

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 20 December 2005

Item No: 01
Address: Mill House, 17 Mill Road, Denmead, Waterlooville Hampshire PO7 6PA

Parish/Ward Denmead

Proposal Description: Residential redevelopment comprising: 4 no. two-bedroom, 4 no. three-bedroom and 1 no. four-bedroom houses and 1 no. two-bedroom bungalow; associated garages/car ports, parking and landscaping

Applicant's Name Wilson Designer Homes

Case No: 05/02568/FUL

W No: W04783/10

Case Officer: Mr Robert Ainslie

Date Valid: 26 October 2005

Delegated or Committee: Committee Decision

Reason for Committee: 6 or more representations contrary to the Officer's recommendations have been received

Site Factors:

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SITE LOCATION PLAN

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Site Description

- The application site consists of a large detached dwelling of some character set in a large plot within the settlement of Denmead. The plot coverage of the application site is markedly different from the surrounding residential area.
- To the north east of the application site lies Windmill Field, characterised by predominantly detached properties with little space between the properties.
- Mill Road, to the south east, has a variety of different house types, however the character on the northern side of the road, by the access to the application site, is one of predominantly low-key bungalows.
- To the north west of the application site lies a residential mobile home park accessed by Dando Road, to the south west. A small bungalow in Dando Road lies to the immediate south west of the application site, with the side elevation tight to the boundary.
- The application site is accessed by a small road between 11 and 23 Mill Road. A detached property lies to the rear of 11, on the west side of the road, adjacent to the access to Mill House.
- The application is screened effectively from the surrounding residential development by mature vegetation and trees along the boundaries, although there is little by way of vegetation along the boundary adjacent to 23 & 25 Mill Road.

Relevant Planning History

- **W04783** Construction of road and footways and erection of 5 dwellings -Application Refused - 19/07/1979
- **W04783/01** Erection of dwelling - Application Permitted - 13/04/1981
- **W04783/02** Erection of garage - Application Permitted - 14/04/1981
- **W04783/03** Erection of extension to garage - Application Permitted - 07/07/1981
- **W04783/04** Erection of garage with room over - Application Permitted - 18/05/1982
- **W04783/05** Erection of dwelling - Application Refused - 15/04/1985
- **W04783/06** 2 No bungalows with integral garages - Application Refused - 06/08/1991
- **W04783/07** 1 No bungalow with new access - Application Permitted - 16/06/1992
- **W04783/08** Replacement garage - Application Permitted - 04/03/1993
- **W04783/09** Single detached dwelling (OUTLINE) - Application Refused - 28/05/2004

Proposal

- The proposal relates to 10 dwellings on land which currently forms part of the residential curtilage of Mill House. The proposals include a terrace of three dwellings to the south east of the house, a terrace of five dwellings to the south west, a detached property in the western corner of the site and a bungalow to the north west of the house.
- The layout of the scheme provides a courtyard effect with the existing dwelling being retained as a focus point for the development.
- A carport/garage block would be located to the north western part of the site, facing onto the courtyard.
- The proposals also include modifications to the existing access road into the site, in order to provide acceptable sight lines.

Consultations

Engineers: Drainage:

- There is a public foul sewer laid in the drive to No17 which could be used to serve this proposed development, the applicant should liaise with Southern Water to ensure that it has sufficient capacity.
- Soakaways are not a particularly efficient means for disposal of storm water in Denmead due

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to the ground conditions encountered; there is public storm water in Windmill Field and Mill Close which could be used for disposal subject to liaison with Southern Water. Soakaways should only be considered if connection to the main sewer proves impossible.

- No objection subject to the applicant providing a drainage strategy for the development and building regs approval being forthcoming.

Engineers: Highways:

- I have had previous discussions with the applicants at a preliminary stage when we considered access, parking and service vehicle facilities.
- Drawing numbered 1220 01 Rev B has been submitted and this shows the access road junction re-aligned and increased in width to a dimension of 4.8m. This accords with standards. Visibility at this access is also acceptable. Car parking is in accordance with current standards and the site makes provision for the turning requirements of a 9.44m long service vehicle.
- In view of the above, no highway objections to the application subject to conditions.

Environment Agency:

- No objection in principle subject to condition.

Landscape:

- Concerns raised in initial consultation but reconsideration given following discussions undertaken in pre-application process and considered acceptable subject to condition that conifers (group 13) be retained for screening purposes if it is practical and possible to do so but otherwise removed and replaced with a more suitable species.

Portsmouth Water:

- Comments Awaited

Sites & Monuments Officer

- The application site is archaeologically sensitive since it contains the site of a post-medieval windmill, which survived into the early 20th century. It is likely that the buried remains of the mill itself and associated structures/buildings may survive within the site. However it is my view that any such archaeological remains as present within the site will not comprise an overriding consideration and may be dealt with appropriately through a staged programme of archaeological work secured via a negative planning condition.
- Should planning consent be granted, I advise that the staged programme of work will comprise archaeological evaluation followed by a second stage work (either pre-construction or intra construction) if appropriate.
- Recommended that planning consent should only be granted subject to the condition.

Representations:

Denmead Parish Council

- No objection with following conditions
- Permitted development rights be removed
- The development should be more visually in keeping with Mill House in that the materials used should be partially flint.
- The garages and car ports should not be converted to any other use without prior planning permission.
- On plots 7-9 the dormer windows need to be obscure glass to prevent overlooking other properties.
- The access road and splays need to be widened.

Letters of representations have been received from 14 Neighbours

- Peace and enjoyment from garden would be completely lost if surrounded by a housing estate.
- The drive that now serves four units would, if having to serve fourteen and even if widened be grossly inadequate and dangerous for residents exiting their properties.
- Concerns about rights of access over drive during services being installed.

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- Pity that historic house should be sacrificed for greed.
- Surrounding a fine flint property with other properties shows alack of sympathy for the location and what is appropriate to preserve its integrity.
- Need to ensure all housing is accessible to disabled people.
- Proposals don to show existing two storey property adjacent to and within grounds of Mill House.
- Proposals do not show true size of properties at No11, 13 and 27 Mill Road. Inaccurate and misleading in relation to proposals.
- No improvement to sight lines at access on south west side.
- Will destroy amenities of Mill House and adjoining properties.
- Additional noise and traffic.
- Lost shrubs on boundary deny once held privacy.
- No objection, as long as trees are left on boundary to continue to give privacy.
- Narrow access, insufficient provision for parking.
- Inappropriate due to proximity to Mill House (which is understood to be listed.)
- Over-intensive use of the site. Style of housing not in keeping with the Mill House.
- Will increase danger in Mill Road, given number of cars which park within the road at present.
- Denmead has already borne its fair share of development.
- Not all properties have substantial plots.
- These proposals do not consider the character of the area.
- No details of proposals for additional play areas or sports grounds. Proposal will only aggravate situation.
- Ever increasing demands on an infrastructure which is struggling to cope.
- Loss of tranquil semi-rural atmosphere in our gardens.
- Denmead Village Association considers these plans are overdevelopment and the site could be more sympathetic with the 1819 house by the use of a local material like flint.
- Piecemeal development is eroding status of Denmead as a "village".
- The pond at Mill House and the surrounding grounds are perfect for supporting the great crested newt. Independent survey needs to be undertaken to verify that newts are present.
- Adjoining property has been repaired following subsidence. Concerned that large scale development will cause further damage.
- Loss of privacy by five dwellings.
- Loss of value of property.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, T2,T6, H5, H7, R3, E8, E12,

Winchester District Local Plan

- EN5, EN7, EN10, H1, H7, RT3, T8, T9, T11

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP3, DP5, DP6, H2, H7, RT3, T2, T4,

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- 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:

- PPS 1 General Policy and Principles
- PPG 3 Housing
- PPG 9 Nature Conservation
- PPG 13 Transport
- 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
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations
- Nature conservation

Principle of development

- The application site lies within the settlement of Denmead where residential development is considered to be broadly acceptable in principle subject to other material considerations and site specific constraints.
- The proposed scheme provides for 5x2bed properties and therefore meets the requirement of Policy H7 of the Adopted Local Plan.

Impact on character of area

- The visual impact of the proposals on the surrounding area would not be significant given the enclosed and secluded nature of the existing site. Whilst the development would be most visible from 23 & 25 Mill Road, given the distances between the buildings and the low-key character to the proposed dwellings at this point it is not considered that the proposal would be unacceptable in this respect.
- The proposals have been designed to retain the integrity of the Mill House, which does have a strong character. The other dwellings would be set in a courtyard facing the dwelling and appearing subservient to it. The bungalow and the group of the dwellings to either side of the dwelling would appear as ancillary buildings to the main house and re-enforce the courtyard feel to the scheme.
- It is considered that the proposal would not have an unacceptable impact on the character of the area.

Detailed Design

- The detailed design is considered to be acceptable and would not look out of keeping with the existing dwelling or the character of the surrounding area.

Residential Amenities

- The proposed development would not have a significant impact on the amenities currently enjoyed by neighbouring residents. Whilst there may be an element of overlooking to the properties in Mill Road (23 & 25). Given the distances between the properties and the existing screening along this boundary, a refusal on loss of amenity could not be sustained.
- Whilst there would be some additional vehicular activity at the access onto Mill Road, it is not considered that this would have a sufficiently unacceptable impact on the neighbouring properties as to warrant refusal.

Highways

- The proposals include alterations to the access onto Mill Road to provide adequate visibility splays. In addition the proposed parking within the site meets the required parking standards. The development makes provision for turning for service vehicles within the site. It is considered that there are no reasons why the application should be refused on highways grounds.

Public Open Space Provision

- A request has been made for a financial contribution towards public open space provision from the applicants and payment of this contribution is awaited.

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Comments on representations

- The majority of points raised in the representations have already been addressed but the following point is also made.
- Mill House, whilst being a dwelling of some character, is not listed. The proposals include the retention of Mill House as a central focus of the development.

Nature Conservation

- Concern has been raised by a resident that there may be Great Crested Newts in the garden pond within Mill House. English Nature has been consulted, however, subject to a response from English Nature it is considered prudent to impose a condition requiring a survey to be undertaken.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for 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 (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):

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

- 1. A financial contribution of £19,316 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 three 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 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 Before development takes place fully annotated 1:50 scale drawings of all plans (including roof plans), elevations, sections; and 1:20 scale drawings of typical detail for door, windows, chimneys, eaves, rainwater gear, garden gates, garage doors, ramps, street lighting, boundary walls, and other external furniture, shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the development is occupied unless otherwise agreed in writing by the Local Planning Authority.

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03 Reason: In the interests of visual amenity.

04 The method of demolition and construction for the development shall be carried out in accordance with a scheme to be approved in writing with the Local Planning Authority prior to any development commencing.

04 Reason: The site is in a very sensitive location with respect to groundwater, and in order to protect the quality of drinking water supplies the working methods will need to be carefully considered.

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

05 Reason: In the interests of highway safety.

06 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.

06 Reason: In the interests of highway safety.

07 The parking areas including the garages shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling houses as residences.

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

08 A detailed drainage layout, long sections and specification for the foul and surface water sewers, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

NOTE: Entering into an Agreement with Southern Water Services Ltd under Section 104 Water Industry Act 1991 shall be deemed to satisfy this condition.

08 Reason: To ensure the satisfactory provision of foul and surface water drainage.

09 Protective fencing in accordance with the Arboricultural Method Statement reference CBA/6254 written by CBA Trees and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork's commencing on the site.

09 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

10 The arboricultural officer shall be informed once the fencing has been installed so that it can be inspected and deemed appropriate and in accordance with the Arboricultural Method Statement CBA/6254. Contact Kevin Cloud on 01962 848317.

10 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

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11 The Arboricultural officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre-commencement site visit can be carried out. Contact Kevin Cloud on 01962 848317.

11 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

12 No arboricultural works shall be carried out to trees other than those specified in accordance with the Arboricultural Method Statement reference CBA/6254.

12 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

13 Any deviation from works prescribed or methods agreed in accordance with the arboricultural method statement reference CBA/6254 shall be agreed in writing to the Local Planning Authority.

13 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

14 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 of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

15 No development pursuant to the permission hereby granted shall commence until the applicant or their agents or successors in title has undertaken a detailed ecological investigation and survey of the site and submitted the findings to the Local Planning Authority for consideration together with a scheme of mitigation and programme for implementation of such measures. The approval in writing of the LPA shall be obtained before any work is commenced and the approved details shall be fully implemented as approved.

15 Reason: To ensure that any ecological interest on the site is properly dealt with.

16 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.

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

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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 38(6) of the Planning and Compulsory Purchase Act 2004, 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, T2, T6, H5, H7, R3, E8, E12,

Winchester District Local Plan Proposals: EN5, EN7, EN10, H1, H7, RT3, T8, T9, T11

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, DP6, H2, H7, RT3, T2, T4

03. The applicant is advised that a licence will be required to carry out highway works.

Please contact: The Engineering Services Manager, Engineering Department, Winchester City Council, Winchester, (Telephone: 01962 848326).