

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City Council*  
Planning Department  
Development Control

**TEAM MANAGER  
SIGN OFF SHEET**

## Committee Decision

<b>Case No:</b>	06/00745/FUL	<b>Valid Date</b>	6 March 2006
<b>W No:</b>	19988	<b>Recommendation Date</b>	10 May 2006
<b>Case Officer:</b>	Mrs Julie Pinnock	<b>8 Week Date</b>	<b>1 May 2006</b>
		<b>Committee date</b>	<b>25<sup>th</sup> May 2006</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** Construction of 1 no two-bed and 1 no. three-bed dwellings

**Site:** 13 Follyfield Bishops Waltham Southampton Hampshire SO32 1EB

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
YES PAID IN FULL ON 08/0506	<b>NO</b>	<b>NO</b>	<b>YES</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

<b>APPROVED TO GO TO COMMITTEE</b>
<b>TEAM MANAGER</b>
<b>Signed &amp; Date</b>

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**AMENDED PLANS DATE:-**

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**Item No:** 08  
**Case No:** 06/00745/FUL / W19988  
**Proposal Description:** Construction of 1 no two-bed and 1 no. three-bed dwellings  
**Address:** 13 Follyfield Bishops Waltham Southampton Hampshire SO32 1EB  
**Parish/Ward:** Bishops Waltham  
**Applicants Name:** Exbury Properties Ltd  
**Case Officer:** Mrs Julie Pinnock  
**Date Valid:** 6 March 2006  
**Recommendation:** Application Permitted

**General Comments**

This application is reported to Committee because of the number of objections received

**Site Description**

13 Follyfield is a semi-detached two storey dwelling situated at the head of cul-de-sac of similar style semi-detached dwellings, it occupies a corner plot, with land to both the side and rear of the dwelling. Vehicular access to Follyfield is from Shore Lane to the east with levels rising from the Shore Lane up to the application site to the west. Parking to number 13 is provided by off-road parking to the front of the existing dwelling. Within the garden to the side of the dwelling along the southern boundary is detached single garage.

Along this boundary is a pedestrian route leading to St Peters Terrace, which is adjacent to Coppice Hill. The boundary treatment here is a well established beech hedge. In the corner of the site accessed from St Peters Terrace is an electricity sub-station. Coppice Hill is at a much lower level than St Peters Terrace and the application site. Along the rear boundary of the site are the rear gardens of detached dwellings which front onto and take vehicular access from Eastway. The boundary treatment between here is 1.8m panelled fence.

**Proposal**

The proposal seeks to develop part of the garden of 13 Follyfield to provide a pair of two storey semi-detached dwellings. A two bedroom and three bedroom dwelling are proposed, along with car parking for the two proposed dwellings and the existing dwelling. The west side elevation of the pair of dwellings proposed is 5m from the site boundary, and the distance from this side elevation to the rear elevation of dwellings in Eastways is 16m. The east side elevation is 3.5m away from the site boundary, and 10m from the side elevation of 12 Follyfield. To the south of the site, separated from the site by Coppice Hill are a number of dwellings which front Coppice Hill, the busy B2177, the distance from the site boundary to the front elevation of these dwellings is 28m.

**Relevant Planning History**

None relevant

**Consultations**

Engineers: Highways: No highway objection subject to recommended conditions – comments that the existing access is to be increased in width to 3.7m which is wide enough to allow access by an emergency vehicle.

Environmental Health: No objection subject to a recommended condition to require a scheme for protecting the proposed dwellings from road traffic noise and two informatives relating to construction hours and that there should be no burning at site.

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Landscape: No objection subject to a landscape scheme for replanting lost fruit trees.

Others: Scottish Southern Electric – No objection – advise that they require direct access onto the footpath along Coppice Hill as sub station is integral to the distribution network in the area.

**Representations:**

Bishops Waltham Parish Council  
Require clarification of access to 13 Follyfield.

11 letters received objecting to the application for the following reasons:

- Highway safety and traffic
- Additional pressure to on-street parking as a result of development
- Overlooking
- Affect to character of area
- Design of dwellings should be amended
- Siting of dwellings should be re-considered
- Enhanced boundary planting should be considered
- Precedent

Reasons aside not material to planning and therefore not addressed in this report

- Location of telegraph pole at site entrance
- Difficult access to the site during construction
- Disruption to local residents during construction
- Loss of view
- Effect on property value
- Financial gain of landowner
- A bungalow would be better
- Danger to children playing in the road
- Proposal would add pressure on existing public drainage and sewers systems

0 letters of support received.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

H1, H7, UB3, T.2, T.4, R2

Winchester District Local Plan

H.1, H.7, EN.5, EN.9, EN.13, T.9, RT.3

Winchester District Local Plan Review Deposit and Revised Deposit:

H.2, RD06.23, H.7, DP.1, DP.3, T.2, T.3, T.4, RT.3

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

PPG 13 Transport

PPG 24 Planning and Noise

Supplementary Planning Guidance

Achieving a Better Mix in New Housing Development – August 2000

Other Planning guidance

Housing Monitoring Report

Movement, Access, Streets and Spaces

Parking Standards 2002

Technical Paper: Open Space Provision and Funding

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## **Planning Considerations**

### Principle of development

The site is situated within the settlement boundary of Bishops Waltham, where the principle of residential development is acceptable subject to policies, which seek to achieve densities of between 30-50dph to make efficient use of land, provide a housing mix of 50% smaller 1 or 2 bedroom dwellings, and make provision for public open space through the open space funding scheme.

The density of the site as a whole including the existing dwelling 13 Follyfield is 37 dph, and one of the two dwellings proposed is a two bedroom dwelling with a floor area of 76 sq.m to accord with the housing mix policy. The applicant has also made an up-front payment towards the open space funding system.

### Impact on character of area and neighbouring property

The issues for consideration are the affect the proposal would have on the character of the area, impact on highway safety and parking and the affect the proposal would have to neighbouring properties.

The proposal is to provide a pair of semi-detached dwellings in the grounds of 13 Follyfield, this pair of semi-detached dwellings will side onto the rear boundary of dwellings fronting Eastways. One first floor window is proposed on this west side elevation which serves the stairs and landing of the three bedroom dwelling. It is not considered that the relationship between the side elevation of the proposed dwelling, and the rear garden or rear windows of the dwellings which front Eastways will result in a loss of amenity in terms of overlooking, or resulting in a materially harmful loss of light or be overbearing when using the back garden.

Similar to the east side elevation two first floor windows are proposed in the two bedroom dwelling, both serve bathroom facilities. It is not considered that the relationship between the side elevation of the proposed dwelling and the side/rear garden of 12 Follyfield will result in a loss of amenity in terms of overlooking or being overbearing.

There are dwellings to the south, however these are separated by Coppice Hill, and at a lower level than the application site. At a distance of 28m from the rear windows of dwellings within the proposal, and the front elevation of these dwellings there is no overlooking or affect to amenity.

### Design/layout

The siting and orientation of the pair of semi-detached dwellings follows the natural line of semi-detached dwellings which front the south side of Follyfield. The design, whilst not copying the dwellings in Follyfield does reflect the semi-detached nature of dwellings in this road. There is a break in the roofline, with the two bedroom dwelling having a lower roofline than the 3 bedroom dwelling helps to integrate the dwellings into the surrounding area.

### Landscape/Trees

There are a number of fruit trees within the application site, and a well established beech hedge. The proposal does result in the loss of the fruit trees, which the Landscape Architect has no objection to. The beech hedge is to be retained, and it is recommended that it is protected during building works. A condition is also recommended to secure an appropriate planting scheme including re-enforcing or replacing existing boundary treatments.

### Highways/Parking

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The proposal provides 6 car parking spaces in total, this provides 2 spaces per dwelling, including the existing dwelling 13 Follyfield. The existing vehicular access is to be widened to 3.7m to accommodate an emergency vehicle. The application site is at end of the cul-de-sac where there is a hammerhead which facilitates turning. There are concerns that the proposal will result in car parking on the highway, which will make turning and manoeuvring difficult. However the proposal provides 2 car parking spaces per dwelling, this along with the increased width of the vehicular access accords with transport policies of the local plan. On-street car parking is not restricted in this area, and is a matter outside the scope of this application.

Other Matters

There is concern that the proposal will set a precedent to allow similar development. However the principle of this development is acceptable and a similar proposal in the area would need to be assessed on its own merits in accordance with relevant government guidance and local plan policies and site constraints.

**Recommendation**

Application Permitted subject to the following condition(s):

**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 development 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 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.

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

04 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 the dwellings are occupied. Development shall be carried out in accordance with the approved details.

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

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05 The hedgerow identified on the site survey and proposed site layout drawing no. P02 and P03 shall be retained and maintained at a minimum height of 1.8 metres (except the first 5m from the junction with Follyfield) 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.

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

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 windows other than those expressly authorised by this permission shall, at any time, be constructed in the east or west elevation(s) of development hereby permitted.

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

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 development permitted by Classes A, B or C of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

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 of Parts 2 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 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.

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

10 The proposed access and drive, including the footway 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 Hampshire Highways, Central Depot, Bar End Road, Winchester prior to commencement of access works.

10 Reason: To ensure satisfactory means of access.

11 The existing Beech hedge for a distance of 5m from its junction with Follyfield shall be lowered and at no time be more than 0.6 metres above the level of the carriageway.

11 Reason: In the interests of highway safety.

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12 The parking area shall be provided in accordance with the approved plans before the dwelling is 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 a residence.

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

13 Details of a scheme for protecting the proposed dwellings from noise from the road traffic shall be submitted to and approved by the Local Planning Authority in writing before the development commences. Any works which form part of the approved scheme shall be completed before any dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

13 Reason: To ensure that acceptable noise levels within the dwelling and the curtilages of the dwellings are not exceeded.

**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, H7, UB3, T.2, T.4, R2  
Winchester District Local Plan Proposals: H.1, H.7, EN.5, EN.9, EN.13, T.9, RT.3  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H.2, RD06.23, H.7, DP.1, DP.3, T.2, T.3, T.4, RT.3

03. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

04. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.