and retention of the garage in the interests of local amenity and highway safety and to avoid the parking of cars on the adjacent road which is required to be kept clear of parked vehicles.

Informatives

01. This permission is granted for the following reasons:
The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals: EN5
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3

03. The applicant is advised that a license will be required to carry out the highways work and relocate the streetlamp, please contact: The Area Surveyor, The Old College, College Street, Petersfield, GU31 4AE, tel: 01730 266 411.

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Item No: 14
Address: Elm Farm Hensting Lane Fishers Pond Eastleigh Hampshire SO50 7HH

Parish/Ward: Colden Common

Proposal Description: Change of use of part of barn to office use (Class B1)

Applicant: Mr And Mrs Bamberg

Case No: 04/00162/FUL

W No: W16473/02

Case Officer: Mrs Jill Lee

Date Valid: 19 January 2004

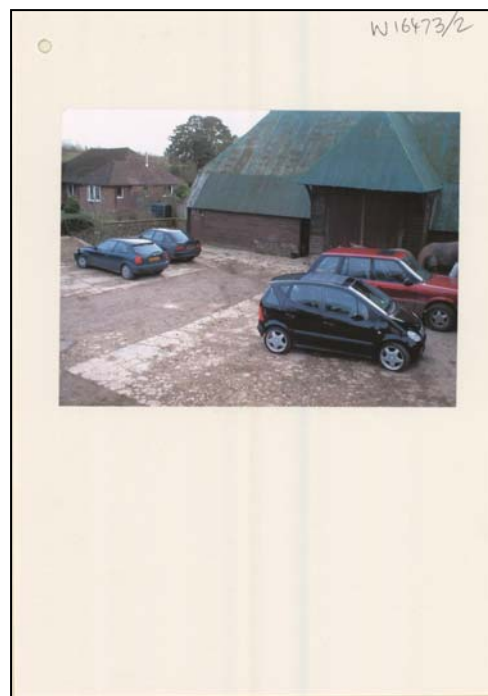
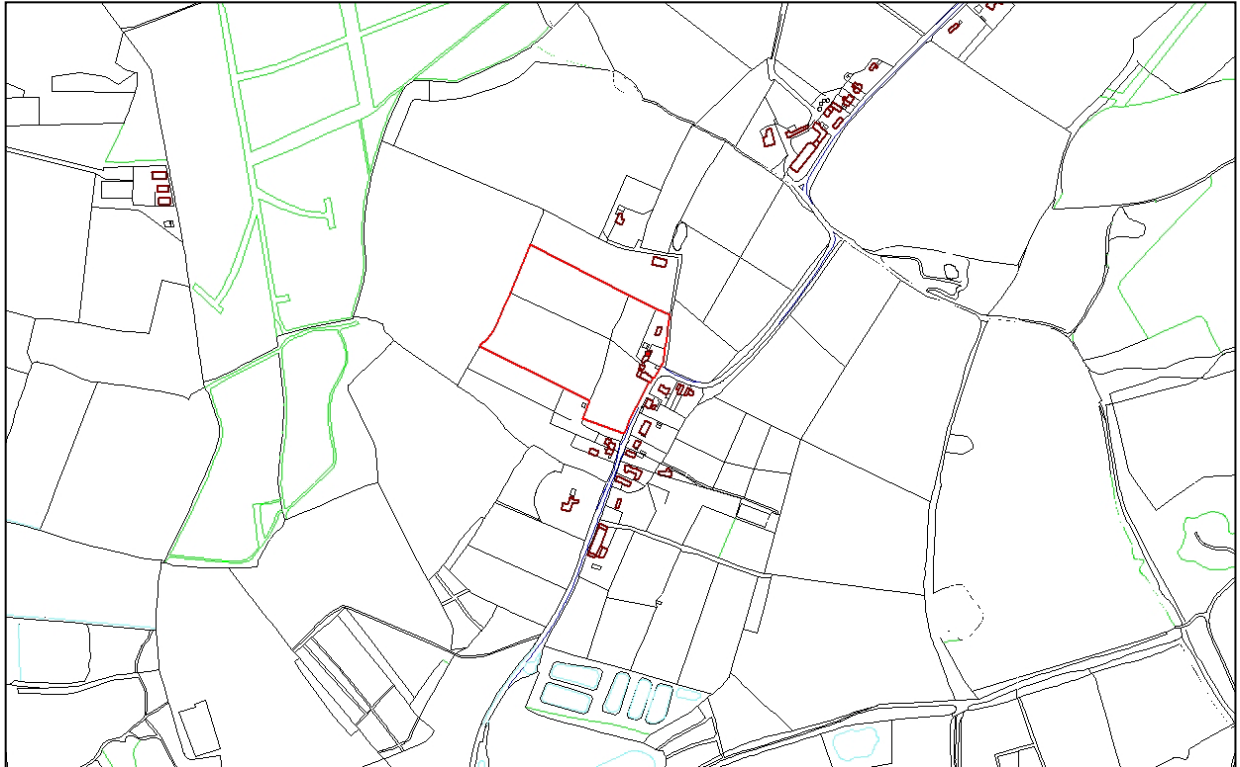
Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 31 March 2004

SITE LOCATION PLAN

Case No: 04/00162/FUL **W No:** W16473/02
Address: Elm Farm, Hensting Lane, Fishers Pond, Eastleigh, Hampshire
Proposal Description: Change of use of part of barn to office use (Class B1)



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DEVELOPMENT CONTROL COMMITTEE AGENDA 31 March 2004

Site Description

- Elm Farm is a grade II listed building located on the eastern side of Hensting Lane. The barn, subject of this application is a curtilage building and is grade II listed in its own right. There is a scatter of development along Hensting Lane which runs into countryside just beyond the application site.

Relevant Planning History

- There is no relevant planning history pertaining to the barn, although an extension to the main farm house was allowed in May 2000.

Proposal

- Change of use of part of barn to office use (Class B1).

Consultations

Engineers:Highways:

- No objection to the application but require the provision of two car parking spaces.

Representations:

Letters of representations have been received from 10 Neighbours, 4 object to the application and 6 supporting the application.

- The main objections to the application can be summarised as follows:-
- Increased number of heavy goods vehicles using Hensting Lane.
- Use could seriously affect the enjoyment of all residential properties in the neighbourhood.
- Hensting Lane is unsuitable for heavy goods vehicles and the road surface is being damaged.
- Lane is no longer safe to walk in due to the traffic levels.
- The letters in support of the application can be summarised as follows:-
- Could be beneficial in terms of security for the neighbourhood having someone at home during the day.
- Building has been sympathetically altered and maintained by the owner.
- Additional traffic would only amount to one extra delivery van five days a week.
- A new sign for Swifts Farm should be erected to prevent heavy goods vehicles using Hensting Lane and turning around at Elm Farm corner when they miss the entrance.
- No adverts should be allowed.
- Light industrial use should be excluded.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E16

Winchester District Local Plan

- HG24, HG22, HG20, E1

Winchester District Local Plan Review Deposit and Revised Deposit:

- E1, HE13, HE14, HE17.

National Planning Policy Guidance/Statements:

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- PPG 15 Planning and the Historic Environment

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Comments on representations

Principle of development

- The application site is located within the countryside. Both the main farmhouse and the barn are grade II listed buildings and are important both historically and for their contribution within the street scene and to the character of the area generally.
- The conversion of rural buildings and residential outbuildings for employment uses is generally acceptable subject to certain criteria. In this case the barn is being used as a home office for the occupier of the main dwelling house. The area of the barn converted to office use amounts to 35.8 metres squared. The remainder of the barn is used for the stabling of horses and the storage of hay and implements.
- The conversion of the office has already taken place without the benefit of planning permission or listed building consent. The Conservation Officer has visited the site and confirmed that the works that have been undertaken to the building are acceptable and are reversible. The use of part of the barn for the purpose of an office for the occupier of the house is acceptable. There is one employee who lives off site and who visits the office three days a week for about 4 hours at a time.
- There is a need for carparking therefore and this can be accommodated within the site on the existing yard area. The principal of development is accepted both in relation to the works to the listed building and the change of use of the barn.

Impact on the character of the area/spatial characteristics/street scene

- The use of part of the barn for the purposes of an office will not impact on the street scene or the character of the area generally. The use is contained within the existing barn structure and involves no outside storage. The parking of one additional car within the yard area will not adversely affect the amenities of the area or neighbouring residential properties.

Detailed design

- The alterations to the fabric of the listed building have been examined on site by the Conservation Officer and have been found to be acceptable. The works are reversible and are the minimum to render the office habitable. The applicant was advised to submit the retrospective listed building application in order to regularise the unauthorised works.

Residential amenities

- The use of the barn as an office is a low-key activity which does not involve activity to and from the site. The company employs one outside person who visits the site three times a week and stays for on average four hours each time. Occasionally a transit van may make deliveries to the site to deliver supplies for the office, and 2/3 times a month there may be a delivery of under 20kg weight of injectors which are then posted out from the site in the

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normal post. These parts are stored in the barn until needed. It is important for both the character of the barn and farmhouse and the residential amenities of the locality that the office is not sold off separately and run as an independent business which could result in a much more intense use of the site. A condition to this effect has been added to the planning permission.

Highway

- Highways have no objection to the application but require two parking spaces to be provided for the use. The barn is set in a large concrete yard where there is plenty of parking space, it is considered that to mark it out formally would be inappropriate to the setting of the buildings.

Comments on representations

- Much of the objection to the application is based on the fact that it is envisaged that there would be an increase in heavy goods vehicles using Hensting Lane. There is undoubtedly a problem with large vehicles using Hensting Lane but much of this traffic is associated with Swifts Farm which is operating as an industrial site. It is not well signed and some traffic ends up overshooting the entrance and turning in the lane by Elm Farm even though it is not traffic associated with the office use at Elm Farm. The office use at Elm Farm does not require HGV traffic to visit the site and it is considered that many of these objections are mistakenly assuming that the traffic turning at Elm Farm is making some sort of delivery there.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

The use of the barn for the purposes hereby permitted shall remain ancillary and subservient to the primary use of the site as residential and shall not become a separate or dominant use at any time.

Reason: To prevent uses arising which may be inappropriate or over-intensive for the site/premises and/or neighbouring properties.

Informatives

1. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review UB3, E16

Winchester District Local Plan Proposals: EN.5, HG20, HG22, HG24, E1

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: E1, HE13, HE14, HE17

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DEVELOPMENT CONTROL COMMITTEE AGENDA 31 March 2004

Item No: 15
Address: Elm Farm Hensting Lane Fishers Pond Eastleigh Hampshire SO50 7HH

Parish/Ward Colden Common

Proposal Description: Alterations to provide office space in part of barn

Applicant Mr And Mrs Bamberg

Case No: 04/00172/LIS

W No: W16473/03LB

Case Officer: Mrs Jill Lee

Date Valid: 19 January 2004

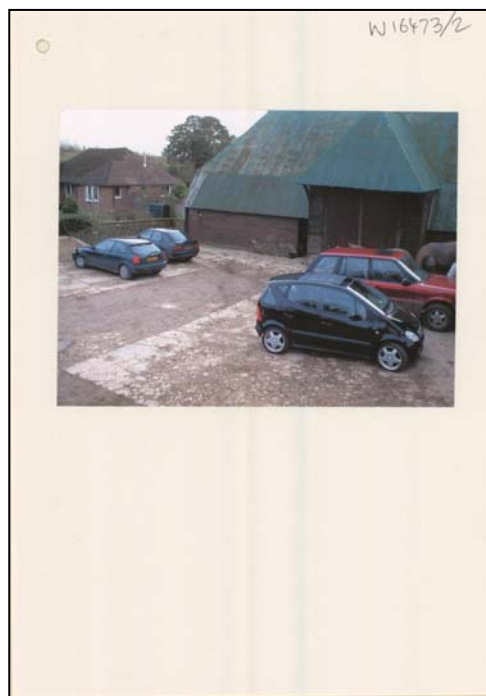
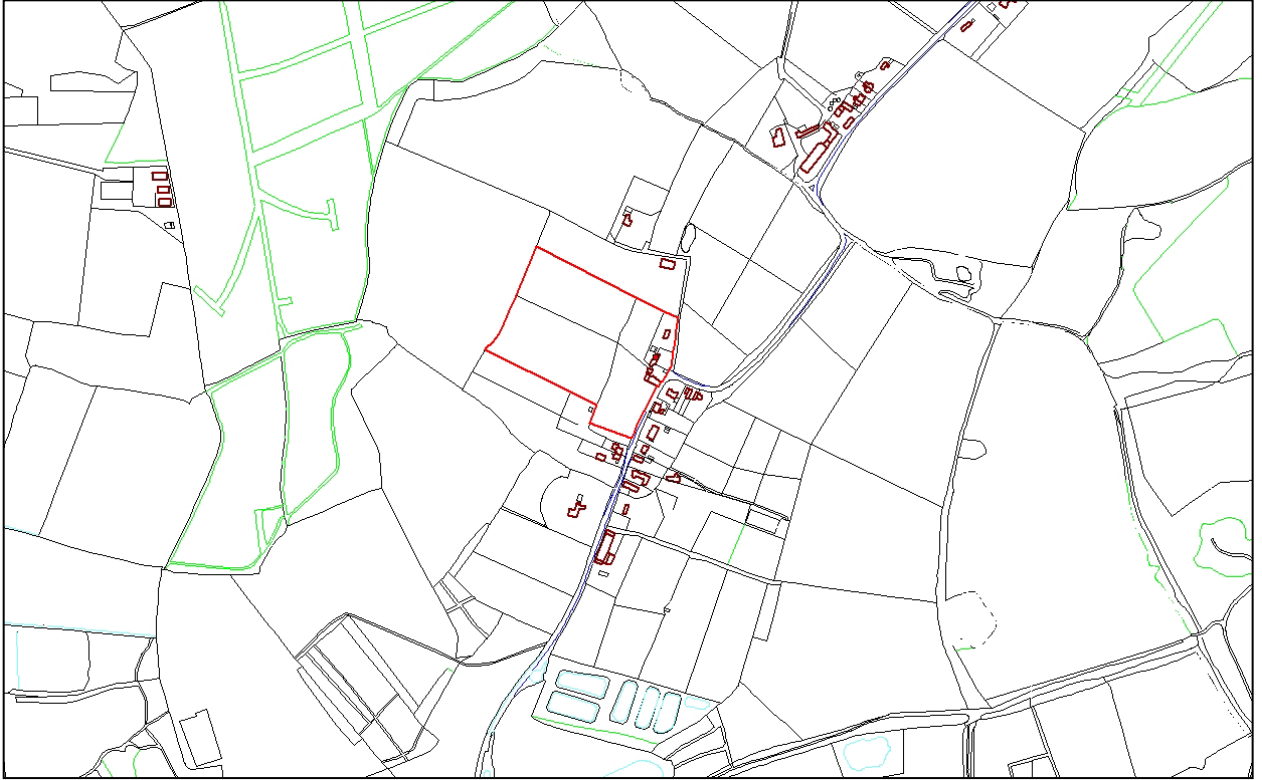
Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

SITE LOCATION PLAN

Case No: 04/00172/LIS **W No:** W16473/03LB
Address: Elm Farm Hensting Lane Fishers Pond Eastleigh Hampshire
Proposal Description: Alterations to provide office space in part of barn



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Site Description

- Elm Farm is a grade II listed building located on the eastern side of Hensting Lane. The barn subject of this application is a curtilage building and is grade II listed in its own right. There is a scatter of development along Hensting Lane which runs into countryside just beyond the application site.

Relevant Planning History

- There is no relevant planning history pertaining to the barn.

Proposal

- Alterations to provide office space in part of barn.

Consultations

Conservation:

- The works are largely reversible and accord with PPG15, HG20 and HG22 and can be approved.

Representations:

Colden Common Parish Council

- Do not object to the application but would like the planning authority to ensure that any work carried out is not detrimental to the overall quality of the listed building and that the proposals are carried out sympathetically to achieve this objective.

Letters of representations have been received from 10 Neighbours

- There are 4 letters of objection which relate to the proposed use as much as the alterations to the listed building.
- There are 5 letters of support.
- The objections relate mainly to traffic problems in the area rather than the alterations to the listed building.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E16

Winchester District Local Plan

- HG24, HG2, HG20, E1

Winchester District Local Plan Review Deposit and Revised Deposit:

- E1, HE13, HE14, HE17

National Planning Policy Guidance/Statements:

- PPG 15 Planning and the Historic Environment

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Planning Considerations

The main consideration in respect of this application is:

- Principle of development
- The application relates to work that has been undertaken to a grade II listed building without consent. The matter was initially raised as an enforcement issue and the site was visited by an Enforcement Officer and a Conservation Officer. The works to the listed building were examined and found to be acceptable. The works that had been carried out to the building were largely reversible and were the minimum required to make the building liveable. The Applicant was advised to submit a retrospective planning application to regularise the unauthorised works.
- The use of part of the barn for a low key employment use is in accordance with policy and the impact on the fabric of the listed building is considered to be acceptable.

Recommendation

APPROVE

Informatives

1. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review UB3, E16

Winchester District Local Plan Proposals: EN.5, HG20, HG22, HG24, E1

Emerging Development Plan:-

WDLP Review Deposit and Revised Deposit: E1, HE13, HE14, HE17

WINCHESTER CITY COUNCIL
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Item No: 16
Address: St John The Baptist St Johns Street Winchester Hampshire
Parish/Ward Winchester Town
Proposal Description: Extension to vestry, new north entrance porch, path and gate with alteration to vehicle access to create parking space
Applicant St Johns Parochial Church Council
Case No: 03/02745/FUL
W No: W18657
Case Officer: Sylvia Leonard
Date Valid: 14 November 2003
Delegated or Committee: Committee Decision
Site Factors: Winchester Conservation Area

Recommendation

DEFER TO CONSIDER A RESPONSE FROM ENGLISH HERITAGE AND NEGOTIATION WITH THE APPLICANT.

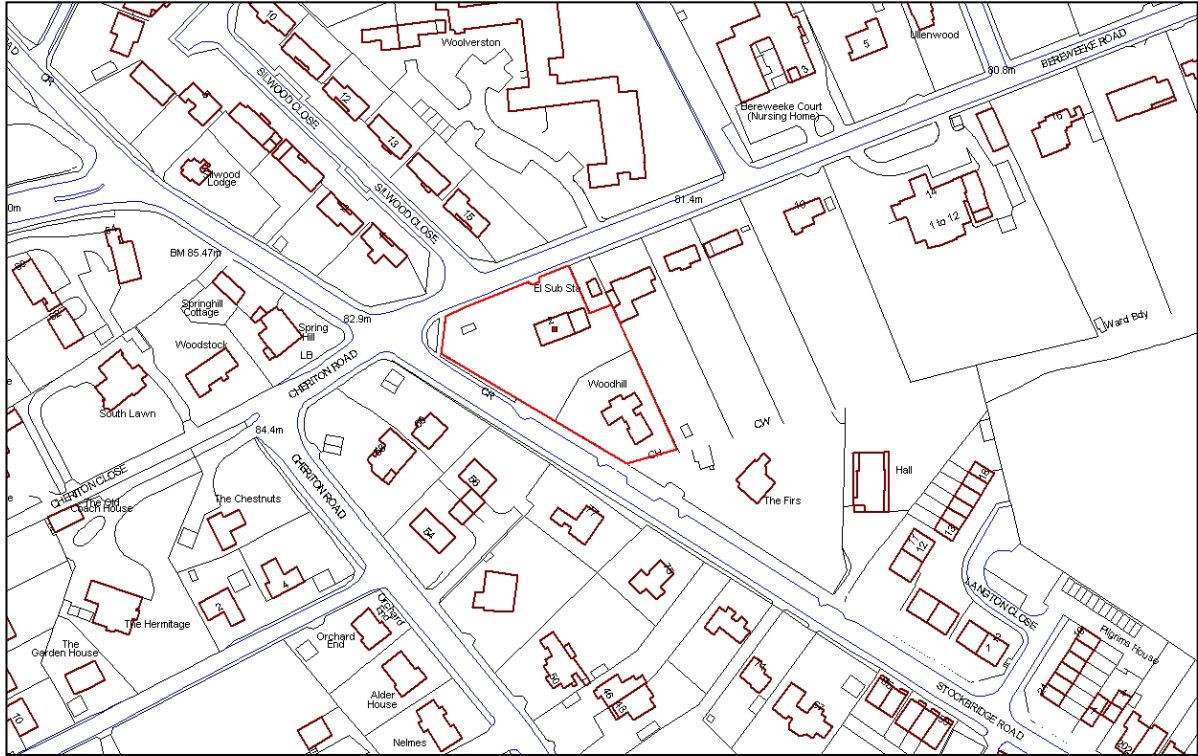
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Item No: 17
Address: The Corner 2 Bereweeke Road Winchester Hampshire SO22 6AN
Parish/Ward Winchester Town
Proposal Description: 3 no. two/ three storey linked blocks consisting nine no. two bedroom dwellings, 1 no. two bedroom detached dwelling, associated carparking, bin and cycle stores, driveways with alteration to existing access
Applicant Drew Smith Homes Ltd
Case No: 04/00160/FUL
W No: W05904/08
Case Officer: Elaine Patterson
Date Valid: 19 January 2004
Delegated or Committee: Committee Decision
Reason for Committee: At the request of a councillor
4 or more representations contrary to the Officer's recommendations have been received

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DEVELOPMENT CONTROL COMMITTEE AGENDA

SITE LOCATION PLAN

Case No: 04/00160/FUL **W No:** W05904/08
Address: The Corner 2 Bereweke Road Winchester Hampshire SO22 6AN
Proposal Description: 3 no. two/ three storey linked blocks consisting nine no. two bedroom dwellings, 1 no. two bedroom detached dwelling, associated carparking, bin and cycle stores, driveways with alteration to existing access



W05904/08

view from stockbridge road, looking south west towards the site

introduction

The proposal is to develop a site located on the western corner of the junction of Stockbridge Road and Bereweke Road in Winchester. The site, currently of one detached house, is 0.19 hectares. The proposal is for 9 small 2 bedroom flats arranged in three blocks and one small 2 bedroom studio house.

A development of small units produces a relatively high gross density figure whereas the inclusion of larger units would produce a lower density. In this case the gross density is 52 units per hectare even though the footprint of the building is less than that required for 3 houses.

WINCHESTER CITY COUNCIL
PLANNING REGULATION
This plan has been made by an entry in the schedule of the
Commons (Designation) Act 1965 (Section 117 of the
Commons Act 1965) on 19 JAN 2004

regeneration partnership
2 bereweke road
2

WINCHESTER CITY COUNCIL
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Site Description

- A two storey detached dwelling, stands on the site at present.
- Ground level falls from Bereweeke Road in the north to Stockbridge Road and also west from the Cheriton Road/Stockbridge Road roundabout to the boundary with No.4 Bereweeke Road.
- There are a number of trees on site, including a dead larch and a row of cypress next to the electricity sub-station in the north east corner of the site to be removed and replaced.
- Existing access off Bereweeke Road will be retained.
- A layby for service vehicles is proposed between the access to the site and the Cheriton Road/Stockbridge Road roundabout.

Relevant Planning History

- W/5904/06 Residential development comprising 3 No. four storey blocks of 2 No. three bedroom, 8 No. two bedroom and 1 No. one bedroom dwellings, 1 No. detached two bedroom dwelling, associated garaging, parking and access. Submitted 10/06/03. Not yet determined but applicant has been informed the proposal is overdevelopment and unsatisfactory in other respects.

Proposal

- 9No. two bedroom flats are proposed, arranged in three blocks.
- A two bedroom, two storey detached studio is proposed adjacent to Stockbridge Road in the south east corner nearest the neighbour Woodhill on Stockbridge Road. There is a first floor window, to the stairs, facing east toward Woodhill, an amended plan shows this will be obscurely glazed.
- Block 'A', sited nearest the Cheriton Road/Stockbridge Road roundabout corner, it is three storeys tall, although there is a window in the apex of the gable, this lights the living room below.
- Block 'B' is 2 1/2 storeys, with accommodation in the roof. The footprint of this block is in line with that of the existing dwelling to be demolished, extending further west. An amended drawing has been received showing all the rooflights facing south to the neighbouring Woodhill moved higher in the roof with a cill height of 1.8m.
- Block 'C' is 2 storeys, the footprint of this block is close to the footprint of the main block of the existing dwelling extending further south toward Woodhill. An amended drawing has been received, showing a side screen to the first floor balcony, an annotation has been added to state the first floor window in the gable facing south toward Woodhill will be obscurely glazed.
- Amended plans have been submitted rearranging the parking spaces and omitting a proposed path adjacent to the studio on to Stockbridge Road.

Consultations

Engineers:Highways:

- On the original application:
- No visibility splays, within the red line have been provided as part of the application. A plan showing this splay at 2.4m x 90m as requested is to be submitted.
- 20No. cycle parking spaces are required, these should be secure and undercover, sited within the building they serve. 10No. casual hoops are also required.
- A new layby in front of the site, has been previously agreed in principle, this will need to be covered by a formal Legal Agreement with the Highway Authority.

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- It is likely the Highway Authority will be seeking a financial contribution towards pedestrian and cycle measures in the area.
- Amendments:
- Drawings showing the full extent of the required visibility splays within the red line are to be submitted.
- The cycle parking is in timber enclosed stores, further details will be required by condition.

Landscape:

- On the original application:
- Serious concerns regarding landscape, character and design issues, particularly as it is a visually prominent elevated site in a strategic location in the suburbs, on a main approach.
- 'Winchester City and its Setting' makes reference to the importance of the mature tree and shrub cover in the Berewecke area and along the main approaches to the City Centre including Stockbridge Road.
- Concerns have been raised on previous proposals and insufficient information has been provided on the following:
 - It is not clear how the building footprint will accommodate the existing slope;
 - Whilst the buildings avoid tree canopies there is limited space/level constraints in relation to Tree Protection Zones;
 - Existing mature trees and shrubs need to be retained and reinforced;
 - There is a lack of cohesion with the appearance and function of the external space layout;
 - The studio is too close to the boundary resulting in the loss of evergreen shrubs. Specimen trees along the frontage is not consistent with the street character nor am I convinced it is achievable.
 - Proposed block elevations at scale 1:400 not user-friendly;
 - Details materials required.

Tree Officer:

- On the original application:
- There are Tree Protection Orders covering some of the trees on site.
- Concern that yew was proposed to be lost and car parking shown under tree canopy. Tree Officer agrees that the spruce by the proposed layby can be moved.
- Tree Officer was concerned that there was insufficient working space between the proposed fencing protected trees and the proposed new buildings.
- Amendments:
- Amended layout now shows car parking rearranged and yew retained.
- The applicant's tree consultant has now provided a methodology for this work and this will be conditioned.
- Details of proposed tree planting to be submitted under condition.

Southern Water:

- No public surface water sewers in the vicinity. No surface water to be discharged into foul sewers.

Environment Agency:

- Request conditions for the storage of oil during construction and trapped gullies.

Architects Panel:

- The single house [studio] floor to floor heights appear inadequate.
- The house although attractive in its own right is offered a very small garden; and presented to a busy road and sited as a focus for those living in the surrounding flats.
- The flats adopt a more traditional hole in wall architecture, with pitched roofs.
- For a detailed application the drawings are small scale, and a bit diagrammatic.
- The Panel question the role this house has been given on the site and the contrasting

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architecture for the house and flats.

- The drawings of the flats show lots of promises and opportunities but the detailing and proportions need a lot more careful attention to be convincing.
- Influence of St Thomas St in Berewecke Road [ground floor sliding shutters] is thought misguided and inappropriate.

English Nature:

- Have been requested to send a volunteer to assess the evidence on site for the presence of bats.

Representations:

City of Winchester Trust:

- It is regretted that the reduced height no longer allows some cars to park underground and the pitched roofs precludes set-back penthouse flats, both features of merit in the previous scheme.
- Little information on materials is provided.
- Ground floor sliding shutters are felt a successful feature.
- Little enthusiasm about the treatment of the roofscape which should have more emphasis.
- Vent pipes shown on the roofs are welcomed but should have a more robust design.
- Once a pitched roof is used in a suburban position, buildings with larger eaves and verge overhangs would be more sympathetic to the character of the area.
- Some concern about the apparent random placing of the roof lights in block 'b'. dormers would have provided some interest and character in a bland roofspace.
- Good to see the studio of the previous scheme is to be retained without apparent alteration.
- The Trust does question whether set-back blocks of flats is a good answer for this corner site, where a strong built form could have provided a positive visual stop to the unresolved and random styles of architecture on this side of Stockbridge Road.
- Very strong boundary planting will be needed on the corner to offset the very positive characters of the other corner boundaries at this junction.

Letters of objection have been received from 42 Neighbours and a local member.

- Character: The footprint of the buildings are too large. The proposal is not in keeping with the character of the area.
- Design: The height of the main buildings are too high. The boxes linking the blocks are all flat roofed which may be concrete or wooden. The flats will be seen as one overly-large, dominating, visually muddled building.
- Studio: The lodge is completely out of character with the area. Still has flat roof, zinc cladding and aluminium window frames rejected in the last scheme. Measures 9.5m to ridge above ground level will be visually intrusive from Woodhill the dwelling adjacent.
- Density: The density is too high. site is 0.19Ha density is 52.6 units per Ha, PPG3 argues net density rather than gross is appropriate where the boundaries of a site are already defined and this includes significant landscape strips. Tree Protection Zones and the steep bank to Stockbridge Road must be respected giving a site area of 0.135Ha and a density of 74 units per Ha.
- Height: Proposal is out of scale with the rest of the area. In Block 'A' there appears to be a window in the south west elevation allowing the possibility of a fourth floor. 4 storeys is unprecedented in the area. The highest of the proposed blocks is 15.7m above ground level, only 0.45m less than the original refuse proposition. There is only one other tall house nearby at 13m to the ridge, all other houses in the area are low rise.
- Site: Height is exacerbated by the elevation of the site, at one of Winchester's highest and

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most visible points.

- Traffic: 74 dwelling units per Ha is unsustainable with regards traffic increase given the dangerous mini-roundabout, narrowness of Bereweeke Road and heavy school traffic.
- Parking: Only 15No. parking spaces for 10No. dwellings are proposed, there will be on-street parking and congestion from dropping off and picking up passengers.
- Layby: Inadequate and unsafe.
- Perspective: Drawing is misleading.
- EN1: The site lies in an area designated EN1 in the Local Plan, of low density development and important tree cover.
- Trees: The developer's Tree Protection Zones are only adequate for 3 of the 7 protected trees on site.
- Hedge: The hedge with Woodhill should be protected.
- Wildlife: The semi-rural nature of the area supports wildlife including bats which may roost in trees and outbuildings.
- Overlooking: Block 'B' will overlook the neighbouring dwelling Woodhill adjacent. Block 'C' is only 6.8m from Woodhill's boundary, at 13.2m tall it would dominate their view and is only 1.05m lower than the previous 3 storey proposal. The studio has an overlooking window.
- Noise: From balconies and traffic close to neighbours boundaries will cause a disturbance.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, T2, T4, T5, T12, H2, H6, H7, H11, R2, E1, E6, E8, E16, E17, E19

Winchester District Local Plan

- EN1, EN4, EN5, EN7, EN9, EN13, H1, H7, RT3, T8, T9, T11, W1, W5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP3, DP4, DP5, DP6, DP9, DP12, H2, H5, H7, RT3, T1, T2, T3, T4, T5, W1

Supplementary Planning Guidance:

- Winchester City and its Setting

National Planning Policy Guidance/Statements:

- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Density
- Impact on the character of the area
- Detailed design
- Residential amenities
- Highways
- Comments on representations
- Nature conservation

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Principle of development

- The site lies within the settlement envelope and the principle of residential development here, is acceptable.
- The 1950s house to be demolished has no special architectural merit making it worthy of retention.
- Policy EN1 of the adopted 1998 Local Plan designates the area as one of distinctive character, with low densities and generous tree cover, however, in light of PPG3 this policy has not been carried forward into non-statutorily adopted emerging Local Plan Review and does not have significant weight.

Density

- The site measures 0.19Ha, density equates to 52 units per Ha. If the boundary trees and hedging is excluded from the site area, the density increases to 70 units per Ha.

Impact on the character of the area

- There are detached houses surrounding the site on Bereweke Road, Stockbridge and Cheriton Road.
- Heights of houses nearby vary, with the detached 19thC house opposite the highest with a 13m ridge height. The agent notes there are 22m high beech trees on Stockbridge Road. Although the three storey building on the corner is tall, it is considered it will fit in with the character of the area.
- The proposed two storey studio has been amended to have a brick faced retaining wall screening a small garden facing Stockbridge Road. There is a bank in front of the studio, on to the road, it measures approximately 1.6m in height, above footpath level, close to the boundary fence at present. The agent states that the building will appear as a single storey building on top of the bank. Existing planting on the bank will be removed, to be replaced after the new front retaining wall is tanked to form the garden. The form of the studio will be similar to that on Hatherley Road. It is considered in keeping with the character of development in the area, forming a visual link into the development from Stockbridge Road.
- There are views of the site on Stockbridge Road travelling uphill, out of town. On Cheriton Road the corner of the site is to a large extent screened by trees which are to be retained, on Bereweke Road there are views into the site from Silwood Close opposite. Given tree cover and the orientation of the site views are not possible travelling west along Bereweke Road. Much of the tree screening on to Bereweke Road is to be retained.
- In distance views from Stockbridge Road, the scheme will appear as three buildings, with two gables facing the road and a studio in front. The form and mass of the blocks are similar to three detached houses, of three stories on the corner (block 'A'), 2 1/2 stories in the middle (block 'B') and 2 storey to the east (block 'C'). Although in closer views there are balconies and patios on blocks 'B' and 'C' facing Stockbridge Road which articulate the units as flats this will not in itself cause harm to the character of the area.

Detailed design

- The previous scheme proposed flat roofed blocks, this scheme, apart from the studio which has not changed, uses more traditional forms, with pitched roofs and gables.
- An additional elevation drawing has been submitted, annotated with proposed materials, green oak cladding to the stairs, blue slate roofs with zinc vents, red brick walls.
- Samples of these materials will be submitted for approval under condition, together with a typical section through windows and doors.

Residential amenities

- The south facing first floor balconies in block 'B' measure 30m from the rear of Woodhill, the nearest neighbours. There are first floor windows and a side balcony over the flat roof garage on the existing house at present. Given the distance between buildings it is considered overlooking from the new balconies into Woodhill would not cause material harm to their

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amenity. Proposed planting behind the 1.8m high fence on the party boundary will in time screen views between the properties.

- Amended plans have been received showing a side screen to the nearest balcony at block 'C', and a high sill height of 1.8m for the roof veluxes in block 'B' to prevent overlooking to the south.
- The studio window facing Woodhill from the studio is etched glass and will not overlook the neighbour.
- The living room windows on three storey Block 'A' face into the front windows of the houses across Stockbridge Road, although No.60 Stockbridge Road has a high hedge which screens the front windows at present, overlooking from across the road from the new dwellings could not warrant the refusal of this application as there is a public thoroughfare in between and overlooking across roads is common in urban and sub-urban environments.
- With the loss of the cypress around the sub-station in the north east of the site, views to No.4 Bereweke Road will be opened up. Although there is a rear balcony at No.4 on this side of the house it is 18m away. Overlooking from the new living room and bedroom windows in Block 'C' will not cause material harm to the first floor windows at No.4 nor their rear garden. A 3m wide buffer of planting is proposed along the party boundary. A planting plan will be conditioned.
- The noise from cars on the new site is not considered to materially harm neighbours amenity.

Highways

- The two issues raised by the Highways Officer are visibility splays and cycle parking. A new OS drawing showing full visibility splays of 2.4m by 90m have been provided.
- A condition is imposed to detail the construction of the proposed cycle storage sheds to ensure they are secure. 10No. visitor cycle hoops will be added under condition.

Comments on representations

- Neighbours concerns on character and design, density and height are covered above.
- The Highways Engineer raises no objection in principle to the access, parking or the layby, his concerns regarding visibility have now been withdrawn.
- The perspective drawing provided with the application has been amended.
- As stated above policy EN1 of the adopted Local Plan cannot be given significant weight.
- The Trees Officer raises no objection subject to the Tree Consultant's detailed methodology.
- Overlooking from the new buildings is not considered to be materially harmful and does not warrant the refusal of this application.
- Nature conservation: English Nature have been consulted and will visit the site to assess evidence of bats. Bats are a protected species under the Wildlife and Countryside Act 1981 and the Conservation Regulations 1994. If evidence of a bat population is found on site the applicant will need to apply for a Habitats Regulations Licence from DEFRA to undertake any work on site which would effect the roosts.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for fourteen thousand and thirty five pounds, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

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Recommendation

APPROVE – subject to a Section 106 and a Section 278 Agreement for:

- (i) A financial contribution towards highway improvements**
- (ii) A financial contribution of £14035 towards the provision of public open space through the open space funding system**

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

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 dwellings units, cycle stores and bin stores 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 details and sections at scale 1:20 of the window, door openings, sliding shutters, balconies, patios, rainwater goods, rooflight windows, flues and vents have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details before the dwellings are occupied.

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

04 Further landscaping details are required, as follows, prior to the commencement of any development or demolition works on site. Details of both hard and soft landscape works must be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures, details of new walls or fencing:
- hard surfacing materials:
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

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- Soft landscape details shall include the following as relevant:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- planting plans
- implementation, management and maintenance programme.

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

06 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 finished first floor level of the studio building hereby approved shall not exceed 4.8m above datum as shown on drawing 5015/P/14. Works shall be completed in accordance with the approved details, before the dwellings are occupied.

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

07 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.

07 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.

07 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.

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08 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

08 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.

09 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of 1 year 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) 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.

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

10 The tree consultant's report dated 15/03/2004, received 16/03/2004, is hereby approved and the works shall be carried out in accordance with this approved methodology. The developer shall afford access at all reasonable times to an arboricultural consultant, to be agreed in writing with the Local Planning Authority prior to the commencement of development. The developer shall allow the arboricultural consultant to observe the installation and maintenance of protective fencing, the installation of special surfaces and foundations for the building/s.

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

11 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.

11 Reason: In the interests of highway safety.

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12 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 4.5 metres from the highway boundary.

12 Reason: In the interests of highway safety.

13 Before the development hereby approved is first brought into use, the access and footway crossing shall be splayed back at an angle of 45 degrees. A fence shall be erected outside the landscaping planting adjacent to the visibility splays, details of which shall first be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development on site. The works hereby permitted shall be carried out in accordance with the approved details.

13 Reason: In the interests of highway safety.

14 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.

14 Reason: In the interests of highway safety.

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

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

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

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

17 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 rooflights other than those expressly authorised by this permission shall at any time be constructed in the elevations or roof planes of the dwelling units hereby permitted.

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

18 The south floor window(s) in the first floor elevation of Block 'C' and the south east facing window in the studio, hereby permitted, shall be glazed in obscure glass and thereafter retained.

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

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19 Prior to development commencing details of the proposed materials, construction and external appearance of the cycle stores annotated on drawing 5015/P/01A shall be submitted to and approved in writing by the Local Planning Authority. In the interests of security the cycle storage unit shall be divided into separate lockable compartments to fit two bicycles each. The cycle stores shall be completed in accordance with the approved details before the dwellings are occupied

19 Reason: To provide adequate secure undercover parking on site, to facilitate sustainable transport.

20 Prior to development commencing details of 10No. visitor cycle hoops to be provided on site shall be submitted to and approved in writing by the Local Planning Authority, details shall include proposed materials, siting and external appearance. Prior to the occupation of the first dwelling unit these cycle hoops shall be provided on site.

20 Reason: To provide adequate visitor cycle parking on site, to facilitate sustainable transport.

21 Prior to development commencing on site, details of the proposed bin stores, annotated on drawing 5015/P/01A, shall be submitted to and approved in writing by the Local Planning Authority, details shall include proposed construction under the nearby trees, design and external appearance. The cycle stores shall be completed in accordance with the approved details before the dwellings are occupied

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

23 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%. all filling points, vents gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downward into the bund.

22 Reasons: To prevent pollution of the water environment.

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

23 Reason: To prevent pollution of the water environment.

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Informatives

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

Hampshire County Structure Plan Review: UB3, T2, T4, T5, T12, H2, H6, H7, H11, R2, E1, E6, E8, E16, E17, E19

Winchester District Local Plan Proposals: EN1, EN4, EN5, EN7, EN9, EN13, H1, H7, RT3, T8, T9, T11, W1, W5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP4, DP5, DP6, DP9, DP12, H2, H5, H7, RT3, T1, T2, T3, T4, T5, W1

02. 2. The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

The Local Planning Authority has taken into account the following Development Plan Policies and Proposals:-

HCSP(R): UB3, T2, T4, T5, T12, H2, H6, H7, H11, R2, E1, E6, E8, E16, E17, E19

WDLP: EN1, EN4, EN5, EN7, EN9, EN13, H1, H7, RT3, T8, T9, T11, W1, W5

Emerging development plan

WDLP(R) Revised Deposit 2003: DP1, DP3, DP4, DP5, DP6, DP9, DP12, H2, H5, H7, RT3, T1, T2, T3, T4, T5, W1

03. With regard to Condition 4 any work of tree surgery which is agreed with the Local Planning Authority should be undertaken by a professional Tree Surgeon who is capable of carrying out the instruction of tree work to British Standard 3998.