

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Winchester City
Council**
Planning Department
Development Control

Committee Decision

**TEAM MANAGER
SIGN OFF SHEET**

Case No:	07/02820/OUT	Valid Date	12 November 2007
W No:	20867/01	Recommendation Date	12 February 2008
Case Officer:	Mr Tom Patchell	8 Week Date	7 January 2008
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Two storey detached dwelling (OUTLINE APPLICATION)(RESUBMISSION)

Site: Hollydene 86 Downs Road South Wonston Winchester Hampshire

Open Space	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	N	N	Y=3	N	Y	Y

DELEGATED ITEM SIGN OFF		
<p style="text-align: center; margin: 0;">APPROVE</p> <p style="margin: 0;">Subject to the condition(s) listed</p>		
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

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Item No: 4
Case No: 07/02820/OUT / W20867/01
Proposal Description: Two storey detached dwelling (OUTLINE APPLICATION)(RESUBMISSION)
Address: Hollydene, 86 Downs Road, South Wonston, Winchester, Hampshire
Parish/Ward: South Wonston
Applicants Name: Mr E Gardiner
Case Officer: Mr Tom Patchell
Date Valid: 12 November 2007
Site Factors:
Recommendation: Application Permitted

General Comments

This application is reported to Committee at the request of Councillor M Wright, whose request is appended in full to this report

This planning application is a resubmission following the recent withdrawal of an outline application for a two storey detached dwelling, reference number 07/02439/OUT, W20867.

This planning application was withdrawn as it did not include, within the 'red-line' of the planning application site, a vehicular access to an existing public highway, but instead included access from the neighbouring development site, which has outline planning consent (reference number 07/01417/OUT, W00683/24).

This planning application has now included, within the 'red-line', a proposed access through the Downlands Way development to the existing eastern spur of Downlands Way.

All other details of this and the previously submitted application remain the same.

Site Description

The site is part of the rear garden to No. 86 Downs Road, South Wonston.

The character of the surrounding area is one of bungalows and chalet style bungalows set back from Downs Road, with lawns and parking to the front elevations. The front boundaries to Downs Road present a semi-rural character to the residential area, with mature trees and hedging.

To the rear garden there is an existing low hedge to the southern boundary together with a number of mature trees, beyond which is a wide area that has been granted outline planning consent for 35 dwellings together with associated parking, vehicular and pedestrian access (reference number 07/01417/OUT, W00683/24).

To the eastern boundary is a 1.8 metre high close-boarded fence, with the western boundary being a tall beech hedge approximately 2.5 metres high.

The existing dwelling is a sizeable chalet style bungalow with first floor windows within the south elevation, with the land sloping from the north to the south.

Proposal

This planning application has been submitted as an outline application with only the access, layout and scale of the proposal to be considered at this time. The appearance of the final property together with any landscaping within the site has been reserved and, if consent is granted, these will be the subject of a further reserved matters application.

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The proposals are for a single dwelling within a plot size of approximately 0.034 hectares, which would result in a development density of approximately 29 dwellings per hectare.

The proposed dwelling would have a rear garden with a depth of 12.5 metres at its maximum and 8.5 metres minimum, with a width of 13.7 metres.

The proposed property would be approximately 18.5 metres from the existing dwelling, at its closest point. At its closest points, the proposed dwelling would also be approximately 17.6 metres from the property to the west and 21.6 metres from the dwelling to the east.

It is proposed that the dwelling is two-storey in height, taking its lead from the proposed dwellings within the Downlands Way development, rather than the chalet style bungalows of Downs Road.

The proposed access will take advantage of the access that was approved as part of the outline application for the Downlands Way site, where the road was continued to the north to allow for access to the rear gardens of Nos. 84-88 Downs Road, and to assist in their possible future redevelopment.

Relevant Planning History

W20867 Two storey detached dwelling (Outline Application) - Hollydene 86 Downs Road South Wonston Winchester Hampshire SO21 3EW - Withdrawn - 08/11/07

W00683/24 35 Dwellings (comprising five 1-bed, thirteen 2-bed, fourteen 3-bed and three 4-bed dwellings) with associated access; hard and soft landscaping (Resubmission) (Outline) - Downlands Estate Development Downlands Way South Wonston Hampshire - Permitted - 28/08/07 – Determined by the Planning and Development Control Committee

Consultations

Engineers: Drainage: No objection

A public foul sewer crosses the site, but the proposed dwelling is outside any easement.

Engineers: Highways: No objection subject to conditions (Part of Condition 2)

Landscape: No objection subject to the submission of an Arboricultural Impact Assessment and Method Statement (Part of proposed Condition 2)

Representations

South Wonston Parish Council: Objects

- Detrimental to the amenities of adjoining occupants
- Over development
- Cramped and congested layout
- Insufficient amenity space
- Proposed access may not be viable

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

- Loss of enjoyment of adjoining gardens.
- Overbearing
- Overdevelopment
- Out of keeping
- Noise nuisance
- Create congestion
- Inadequate parking and turning area
- Precedent for future development of adjoining gardens
- Inadequate garden/amenity area

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- Ruins integrity of character of village

Relevant Planning Policy

Hampshire County Structure Plan Review (Saved Policies of Relevance):

T5

Winchester District Local Plan Review

DP.3, DP.4, H.1, H.3, RT.4, T.2 and T.4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

Supplementary Planning Guidance

None

Planning Considerations

Principle of development

The policies of the adopted Local Plan support residential infilling within the designated settlement boundary of South Wonston, providing that it would positively reflect the character and appearance of the surrounding area without detriment to the amenities of the adjoining occupants.

The density of the single dwelling is approximately 29 dwellings per hectare, which is below the minimum density of 30 dwellings per hectare, as advised within Planning Policy Statement 3: Housing. However, it is considered that the creation of a second dwelling within the plot, in order to exceed the minimum density, would create a cramped and overdeveloped appearance that would not positively reflect the character and appearance of the surrounding area.

Design/layout

The access is being taken from the residential development that has been approved, in outline only, within the area of land to the south. This development consists of 2-storey dwellings, whereas the character of Downs Road is one of bungalows and chalet style bungalows.

It is appropriate that the proposed dwelling reflects the scale of the adjoining dwellings to the south. The final design of the dwelling is not before the Council at this time and will be considered as reserved matters. There will be an opportunity to consider carefully the architectural style so that it fits in with the new development to the south and addresses residential amenity issues.

Impact on character of area and neighbouring property

An illustrative design has been included within the submitted information which does include a window at first floor level. The distances to the adjoining dwellings from this window would be between 18 metres (to the north and west) and 22 metres (to the dwelling to the east). It is considered that these distances would not result in a detrimental loss of privacy to the occupants of the adjoining properties.

The area of amenity space available to the proposed dwelling would be smaller than that of the adjoining dwellings within Downs Road. However, with a maximum depth of 13 metres, a minimum depth of 8.5 metres and a width of 13.7 metres, the garden area would be adequate. At a density of 29 dwellings per hectare it does not represent overdevelopment of the plot.

The policies of the adopted Winchester District Local Plan support the appropriate development of large rear gardens within the defined settlement boundaries.

Highways/Parking

The Highway Engineer has raised no objection to the proposed parking and turning arrangements within the application site. An additional dwelling accessing the eastern spur of Downlands Way

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would not increase any congestion or create any additional hazards to other users of the local highway network.

Open Space

A Unilateral Undertaking has been submitted in order to agree to the principal of providing a financial contribution at the time a reserved matters application is submitted.

Planning Obligations/Agreements

In seeking the financial contributions for recreational open space, 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

Application Permitted subject to the following conditions:

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions

1 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 approval of the last of the reserved matters to be approved.

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

2 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

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.

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.

The details of materials/treatment to be used for hard surfacing.

The layout of foul sewers and surface water drains.

The alignment, height and materials of all walls and fences and other means of enclosure.

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

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).

Informatives

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.

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

Hampshire County Structure Plan Review: T5

Winchester District Local Plan Review 2006: DP.3, DP.4, H.1, H.3, RT.4, T.2 and T.4