

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 1 December 2005

Item No:	09
Address:	101 Wesley Road, Kings Worthy Hampshire SO23 7PX
Parish/Ward	Kings Worthy
Proposal Description:	Erection of 2 no. three-bedroom houses; 4 no. two-bedroom and 4 no. one-bedroom flats; new access, associated parking/cycle store and landscaping (101-104 Wesley Road and land to the rear)
Applicants Name	Drew Smith Ltd
Case No:	05/01893/FUL
W No:	W01484/10
Case Officer:	Mrs Jill Lee
Date Valid:	2 August 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	4 or more representations contrary to the Officer's recommendations have been received
Site Factors:	Foul sewer and Tree Preservation Order.

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Site Description

- The site is currently occupied by two mobile homes which provide temporary accommodation for Council tenants who have to vacate property for various reasons including for example refurbishment.
- The remainder of the site is open amenity area and is laid to grass with some trees.
- There is a large area of hard standing in front of the mobile homes.
- To the south of the site is a public footpath known as the Bishops Walk.
- The remainder of the site is surrounded by residential development.
- The most significant trees are outside the site boundary and will not be affected by the development.

Relevant Planning History

- W01484/09 – erection of 4no one bedroom flats, 5no two bedroom flats and 2no three bedroom houses with new access, associated parking and landscaping. Withdrawn 24/02/2005. The design and cost of construction of the proposed dwellings was considered to be incompatible with providing low cost housing.

Proposal

- As per Proposal Description
- It is proposed to provide a total of 10 low cost dwellings. 8 will be provided as flats in a block, 2no with two bedrooms and 2no with one bedroom. It is also proposed to provide a pair of semi – detached three bedroom dwellings.
- It is proposed to provide parking by way of communal parking courts and cycle parking with a secure undercover cycle store.
- The scheme has been amended to allow a 9.44m service vehicle to turn within the site.

Consultations

Engineers:Drainage:

- No objection subject to building regulations approval.

Engineers:Highways:

- No objection to the amended plan. Additional cycle storage for the two houses has been conditioned.

Environment Agency:

- No objection to the application.

Landscape: trees: a tree method statement is required and a detailed tree planting plan. Need to condition no dig construction to allow retained trees to be kept without damage.

Landscape – no objection subject to landscape condition.

Southern Water:

- No objection in principle but require informatives which have been added to the decision.

Housing enabling Officer:

- Strategic Housing fully supports this well thought out and designed affordable housing scheme. I have worked closely with Hyde Housing Association and the type and size of units reflect the affordable needs in this area, and the needs identified in the Councils Housing Needs Survey 2002.

Hampshire Constabulary:

- Set out issues to help design out crime.

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Representations:

Kings Worthy Parish Council

- No comments to make on the application.

Letters of representations have been received from 7 neighbours who object to the application for the following reasons;

- Speed restriction needed on road.
- Not enough neighbours have been consulted.
- Doesn't take account of scout hut.
- Trees on the side of the footpath may be lost.
- Danger to children using scout hut and generally playing in the area.
- Not enough parking.
- Loss of open space landscaped area.
- Overdevelopment of the site with pressures on services.
- Traffic congestion.
- Buildings are out of character with locality.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB1, UB3, T2

Winchester District Local Plan

- H1, H5, H7, T9, RT3, EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2, H5, H7, RT3, T1

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- 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 13 Transport

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Affordable housing

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Principle of development.

- The site is located within the settlement boundary for Kings Worthy where the principle of residential development is acceptable subject to normal development control criteria.
- The scheme has been submitted on behalf of the Hyde Housing Association and all the housing is to be affordable. Additional weight is given to this as providing affordable housing is a key objective of the Council.
- The scheme is fully supported by the Strategic Housing Officer.

Impact on character of area.

- The site is fairly well tucked away behind existing Council owned flats.
- Part of the site containing the large area of hard standing and mobile homes is unsightly but the open space contributes to the character and visual appearance of the area.
- Whilst it is accepted that at least one tree will be lost through the development it is proposed to plant more and overall it is not considered that the scheme will have an adverse impact on the character of the area.
- Sections and levels of the site have been provided and the new development will be lower than the existing and so will not have a greater impact within the wider area.
- Although the existing house to the rear of the site is at a considerably lower level than the application site due to the distances concerned and the fact that the bank is very well vegetated it is not considered that the new development would adversely impact on the character of the area to the south west of the site.

Detailed design.

- The proposed flats are to be provided in a single block which is two storey in height and incorporates pitched and mono pitch roofs. Whilst the materials have been conditioned the Agent has indicated that the building will be constructed in brick and render with some timber cladding and slate roofs. The existing residential dwellings closest to the site are two storey with tile hung first floors and pitched tiled roofs.
- The cycle and bin stores have been designed with mono pitch roofs to reflect the detail of the main building and are constructed in brick with timber cladding detail.
- The pair of semi – detached houses are again two storey and feature the same materials as the flats.
- The first floor windows on the south west elevation have been designed with a canopy feature to prevent overlooking to the garden areas of the existing residential dwellings which are at a lower level than the application site.

Residential amenities.

- The proposed development can be incorporated within the site without adversely impacting on the residential amenities of occupiers of nearby residential properties.
- The potential for overlooking to properties to a lower level to the rear of the site has been addressed through the design of the first floor windows. Most of the existing screening is out side of the site and will be unaffected by the proposed development.
- The levels and sections submitted with the application show that the proposed development is acceptable in relation to surrounding dwellings and in particular the bungalow to the north of the site.
- The block containing the flats is about 30m away from the rear elevation of the existing flats as is not considered to adversely impact on their amenity.

Highways.

- An amended plan has been submitted to show the ability to turn a 9.44m long service vehicle within the site. The houses do not have any cycle storage and this has been conditioned. Standard conditions have been imposed to ensure the parking and cycle storage is retained.

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Public open space provision.

- At the time of writing this report no contribution has been made towards the provision of public open space and so the recommendation is subject to the proviso that contributions be made. The contribution required for the development is £14,900.

Affordable housing.

- The entire scheme is to be affordable housing and the mix has been negotiated by Hyde Housing Association and Winchester City Councils Strategic Housing Officer. There is a need for a legal agreement to secure the site for affordable housing in the long term.
- The proposed mix of units reflects both local need and the need identified in the Housing Needs Survey 2002.
- The proposed density of the scheme is 50 dph which is in line with the recommendations in PPG3 and reflects the character of development in the vicinity.

Planning Obligations/Agreements

In seeking the planning obligation(s) and financial contributions for affordable housing and public open space provision the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 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 100% affordable housing
2. A financial contribution of £14,900 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 (as amended).

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, bin and cycle stores and hardsurfaced areas 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 a tree protection method statement has been submitted to and agreed in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved method statement.

03 To ensure that the trees to be retained are protected from development.

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

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

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 at least metres from the tree trunks 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 The parking spaces and cycle stores hereby permitted shall be provided in accordance with the approved plans before first occupation of the flats and dwellings hereby approved and shall only be used for these purposes and shall not at any time be used for any other purposes including storage unless agreed in writing by the Local Planning Authority.

07 To ensure that adequate parking facilities are provided and maintained.

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

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

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

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

10 The existing buildings on site shall be demolished and all resultant materials removed from the site prior to the commencement of the development hereby permitted.

10 To ensure that the development is carried out in a satisfactory manner.

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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 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.

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

13 Details of secure and undercover cycle storage for one bicycle per dwelling within the rear gardens of plots 1 and 2 shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The cycle storage shall be used for the storage of cycles and no other purpose unless agreed in writing by the Local Planning Authority.

13 In the interest of sustainability and highway safety.

14 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.

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

Informatives

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

Hampshire County Structure Plan Review: UB1, UB3, T2

Winchester District Local Plan Proposals: H1, H5, H7, T9, RT3, EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, H5, H7, RT3, T1

2. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne, Hampshire or www.southernwater.co.uk.

3. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water's Network Development Team (Water) based in Chatham, Kent or www.southernwater.co.uk.

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