

PLANNING DEVELOPMENT CONTROL COMMITTEE

9-December 2004

ORCHARD LODGE HOE ROAD, BISHOPS WALTHAM (REF W19181)

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

Contact Officer: George Allpress Tel No: 01962 848244

RECENT REFERENCES: None

EXECUTIVE SUMMARY:

At its last meeting, the Committee resolved that that the application be deferred to allow the Director of Development Services to negotiate with the applicant on the following: the possible removal of one unit from the development to achieve a more satisfactory density of development; that the inclusion of obscure glazing to the kitchen window of Unit 9 on the indicative layout drawings be given further consideration, and that the Council's Conservation Officer be requested to look at the merits of retaining Cricklewood, the detached Edwardian dwelling which forms one half of this site.

Officers remain of the view that the application should be granted.

RECOMMENDATIONS:

- 1 That the application be approved, subject to the conditions and other matters set out in the original recommendation, as shown in the extract from the officer report in the Appendix (subject to the amended condition set out below).

## PLANNING DEVELOPMENT CONTROL COMMITTEE

09 December 2004

DEMOLITION OF 2. EXISTING DWELLINGS, ERECTION OF 13 NO. DWELLINGS COMPRISING OF 1 NO. FOUR BEDROOM LINK DETACHED DWELLING, 1 NO. FOUR BEDROOM DETACHED DWELLING, 4 NO. THREE BEDROOM TERRACED DWELLINGS, 1 NO. TWO BEDROOM LINK DETACHED DWELLING, 1 NO. TWO BEDROOM FLAT, 3 NO. TWO BEDROOM TERRACED DWELLINGS, 1 NO. ONE BEDROOM DWELLING AND 1 NO. ONE BEDROOM FLAT WITH ASSOCIATED GARAGES, PARKING AND ALTERATIONS TO EXISTING ACCESS, ON THE LAND OF ORCHARD LODGE AND CRICKLEWOOD. (REF W19181)

### Report Of Director of Development Services

#### DETAIL:

#### 1 Introduction

- 1.1 At its last meeting, the Committee considered a report from officers concerning an application in respect of this development.
- 1.2 Officers recommended approval of the application, subject to conditions, as set out in the original officer recommendation. For Members' information, the relevant extracts from the last Committee report, including the original recommendation and conditions, are attached as the Appendix to this report.
- 1.3 Members requested that further consideration be given to reducing the density of the development, the fenestration detailing and thereby quality of the accommodation that would be created at Unit 9 and that the Council's Conservation Officer consider the design merits of Cricklewood, the detached Edwardian dwelling with a view to conserving the property.

#### 2 Current Position

- 2.1 Since the last meeting, officers have considered the concerns raised by Members.
- 2.2 These matters have been raised with the applicant and the Conservation Officer. Their responses follow.
- 2.3 The applicant has submitted a site survey of the surrounding estate developments in Bishops Waltham. The survey has broken these developments into 5 sub areas. An analysis of each is shown as a figure which represents the density at which each of these areas has been developed.
- 2.4 They therefore conclude that their proposal at a density of 37 units per hectare is believed to be entirely in character with the existing development around it. The plan showing the density comparisons is appended to this report.

The survey confirms the following analysis of adjoining housing estates:

Cherry Gardens	38.4 dwellings per hectare			
1-12 Pine Rd.	35.8	“”	“	“”
Cricklewood Close	34.8	“”	“	“”
Pine Road	37.7	“”	“	“”
Pine/Oak/Willow Rd.	35.0	“”	“	“”
Sycamore Rd.	37.0	“”	“	“”
Total Area	4.751 hectares			
Total Units	177			
Average Density	37.25 units per hectare.			

- 2.5 In respect of the proposed dwelling know as Plot 9, the Committee had reservations about an obscure glazed window to the kitchen and the potential overlooking of 5 Cricklewood Close.
- 2.6 The applicants have submitted a revised drawing omitting both the kitchen and landing dormer windows and substituting these with roof lights. The roof lights would be high level thus preventing overlooking and could therefore be of clear glass and thereby allow a view out whilst preventing overlooking.
- 2.7 The Conservation Officer report in respect of Cricklewood is as follows.
- 2.8 Cricklewood appears to be a late Edwardian i.e. early C20th property built of red brick in stretcher bond under a slate roof. The windows have been replaced with PVC(U) as have the rainwater goods. The windows have concrete lintel over. To the right of the main house the building has been extended by a late C20th single storey double garage with up and over metal framed, timber garage doors. To the left the house has a modern link to a former outbuilding. As such this building does not meet the criteria as set down in PPG15 and would not be listed. In addition I consider it extremely unlikely that the Secretary of State would confirm the serving of an Article 4(1) Direction.
- 2.9 The applicant has submitted an arboricultural method statement as required by the suggested condition 9. The Council's Arboricultural Officer is satisfied that the method statement is acceptable, recommending approval with a new condition 9 to be worded as follows:

The Arboricultural Impact Study (AIS) by Dermott Cox dated July 2004 & October 2004 is hereby approved and the works shall be carried out in accordance with this approved methodology. Protective fencing is to be erected at distances as per the approved (AIS) 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.

### 3 Decision Required

- 3.1 Your officers consider that the issues raised by members have been addressed. The applicant has demonstrated that the density of the development is compatible with

the surrounding area. Your officers consider that the density is acceptable and that the proposed layout would not amount to overdevelopment.

- 3.2 With regard to overlooking, the substitution of rooflights for dormer windows on unit 9 will overcome the problem.
- 3.3 Crickelwood is not considered worthy of listing. There are no reasonable grounds to justify refusing permission in order to retain the house.
- 3.4 Your officers consider that the application should be approved, subject to conditions and the additional condition referred to above.

#### OTHER CONSIDERATIONS:

##### 4 CORPORATE STRATEGY (RELEVANCE TO):

- 4.1 Looking after the natural and built environment is a core objective.

##### 5 RESOURCE IMPLICATIONS:

- 5.1 If the application is refused unreasonably, the Council may be required to pay costs to the applicant.

#### BACKGROUND DOCUMENTS:

Application form, drawings, correspondence, notes of site visits and discussions, representations, and any amended plans and drawings included in the appropriate application file.

#### APPENDICES:

A - Extract from previous report to Committee on the application

B - Existing Density Comparisons Ordnance Survey Plan

C - Drawing No. 304 Rev. B.

D - Mapledean Letter dated 15 November 2004, The Arboricultural Impact Study (AIS) by Dermott Cox dated July 2004 & October 2004 and Fencing/Landscaping Plan.