

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 31 January 2008

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	07/03020/FUL	Valid Date	4 December 2007
W No:	02889/03	Recommendation Date	15 January 2008
Case Officer:	Mr Neil Mackintosh	8 Week Date	29 January 2008
		Committee date	31 January 2008
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Erection of 1 no. detached four bedroom dwelling (RESUBMISSION)

Site: Riverside Cottages Finches Lane Twyford Hampshire

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

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

AMENDED PLANS: 06/01/08

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Item No:	Item 2
Case No:	07/03020/FUL / W02889/03
Proposal Description:	Erection of 1 no. detached four bedroom dwelling (RESUBMISSION)
Address:	Riverside Cottages Finches Lane Twyford Hampshire
Parish/Ward:	Twyford
Applicants Name:	Mr Neil Briercliffe
Case Officer:	Mr Neil Mackintosh
Date Valid:	4 December 2007
Site Factors:	Twyford Conservation Area Within 50m of Listed Building Adjacent to Special Area for Conservation/Site of Special Scientific Interest
Recommendation:	Application Permitted

General Comments

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

It is the resubmission of an application for one dwelling. The original application, for a contemporary dwelling, was withdrawn by the applicant in 2006.

A second application was refused last year by the Committee, following a Viewing Committee.

The current application differs substantially from previous applications as it is for a single, timber framed and thatched, two-storey house.

Site Description

The application site is to the rear of Riverside Cottages, next to the River Itchen.

The 'Cottages' is a listed building that has recently been converted into a single dwelling.

The application site comprises 0.15ha of land that slopes gently towards the river. It contains a group of mature trees on the river bank, a small outhouse and a pair of garages.

Vehicular access is from Finches Lane and is shared with Riverside Cottages.

Adjacent to the site, on higher ground, is 'The Studio', a former outbuilding of Bridge House, now converted into a dwelling. It is understood that this property owns a paddock behind the application site.

On the far side of the river is a group of houses converted from the stables of Shawford House.

Proposal

The proposal is to build a single, detached house in a traditional style. This dwelling will be situated 10m behind Riverside Cottages and 8-10m from The Studio. The garden stretches down to the bank of the Itchen and is 14m at its narrowest point.

Relevant Planning History

W20147/01 – Erection of a four-bedroom dwelling - Withdrawn 16/08/2006.

W02889/01 – Erection of a five-bedroom dwelling - Refused 01/08/2007, for the following reason;
Development as proposed is contrary to Policies UB3 and R2 of the Hampshire County Structure Plan Review and Policies DP3 and HE16 of the Winchester District Local Plan Review in that, in terms of its scale and layout, it would:

a) result in over-development of the site and insufficient private amenity space;

b) have an adverse impact upon the setting of the adjacent listed building.

W02889/02 – Erection of a five-bedroom dwelling - Withdrawn 16/10/2007.

Consultations

Conservation:

Response awaited, see Update Sheet

Engineers: Highways:

No highway objections – The moving of the vehicular access 3m to the north will improve visibility and no material increase in traffic will occur.

Environment Agency:

Response awaited, see Update Sheet

Natural England

This proposal is unlikely to have a significant effect on the interest features of the Special Area for Conservation (SAC) nor the wider conservation interests of the SSSI. However, no machinery should be used, or equipment stored, within 5m of the river bank.

English Heritage:

Do not wish to offer any comments – application should be determined in accordance with national and local policy.

Southern Water: (in response to previous application)

There is a public sewer passing through the site and no development or planting should take place within 3m of its centreline. It should be protected during development. Formal consent will be required from Southern Water to connect to the sewer.

Representations:

Twyford Parish Council – no objection

We wish for assurance that this is the only dwelling allowed in this area. Plus, the trees will be protected at all times during building works.

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

- The height of the building will be over-dominant in surroundings and should be reduced
- A 60 degree pitch is not necessary and results in a large, and possibly usable, roofspace
- No clear plans to protect riverside plants and trees
- The front door faces the river
- There should be a restriction to prevent any further development
- The riverside bund will damage the trees
- There will be overlooking from two first floor windows

Two letters received passing comment:

- At last a suitable basic design but question advisability of using thatch
- Fine timber framed building that would look just as well with old clay tiles on reduced pitch

One letter received supporting the application:

- Attractive building that would fit in well in this riverside location

Relevant Planning Policy:

Hampshire County Structure Plan Review:

H1, E16

Winchester District Local Plan Review

H3, DP1, DP3, DP8, HE4, HE5, HE16, CE7, CE8, T1, T2, T4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 9 Biodiversity and Geological Conservation

PPG 13 Transport

PPG 15 Planning and the Historic Environment

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PPG 17 Planning for Open Space, Sport and Recreation
PPS 25 Development and Flood Risk

Supplementary Planning Guidance

None

Other Planning Guidance

Guide to the Open Space Funding System
Itchen Valley Management Strategy
Movement, Access, Streets and Spaces
Parking Standards 2002
Winchester District Landscape Assessment

Planning Considerations

The material considerations for this application are whether:

1. Residential development is appropriate in this location;
2. It will have an adverse effect upon the amenities of neighbouring residential uses;
3. It will adversely affect the setting of a listed building or the character or appearance of the Twyford Conservation Area;
4. It will have an adverse effect upon landscape features or the adjacent River Itchen SAC and SSSI;
5. The proposed vehicular access is safe for this use.

Principle of development

The site lies within the Twyford Village Policy Boundary, as defined by the Winchester District Local Plan Review and, as such, the presumption is in favour of residential development. This is a sustainable site and PPS3 requires that consideration should be given to development of at least 30 dwellings per hectare. However, bearing in mind the substandard access, the setting of the adjacent listed building, the character and appearance of the Conservation Area and the possible effect on trees and the biodiversity of the River Itchen, such a high density would be unacceptable in this location. A single dwelling would result in only 6 dwellings per hectare.

Although the assumption is in favour of residential development this must be tempered by the characteristics of the site, as required by Policies DP3, HE4, HE5, HE16 and the Transport Policies of the Local Plan. In addition, flood risk is an important issue on this site, as regulated by Policy DP8.

Design/layout

Previous designs for this site have attracted objections for failing to respect the character of the area and the setting of the adjacent listed building, Riverside Cottages. The latter dates back to the early nineteenth century and has now been converted into a single dwelling.

The architect has decided to adopt a traditional design approach and has produced a building based upon a seventeenth century timber-framed and thatched cottage. It is considered that this is an approach that is satisfactory here, given the nature of the site and its setting in the Twyford Conservation Area.

Members found the massing of the previous scheme to be too great and this has been addressed. However, in order to use thatch a 50 degree roof pitch is required and this results in a building that is 8.8m high. The height of the building is increased to 9.3m above existing ground level because of the need to erect the building on a 500mm stone-faced platform, to minimise the risk of flooding.

Not all of the roof will reach this height above natural ground level, as the design incorporates wings of 7.8m and 7.0m. The orientation of the proposal on the site means that only a small

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portion of thatched roof will be visible above the listed building and the main mass, visible from across the river, will have a background of higher buildings in the village.

Impact on character of area

Members may recall that Riverside Cottages is a very low building (6.2m to ridge) and that they had concerns regarding the previous scheme being seen above the ridge. It is considered that the siting, design and layout of the current proposal overcomes this problem. A small area of thatch will be visible above the Cottages and it will be clearly seen down the joint drive. However, thatch is typical of a riparian setting and will enhance the Conservation Area, as will the view of timber framed walls between buildings.

Impact upon neighbours

The proposal has been designed to maintain the privacy of the two immediate neighbours, Riverside Cottages and The Studio. Two first floor windows are at an angle to the former and there are no windows at all in the south east elevation, facing The Studio.

Although the owner of Appletree House has objected on the grounds of potential overlooking from two first floor windows in the south west elevation these are modestly sized windows that are more than 40m away from his private patio area, on the other side of the river, and there are intervening trees. Consequently, it is considered that the proposed house would have an acceptable relationship with this neighbour. The houses of other neighbours on this side of the river are at least 65m from the proposed house and their amenities will not be adversely affected by a house in this position.

Impact upon Riverside Cottages

As stated above, Riverside Cottages is now a single dwelling house and is listed. The listed description is as follows;

Row of cottages. Early C19. Brick, old plain tile roof. 2 storey, 2 bay cottages. Each side of centre planked door in solid frame, with tiny gabled hood over. To side of each 3-light casement in left bay similar door with 2-light casement beside and in right bay 2 irregular 2-light casements. All openings have segmental heads. Outshot at right end with door and hipped single storey addition to left. On 1st floor 2 2-light casements in centre bay, 4 light casement in left and 2-light to right bay. All windows have leaded lights. Roof hipped with stacks between left and right bays.

The proposed dwelling would be 10m to the rear of this building and, because of this distance and the articulation of the proposal, it is considered that its massing will not dominate this relatively low, two-storey cottage. There will be a degree of overlooking of the cottage from the proposed house but this is partly ameliorated by a high, beech hedge that has been planted along the mutual boundary.

It is considered that the scale, design & siting of the proposal are sympathetic to its surroundings and the setting of the adjacent listed building.

Landscape/Trees/Ecology

The submitted plans show a Tree Protection Zone 8m from the trunks of the trees adjacent to the River. Provided that a substantial fence is erected between the site of the house and the trees this will effectively prevent the trees from being damaged by machinery or the storage of materials. This will be the subject of Condition 6 of the planning permission.

The erection of this fence will also serve another purpose. It will prevent builders and contractors, and their machines, from gaining access to the River Itchen, thus protecting the 8m 'no go' zone required by the Environment Agency and obviating any risk to protected species in the Itchen. This river is of European as well as national importance for wildlife. English Nature requires only a 5m 'no go' zone.

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Additional planting may be required within the area between the house and the river but this will have to be carefully controlled under Condition 5, to be ecologically sound.

Highways/Parking

There is sufficient area on site for the parking and turning of vehicles. However, local concern has been expressed about the inadequacy of the access from Finches Lane. The Highway Engineer points out that, at one time, Riverside Cottages contained four dwellings. In more recent years the building was occupied as two units and now it will be one. If this application is permitted there will be no net gain in dwellings served by the vehicular access. The applicant proposes that the access should be altered to improve visibility and the Engineer accepts this.

Flood risk

It is believed that the site may have flooded as recently as 2000. However, this was probably caused by excessive rainfall flowing down Finches Lane towards the river, being diverted down the drive and into the site. There is no evidence that the site floods as a result of the River Itchen rising but the Environment Agency states that there is a 1% risk. The EA has set a datum at which the finished floor level should be set and this has resulted in the house being proposed to be built on a raised platform. This means that the area between the house and the river can continue to act as part of the flood plain, should this be necessary.

Public Open Space provision

The applicant has paid a contribution in respect of the provision of off-site play and sports facilities.

Permitted Development

Owing to the nature of the proposal, and the sensitivity of the site, it is proposed to withdraw permitted development rights regarding extension of the property and the erection of outbuildings adjacent to the River Itchen. (Condition 7)

Recommendation

Application Permitted subject to the following conditions:

Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 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.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

3 Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: To protect the character and appearance of the building, the adjacent listed building and the Twyford Conservation Area.

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4 Full details of all timber framing, windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The framing, windows and doors shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the building, the adjacent listed building and the Twyford Conservation Area.

5 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.

Reason: To improve the appearance of the site in the interests of visual amenity and to ensure that planting is ecologically appropriate adjacent to the River Itchen SAC and SSSI.

6 The existing trees shown as being protected 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 8 metres from the tree trunks in accordance with BS 5837 (2005).

Reason: To retain and protect the trees which form an important part of the amenity of the area.

7 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.

Reason: To protect the amenities of the locality, maintain a good quality environment and protect the character and appearance of the River Itchen.

8 Details of the provision to be made for the storage and disposal of refuse from the site shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. This provision shall be fully implemented in accordance with the approved details before the dwelling is first occupied.

Reason: In the interests of the amenities of the locality.

9 No development approved by this planning permission shall be commenced until details of surface water drainage have been submitted to, and approved in writing by, the Local Planning Authority. Such details shall include provision for all surface water drainage from parking areas and areas of hardstanding to be passed through trapped gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment.

10 Foul drainage from the development shall connect to the public mains foul sewer.

Reason: To prevent pollution of the water environment.

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Informatives:

1. This permission is granted for the following reason:

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.

2. The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Hampshire County Structure Plan Review: H1, E16

Winchester District Local Plan Review: H3, DP1, DP3, DP8, HE4, HE5, HE16, CE7, CE8, T1, T2, T4

3. It is a requirement of Southern Water that no development, or new tree planting, should be located within 3 metres either side of the centre line of the public sewer that crosses the site and that all existing infrastructure should be protected during the course of construction works.

4. A formal application for connection to the public sewerage system is required and this should be made to Southern Water, Network Development Team (Wastewater), Southern House, Sparrowgrove, Otterbourne, Winchester.