

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

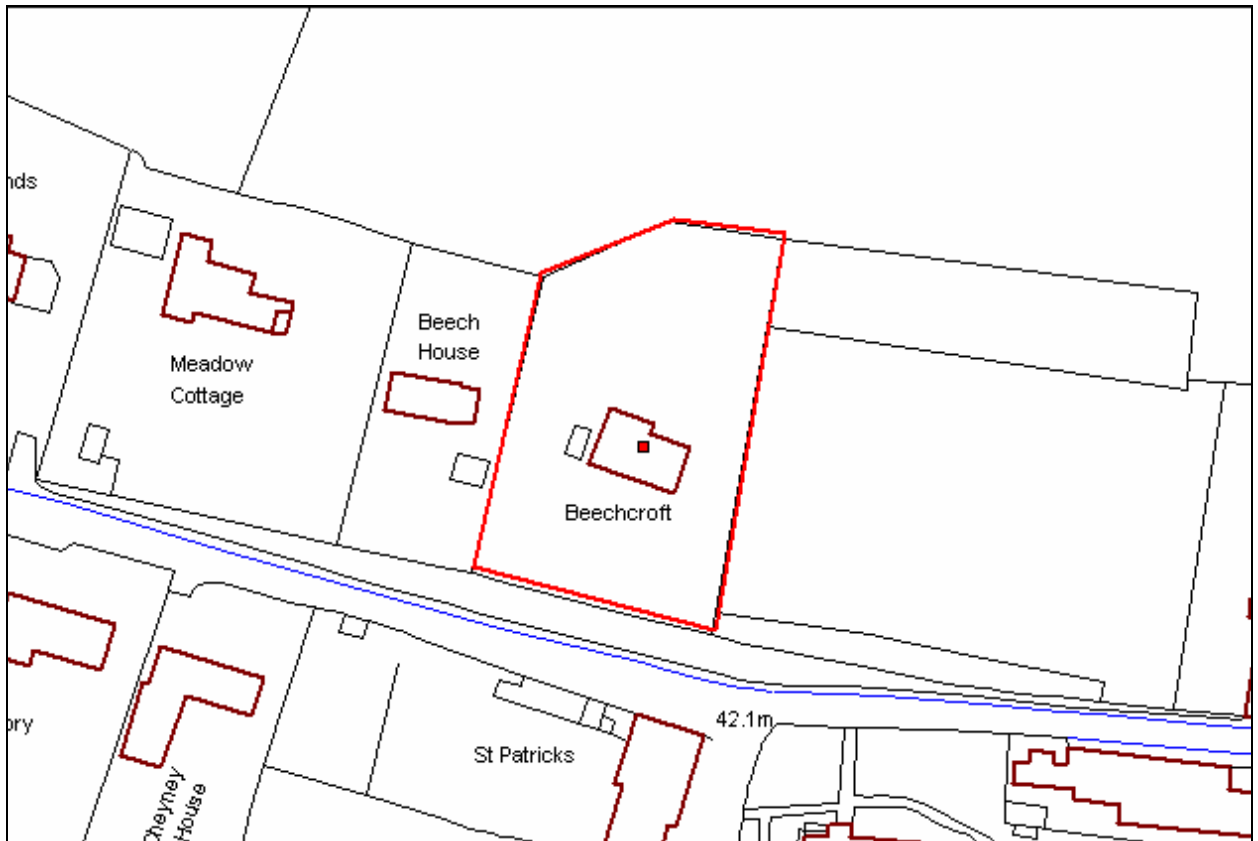
<b>Item No:</b>	06
<b>Address:</b>	Beechcroft Compton Street Compton Winchester Hampshire SO21 2AS
<b>Parish/Ward</b>	Compton And Shawford
<b>Proposal Description:</b>	Demolition of existing dwelling and garage and replace with 2 no four bedroom dwellings, 2 no semi-detached two bedroom dwellings with associated parking
<b>Applicants Name</b>	Mr P Carr
<b>Case No:</b>	04/02140/FUL
<b>W No:</b>	W06459/03
<b>Case Officer:</b>	Elaine Patterson
<b>Date Valid:</b>	17 August 2004
<b>Delegated or Committee:</b>	Committee Decision
<b>Reason for Committee:</b>	4 or more representations contrary to the Officer's recommendations have been received Parish Council submitted representations contrary to officer recommendation
<b>Site Factors:</b>	Compton Street Conservation Area



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**SITE LOCATION PLAN**

**Case No:** 04/02140/FUL      **W No:** W06459/03  
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**Site Description**

- The site measures 0.025 Ha.
- It lies within the conservation area at Compton Street.
- There is a chalet bungalow on site at present.
- The site is well screened from the road with a high 2m hedge to the east of the driveway and mature trees and shrubs to the west. The existing drive is to be reused.
- There is a wide grass verge in front of the site to be retained.
- There is a 0.9m post and rail fence to the east of the site allowing views from the road in the east across an open paddock.
- To the neighbour in the west there is a 1.2m fence.
- To the rear of the site there is a 1.8m close boarded fence.

**Relevant Planning History**

- W06549/02 Demolition of existing and construction of 2 no. five bedroom dwellings with detached double garages. Refused. 2003
- A Conservation Area Consent is required for the demolition of this bungalow. No application has been received.

**Proposal**

- It is proposed to demolish the existing bungalow and erect 4 houses.

**Consultations**

Conservation:

On the original application:

- I note no application for Conservation Area Consent for demolition has been received.
- This proposal cannot go ahead until that demolition is approved. Any new building should be tied to the approval for demolition.
- No tree survey has been submitted.
- No design statement has been provided.
- Compton Street Conservation Area is characterised by large plots with individual houses.
- Until these reservations are resolved and a design statement produced it is considered contrary to policy and should be refused.

On the design statement submitted:

- The submitted design statement does not address the previously raised concerns

Engineers:Highways:

- No objection subject to conditions.

Landscape:

- The application lacks information.
- The site lies within the Conservation Area backing onto open countryside with open views across this up to the ridge to the north. There are very good views from the Badger Farm footpath and the paths and housing on Attwoods Drove to the north-west, from Compton Street itself and the Right of Way, which lies 80metres to the east.
- The trees on the site are protected either by TPO 53 or by the Conservation Area status.
- There is no tree survey or impact assessment and no visual impact assessment or design statement.

Trees:

On the original application:

- The site has TPO trees and lies within the Conservation Area
- A full tree impact assessment and method statement is required.

On the design statement submitted:

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- No objection subject to conditions.

Archaeology:

- Consultation of our records indicates that this development may have archaeological implications as the application site lies in close proximity to the medieval church of All Saints (12<sup>th</sup> century). Immediately to the east of the site are a number of low earthworks, perhaps relating to early settlement and activity within this historic settlement. It is possible therefore that the application site may contain archaeological remains relating to the historic settlement or earlier remains. A watching brief is the most appropriate and reasonable method of dealing with archaeological remains which may be disturbed by this development.
- Recommend that a programme of archaeological recording in mitigation of development is conditioned.

**Representations:**

Compton And Shawford Parish Council

- Object:
- Would have an adverse affect on the character of the conservation area, notably the blank southern wall of house 4 facing the street;
- Does not respect the development frontage and building line;
- Exacerbate frequent congestion from the school and the church;
- Grouping houses around a common entrance out of character with the whole village;
- Sets an undesirable precedent breaking up the linear nature of Compton Street identified as a special character when the Conservation Area was established in 1989.

Letters of objection have been received from 11 Neighbours

- Harms character and appearance of the conservation area
- Compton street is busy, especially with the school traffic, access is problematic.
- Roadside parking extends along the frontage of Beechcroft and neighbouring properties.
- The highway improvements proposed would remove at least two roadside spaces.
- Only 7 parking spaces are proposed which is not enough in this location.
- Access to garages from rear gardens is very tight.
- The proposal is an overdevelopment of the site.
- Hard landscaping is proposed over nearly all the front half of the plot.
- It is not in keeping with the properties and open spaces on Compton Street.
- No visual screening is proposed to the open field to the east.
- The uncharacteristic concentration of houses would be seen from the village street and the main road from Winchester.
- It sets a precedent for other development.
- The southern dwellings are beyond the front building line and are too close to the highway.
- The side wall will be visible from the road and is out of character here.
- Because the front garden is being built on this is uncharacteristic for Compton Street.
- The proposed loss of a number of trees will spoil the sylvan setting and approach along Compton Street.
- This will lead to an application to fell the special trees here.
- A tree was felled in September 2002 on the site of dwellings 3 & 4. Up to a dozen trees and all the shrubs have been felled without permission.
- The artist's impression shows each house in isolation, a comprehensive series of elevations would demonstrate the grouping of the house, the closeness of the boundaries and the intensity of development here.
- The front windows of the southern dwellings face directly into the neighbouring property.
- The rear windows face Cherrycroft.
- This proposal fails to address the reasons for refusal on the previous application, which included impact on conservation area and highways safety, if two houses were off concern then 4 certainly are.

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**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- H5, UB1, UB3, T2, H1, H2, H5, H7, E14, E6, E16, R2

Winchester District Local Plan

- H1, H2, H7, EN1, EN4, EN5, EN7, EN13, T9, HG5, HG6, HG7, HG8, HG9, HG11, RT3, T9, W27.

Winchester District Local Plan Review Deposit and Revised Deposit:

- H3, H7, DP3, DP5, DP10, DP11, T2, HE4, HE5, HE6, HE7, HE8, HE16, RT3, T1, T4, W6.

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Conservation Area

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- 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 conservation area
- Detailed design
- Residential amenities
- Highways
- Comments on representations

Principle of development

- The site lies within the development frontage and the residential development for 4 houses here is acceptable in principle.
- Density is proposed at 16 dwellings per Ha, although this still does not meet PPG3 requirements, it is considered acceptable on the developable area given site constraints including protected trees.

Impact on character of conservation area

- Although the proposed layout does lie beyond the front building line of dwellings on this northern side of Compton Street, it is considered that the proposed development will preserve the character of the Conservation Area.
- There are a mix of building types and building lines throughout the village, the Red House on the south side of the road opposite this site is built at the back of the road edge.
- It is not considered that the linear form of the village would be altered as a result of the proposal.

Detailed design

- There are three blocks proposed, two detached and two semi-detached. Traditional materials and traditional detailing are proposed with chimneys, clay tile or slate roofs with overhanging eaves. The courtyard layout is also traditional in form.
- It is not considered the blank south facing wall to House No4 would be visible over the 2.4m high roadside hedge.

Residential amenities

- The nearest dwelling is Beech House to the west. The nearest proposed new dwelling, House

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- 1 has only one first floor window facing, which lights a landing.
- It is not considered the proposal harms neighbouring residential amenity.

Highways

- The highways officer raises no objection.

Comments on representations

- As stated above although the proposal sits beyond the front building line of the existing dwelling there is a mix of frontages along the street and it is not considered that this in itself detracts from the character of the area.
- With regards traffic the highways officer raises no objection.
- It is not considered that this proposal breaks up the linear nature of Compton Street.
- With regards concerns that there is no visual screening is proposed to the open field to the east, it is the case that there are important views into the site from the public realm in the east, a landscaping scheme is required to screen this new development and new trees are proposed on this boundary.
- Overlooking to the dwellings to the south cannot constitute a reason for refusal as the existing dwellings lie on the opposite of the main road which is public space.
- The rear windows of the new dwellings Houses 3&4 face Cherrycroft to the east, however this house lies over 40m away.

**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 dwellings and garages, 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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03 No development shall take place until details of both hard and soft landscape works have been 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, as relevant:

- permeable hard surfacing materials:

- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

Soft landscape details shall include the following as relevant:

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- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- implementation programme:

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

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

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

05 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.

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

06 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.

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

07 The hedgerow identified on the front boundary of the site shall be retained and maintained at a minimum height of 2.2 metres in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

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



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08 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of from the date of the occupation of the building(s) for its permitted use.

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

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

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

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

09 Protective tree fencing shall be erected as shown on drawing no. 1432/01 and in accordance with BS 5837. The ground protection round trees T4 T5 and T6 shall be in strict accordance with the details in the Tree report by Barrell Tree Care dated 17/11/04.

09 Reason: In the interests of visual amenity and to conserve the contribution of trees to the character of the area.

10 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.

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

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.

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 10 metres from the highway boundary.

12 Reason: In the interests of highway safety.

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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 parking spaces the interests of local amenity and highway safety.

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

16 Reason: In the interests of highway safety.

17 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.

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

18 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 west elevation or roof planes of the dwelling unit House 1, hereby permitted.

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

19 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.

19 Reasons: To prevent pollution of the water environment.

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20 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.

20 Reasons: To prevent pollution of the water environment.

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

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

**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: H5, UB3, E6, E16, R2

Winchester District Local Plan Proposals: H2, H7, EN5, EN7, EN13, T9, HG6, HG7, HG9, RT3  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H3, H7, DP3, DP5, DP10, DP11, T2, HE4, HE5, HE7, RT3