

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	07/02408/FUL	Valid Date	27 September 2007
W No:	06434/06	Recommendation Date	11 December 2007
Case Officer:	Mr James Jenkison	8 Week Date	22 November 2007
		Committee date	
Recommendation:	Application Refused	Decision:	Committee Decision

Proposal: Proposed two bed detached dwelling (RESUBMISSION)

Site: Fair Winds Vicarage Lane Swanmore Southampton Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

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Item No: 7
Case No: 07/02408/FUL / W06434/06
Proposal Description: Proposed two bed detached dwelling (RESUBMISSION)
Address: Fair Winds Vicarage Lane Swanmore Southampton Hampshire
Parish/Ward: Swanmore
Applicants Name: Mr R Everitt
Case Officer: Mr James Jenkison
Date Valid: 27 September 2007
Site Factors: None
Recommendation: Application Refused

General Comments

This application is reported to Committee at the request of Swanmore Parish Council, whose request is appended in full to this report

The proposal is essentially a resubmission of planning application 07/01154/FUL for the erection of a detached three bedroom dwelling with detached single garage to the rear of Fair Winds. The application was refused on 29th June 2007 and a copy of the decision notice and plans are appended to this report. The design, size, scale and mass of the proposed dwelling is similar to that which was refused, with the garage now being integral to the main building rather than being detached. In addition, a single storey building wing has now been added, where previously there was a much shorter 1½ - storey wing.

Site Description

Fairwinds is a large detached property within Swanmore Village consisting of approximately 0.16 hectares and having a plot width of 31 metres at its frontage, narrowing down to 24 metres at the rear boundary. The application site comprises the rear garden and a 4.8 metre wide driveway along the south-west boundary of the property. The net site area of the application site is approximately 0.05 hectares, comprising the rear third of the plot. The wide driveway incorporates a mature hedge at the south-west boundary, which is proposed to be retained. A mature willow tree is located in the rear garden of the application site and will need to be removed to accommodate the proposed development.

The dwellings along the east side of Vicarage Lane are large and have a relatively consistent depth with rear building elevations set in line with one another. Rear gardens also have a relatively uniform depth and tend to be undeveloped. The adjacent property at Pantiles is a much narrower plot (12.5 - 13 metres). Open fields are adjacent to the rear (south-east) boundary. Houses on this side of Vicarage Lane tend to be single storey bungalows, or have been extended by having the roof raised and converted to a half hip to provide accommodation in the roofspace.

Vicarage Lane has a rural character leading into Swanmore, where the countryside lane merges into spacious linear and more suburban housing development as it approaches the centre of the village, with many plots having manicured hedges along the roadside. The eastern side of Vicarage Lane consists predominantly of large plots of land with large detached houses. The western side of the lane has a more intensely developed appearance, with housing being built at the rear of plots and served by shared driveways or dwellings built around cul-de-sacs like Bucketts Farm Close.

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Proposal

The proposal is to build a large two bedroom detached dwelling with 197 square metres of floor space and a main roof ridge height of 7.3 metres. The building will be sited some 15 metres behind the existing detached dwelling. This aspect of the house will have two large and two smaller dormer windows set flush with the wall of the house and facing over the fields to the rear. An integral garage will be located in a large hipped roof extension on the north-west elevation, which will also provide storage space at first floor level. A single storey wing comprising a study and lounge will extend almost to the rear boundary.

The proposed dwelling will be located approximately 2.5 metres from the side boundary with Penshurst and 10 metres from the side boundary of The Pantiles.

The proposal will achieve a dwelling density of 12.5 dwellings to the hectare, substantially less than that promoted in PPS3 - Housing.

The dwelling is proposed to be constructed using brick and tiles.

Relevant Planning History

07/01154/FUL - Erection of detached three bedroom dwelling with detached single garage to the rear of Fair Winds - Refused 29 June 2007.

Consultations

Engineers: Drainage: The roadside ditch will need to be culverted by the proposed new access. The access to be abandoned should have the ditch re-instated.

Engineers: Highways: 8 metres of hedgerow to the north will need to be removed in order to obtain acceptable sightlines. Conditions recommended for access design, access closure and restricting the location of access gates to ensure they are set back 4.8 metres from the highway.

Environment Agency: application assessed as having low environmental risk.

Representations:

Swanmore Parish Council

Supports the application on the basis that similar and more extensive developments in gardens opposite have been permitted, that it would not intrude on neighbouring properties and that it is an eco-friendly design.

1 letter received objecting to the application for the following reasons:

- Rural lane being converted to high density housing.
- Chestnut Villa / Troutbeck a clear demonstration of the problems caused by back garden development.
- Condition recommended on construction vehicles.

Relevant Planning Policy:

Winchester District Local Plan Review

DP3, RT4, T1, T2

National Planning Policy Guidance/Statements:

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PPS 1 Delivering Sustainable Development
PPS 3 Housing

Supplementary Planning Guidance

Swanmore Village Design Statement.

Planning Considerations

Principle of development

The site is located within the settlement boundary of Swanmore, so the principle of development is acceptable.

Design/layout

The character of the east side of Vicarage Lane is primarily defined by detached dwellings set within large plots. The subdivision of the site will leave Fairwinds with a substantial amount of the existing plot, with a much smaller amount of usable land available for the proposed new dwelling. The proposed dwelling (floorspace = 197m²) will cover 36% of the plot (excluding the area of land for the access), with only a small portion (150m², 27%) of that plot available for amenity space. The disproportionate size of the dwelling in relation to its plot results in there being only limited scope for landscaping, with insufficient land available to accommodate both a usable back garden and the branch spread of even a modestly mature tree. This matter is exacerbated by the T-shape layout of the building, which necessitates large amounts of hard surfacing to achieve parking and manoeuvring on the site and this prevents the provision of a larger garden area.

The degree of over-development is compounded by the mass and scale of the building. The dwelling would have a maximum roof height of 7.3 metres above floor level. Whilst it is intended that the first floor accommodation is formed within the roof, the design includes large dormer windows on the rear elevation which dominate the roofscape and would give the dwelling the appearance of a substantial two-storey house rather than a chalet bungalow, especially when viewed from neighbouring properties.

Impact on character of area and neighbouring property

Properties on the east side of Vicarage Lane have large and mostly undeveloped back gardens affording open views to the countryside and oblique views over the back gardens of other properties. Because the proposed development consists of a single back-land plot, with the new house situated behind the existing unit, and given that the dwelling proposed has a large single building mass, it will be a visually discordant element when seen from neighbouring properties and would be out of character with development on the east side of the lane.

It is acknowledged that the west side of Vicarage Lane has a different character compared to the east side of the lane, and this has been reinforced by recent back-land developments, starting with the creation of Bucketts Farm Close in the mid-1990s, where a cul-de-sac has been created off Vicarage Lane, and which has resulted in new houses being built to the rear of existing street fronting houses. Other back-land development has been characterised by the creation of a single shared access to much more compact buildings which are situated within much deeper plots of land (75 metres) and tend to be set back further from the original dwelling at the front of the site, creating more space about buildings. Back gardens for these newer developments are more proportionate to the footprint of the dwellings they serve when compared to this proposal. In addition to this, the street fronting buildings on the west side of the lane tend to be semi-detached houses and with less space between them. The proposed development will be viewed in the context of the east side of the lane and would be inconsistent with the pattern of development on this side of the road.

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Landscape/Trees

A tree survey was not submitted with the application and it is likely that a mature tree located on the site will have to be removed to accommodate the development. This would result in the proposed new dwelling becoming the most dominant visual element in views across the back gardens of properties situated on the east side of Vicarage Lane. Proposed landscaping is unlikely to significantly soften the development as there is little scope for planting on this confined site.

Highways/Parking

The concerns raised by the highways engineer are able to be overcome by conditions of consent.

Financial Contributions for Public Open Space.

As the proposal would create additional dwellings a financial contribution for the provision of public open space is required in accordance with Policy RT4 and planning permission may be refused if this contribution is not made.

Housing Mix and Dwelling Density.

The proposed development will only achieve a density of 12.5 dwellings to the hectare. The mature rear garden tree would reduce the developable area of the site if it were able to be retained and as the site is considered to be unsuited to back-land development, trying to increase the density by trying to build more units would exacerbate the problem.

Conclusion

The proposal results in overdevelopment of the site in that a large building form will be introduced into the back garden of the property only 15-16 metres from the rear wall of the existing dwelling on the site. The proposal would result in the removal of a mature tree that would make the building the most prominent visual feature when viewed across the back gardens of neighbouring properties and landscape screening would be difficult to implement as the building footprint of the proposed dwelling takes up a substantial portion of the site.

Recommendation

Application Refused for the following reasons:

Reasons

1 The proposed development is considered to be contrary to Policy DP3 of the Adopted Winchester District Local Plan Review 2006 and harmful to the spatial characteristics of the locality in that:

- (i) it would be too large for the plot in which it is situated; and
- (ii) the building would appear too large in relation to its surroundings and visually damaging when viewed in relation to existing development, which consists predominantly of dwellings fronting the road with back gardens adjacent to open fields, resulting in an isolated and discordant building form.

2 The proposal is contrary to Policy RT4 of the Adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would undermine this Plan's policies for recreational open space provision within the District.

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Informatives:

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

Adopted Winchester District Local Plan Review 2006: DP3, RT4