

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 12 January 2006

Item No:	13
Address:	Land At Wickham Holt Winchester Road Wickham Hampshire
Parish/Ward	Wickham
Proposal Description:	Erection of 4 no. dwellings, comprising 2 no. four/five bedroom and 2 no. two-bedroom (OUTLINE - considering siting and access)
Applicants Name	Dr Adrian Atkinson
Case No:	05/02545/OUT
W No:	W04807/06
Case Officer:	Mr Neil Mackintosh
Date Valid:	24 October 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	4 or more representations contrary to the Officer's recommendations have been received
Site Factors:	Within Wickham Village Policy Adjoins Wickham Conservation Area Within 50m of Listed Building Tree Preservation Order

Site Description

- Wickham Holt was originally the stables for Wickham Lodge, an adjacent C19 listed mansion.
- It is a brick building, now painted white, under a slate roof and has been converted into a single storey dwelling using PVCu windows.
- It is of no longer of any particular historic or architectural importance.
- The current vehicular access is shared with Lower Wickham Lodge.
- The property may also be accessed from Holt Close, although this way is not surfaced.
- This drive is approximately 27m long and measures 3.8m at its junction with Holt Close, narrowing to 3.1m before opening out on to the site.
- The site comprises some .39ha and is mainly down to grass, although the southern end of the site is wooded.
- The trees on the site, including a solitary ash on the Western boundary, are mainly deciduous and are the subject of a Tree Preservation Order.
- Wickham Holt is at the same level as Lower Wickham Lodge and these houses are at least 2m lower than those in the adjacent Holt Close and Coldharbour Close.

Relevant Planning History

- W04807 – erection of two dwellings, refused 1979
- /01 – conversion of store to dwelling, withdrawn 1979
- /02 – conversion of store to dwelling, refused 1983
- /03 – erection of five dwellings (outline), refused 2000
- Appeal dismissed - for three reasons; 1. adverse impact on tree cover, 2. contrary to Policy EN1 of Local Plan and 3. proposed access arrangements unacceptable
- /04 – erection of four dwellings (outline), refused 2000
- /05 - erection of three dwellings (outline), refused 2001

Proposal

- As per Proposal Description

Consultations

Engineers:Highways (15/11/05):

- As this application stands refusal is recommended. 'The private drive leading to and from the site is of inadequate width to accommodate an emergency vehicle, service or refuse vehicles'.

Hampshire Fire and Rescue:

- 'The proposals have been examined and you are advised that the means of access for firefighting purposes appears satisfactory as shown'

Building Control:

- Previous discussions have taken place with Engineers regarding compliance with part B of the Building Regulations.
- 'However, we have always accepted that if the Fire Brigade will put in writing that they can attend a fire then we will accept that as demonstrating compliance'. We accept their decision

Engineers:Highways (02/12/05)

- 'Hampshire Fire and Rescue are not objecting to the application, and are satisfied that the access road is suitable for a fire appliance'.
- 'In view of this I feel that I can no longer sustain a highway objection to the application'.

Conservation:

- Historically this is an area of woodland outside the curtilage of Lower Wickham Lodge.
- Provided that the new houses can be accommodated without detriment to the trees then I

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 12 January 2006

have no concerns as to the siting, but the access requires more information.

Landscape:

- No objections, in principle, provided construction takes place without impact on the TPO'd trees. Points of concern include the driveway and turning area

Arboriculturalist – I cannot fully assess the impact of the proposals without a full tree survey, an

- Arboricultural Impact Statement, an Arboricultural Method Statement and details of Construction Exclusion Zones

Archaeology:

- The site is archaeologically sensitive, the main reason being Roman occupation of the area and industrial activity alongside the Roman road.
- Planning permission must be subject to a condition for a programme of archaeological work.

Representations:

Wickham Parish Council

- Concern that access to the site is inadequate.

The Wickham Society

- Support the objections of two of our members in that the access is too narrow and has a blind junction with Holt Close.

Letters of representations have been received from 12 neighbours (all 5 houses in Holt Close, 3,6,7,8 and 9 Coldharbour Close, Wickham Lodge and Lower Wickham Lodge)

- Access – too narrow to serve the development, would have to be shared by vehicles and pedestrians, insufficient to allow for access for the Fire Brigade, a danger to those emerging from The Glen House
- This is a quiet cul-de-sac and traffic would be almost doubled.
- Trees – development would have an adverse impact on tree cover
- Spatial characteristics – does not reflect the spacious character of the area
- Listed building - would threaten the setting of Lower Wickham Lodge
- Amenities – would be detrimental by reason of noise, disturbance and loss of privacy

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- H1,H5,H7,UB1,UB3,E8,E14,E16,T4,T6

Winchester District Local Plan

- H1,H7,EN1,EN5,EN7,HG6,HG23,T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- H2,H7,DP1,DP3,DP5,HE4,HE16,T2,T4

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Wickham Village Design Statement
- Winchester District Landscape Character Assessment
- Housing Monitoring Report
- Technical Paper: Open Space Provision and Funding
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPS 1 – Delivering Sustainable Development
- PPG 3 - Housing
- PPG 13 - Transport
- PPG 15 - Planning and the Historic Environment

Planning Considerations

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 12 January 2006

The main considerations in respect of this application are:

- Principle of development
- Highways
- Impact on the character of the area/spatial characteristics
- Residential amenities
- Historic heritage/conservation area/listed building
- Public open space provision
- Comments on representations

Principle of development

- The application site lies within the Village Policy Boundary for Wickham, as shown in the adopted Local Plan and the emerging WDLP Review
- In the former it is also shown as being within an EN1 Area, ie. a special policy area that seeks to maintain the spacious qualities of the layout of the built environment.
- However, as Members are well aware, the EN1 Policy is not carried forward in the WDLP Review, in the light of PPG3 and the Government's desire to make the most efficient use of residential land.
- The principle of development is acceptable here but, normally, it should be at a density of at least 30 dwellings per hectare (dph) and include 50% dwellings of small dwellings.
- The proposal will provide a net gain of 4 dwellings on the site, 2 of them at 75sq.m. gross floor area, but the actual density proposed is only 10 dph. (21 dph if the net developable area is taken into account)
- The reasons for this are; the restricted access to the site, the protection of trees, ground levels, the shape of the plot, the layout and character of surrounding houses and the proximity to the Wickham Conservation Area and listed buildings.
- Members will be shown plans and photographs illustrating these points.

Highways

- The restricted nature of the two vehicular accesses to the site was reason for refusal in the past and the Appeal Inspector agreed with this stance.
- The current application proposes the retention of Wickham Holt and its use of the existing driveway that also serves Lower Wickham Lodge.
- The four new houses would be served by use of the access from Holt Close.
- The previous Appeal Inspector said, in relation to access this way by the Fire Brigade, 'I consider that the width of the track in relation to its length would be too restricted to satisfactorily manoeuvre the appliance, particularly as there is no provision made on the submitted layout for the turning of service vehicles'.
- However, a turning area is shown on the current plans and Hampshire Fire and Rescue (HF&R) has stated that the arrangements are now satisfactory.
- This is a matter that is normally dealt with under the Building Regulations but, because of earlier concerns, it was considered necessary to deal with this at an early stage.
- In the light of the opinion of HF&R the Head of Building Control states that this access will be acceptable and the Highway Engineer has withdrawn his objections.

Impact on character of area

- The eastern boundary of Wickham Holt forms the western edge of the Wickham Conservation Area and the grounds of a Grade 2 listed building, Lower Wickham Lodge, abut the application site.
- However, the density and siting of the proposed houses is unlikely to have an adverse affect on the setting of the Conservation Area or the listed building.
- Also of concern in this case is the possible adverse affect of development upon the TPO'd trees on the site.
- These are mainly at the southern end of the site and the houses have been positioned so as to have no adverse affect upon the trees.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 12 January 2006

- However, the access drive and turning area may well encroach upon their protection zones.
- The Arboriculturalist is concerned that insufficient detail has been submitted with this application but, as it is in Outline form, your officers feel that measure can be taken at Details stage to prevent any damage
- For instance, the access drive could be a 'no dig' above surface construction and the ends of the turning area porous rather than hard surfaced.
- It would be unreasonable to expect such details at Outline stage and tree protection measures can be a condition of any permission.

Residential amenities

- As this is an Outline application there is little in the way of detail to judge whether neighbouring residential properties will suffer from loss of privacy.
- Such issues can be designed out of any scheme at the Details stage and the existing vegetation on the site should be helpful in screening the new properties.
- However, as siting is to be considered at this stage, it is possible to consider other issues such as loss of light, disturbance etc.
- The two larger houses are shown to be at least 22m away from the existing neighbours but the semi-detached pair is within 7m of The Glen House in Holt Close.
- This house has a secondary side window facing across the application site and a rear conservatory.
- The proposed building will to the South of The Glen House and there is a danger that sunlight will be prevented from reaching these features.
- However, your officers consider that, bearing in mind the relationship between the buildings and the difference in floor levels, loss of light would be insufficient reason to refuse this application
- Another factor is the coming and going of traffic along the narrow access drive adjacent to The Glen House.
- This drive is screened by a 1.8m close-boarded fence and traffic to four houses is unlikely to be substantial.

Historic heritage

- The Conservation Officer is not concerned by the proposed siting of the houses in relationship to the Conservation Area or the listed buildings.
- He will be consulted again at the Details stage.

Public open space

- The applicant has indicated that he is willing to make provision for off-site Play and Sports areas through the Councils Public Open Space Funding System.

Comments on representations

- Although the access is very narrow the provision of a turning head within the site means that all vehicles visiting the site, including a fire tender, can negotiate it in a forward direction.
- The Highway Engineer has not raised a safety issue with regard to the use of this access, additional traffic on Holt Close or the increased use of its junction with Winchester Road.
- There is no proof that the trees on the site would be adversely affected and they can be protected during building operations, in accordance with current British Standards.
- This proposal reflects the special characteristics of the area but could be regarded as under-development of the site.
- The setting of the adjacent listed buildings will not be adversely affected by this form of development
- It is possible that the amenities of those living at The Glen House could be adversely affected by use of the proposed access and the siting of a building within 7m of the house. However, it is unlikely that the affect would be sufficient to warrant refusal of this application.
- Every effort will be made at the Details stage to obviate any such adverse characteristics.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for public open space funding, 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):

Conditions/Reasons

01 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. The development hereby permitted shall begin before the expiration of two years from the date of the last of the reserved matters to be approved.

01 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

02 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:

02 The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

02 Landscape considerations including:

- (i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;
- (ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- (iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

02 The layout of foul sewers and surface water drains.

02 The provision to be made for the storage and disposal of refuse.

02 The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.

02 Details of the siting, external appearance and materials to be used for any statutory undertakers or service providers equipment such as electricity sub-stations, gas governors, telecommunication cabinets.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 12 January 2006

02 The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.

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

02 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).

03 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.

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

04 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.

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

05 The two two-bedroom houses shall not each exceed 75 square metres in gross floor area.

05 Reason: To provide small units for small households, in accordance with the terms of current planning policy.

06 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 Part One of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 12 January 2006

07 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 first floor windows, dormer windows or rooflights shall be constructed so as to overlook The Glen House.

07 Reason: To protect the amenity and privacy of the adjoining residential property.

08 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.

08 Reason: In the interests of highway safety.

09 Means of vehicular access to the site shall be from Holt Close only.

09 Reason: In the interests of highway safety and access for emergency services.

10 The proposed access and drive, including the footway and verge crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE A licence is required from the Highway Authority prior to commencement of access works.

10 Reason: To ensure satisfactory means of access.

11 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.

11 Reason: In the interests of highway safety.

12 Before the development hereby approved is first brought into use six car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

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

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: H1,H5,H7,UB1,UB3,E8,E14,E16,T4,T6
Winchester District Local Plan: H1,H7,EN1,EN5,EN7,HG6,HG23,T9
Emerging Development Plan- WDLP Review Deposit and Revised Deposit:
H2,H7,DP1,DP3,DP5,HE4,HE16,T2,T4