

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	08/00315/FUL	Valid Date	8 February 2008
W No:	05141/14	Recommendation Date	
Case Officer:	Elaine Walters	8 Week Date	4 April 2008
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Detached five bed dwelling with detached garage on land adjacent to Greenmead Cottage

Site: Greenmead Cottage Fairfield Road Shawford Winchester Hampshire

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

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

AMENDED PLANS DATE:- 04/03/08

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Item No: 3
Case No: 08/00315/FUL / W05141/14
Proposal Description: Detached five bed dwelling with detached garage on land adjacent to Greenmead Cottage
Address: Greenmead Cottage, Fairfield Road, Shawford, Winchester, Hampshire
Parish/Ward: Compton And Shawford
Applicants Name: Mr R H Tice And J L Tice
Case Officer: Elaine Walters
Date Valid: 8 February 2008
Site Factors: Site lies within the settlement of Southdown
Recommendation: Application Permitted

General Comments

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

Additional plans were received on 4 March 2008 showing the elevations of the proposed detached garage.

This application is a resubmission, the previous scheme for a new dwelling and garage was approved at Planning Committee on 25 May 2007. The approved dwelling measures 7.5m in height to the ridge line, the currently proposed scheme measures 8m.

Site Description

The application site is garden ground to the side and rear of Greenmead, a detached 2 storey house on Fairfield Road, Southdown. The site lies to the south of Greenmead and measures 1119m². It is flat and grassed with the boundaries to the south side and rear marked by mature trees and hedging. The north and western boundaries of the site are undefined at present.

The site lies within the settlement of Southdown defined in the Local Plan Review. A larger, rectangular area of garden ground was identified in the 2001 Winchester Urban Capacity Study (Plot No. 600) which was considered capable of accommodating one dwelling unit.

The built form and siting of Greenmead is typical of the character of the area. It is a detached 2 storey property, rendered and tile hung, with a clay plain tile roof. Also typical of the area, Greenmead is set back from the road behind a mature landscaped front boundary. Nearby, on this section of Fairfield Road there are two other properties on 'L' shaped plots set back from the road. Westbrook House, lies to the north of Greenmead, and beyond to the south lies Summerhill.

The means of access to Greenmead is not to be altered and a new additional access is proposed, along the southern boundary of the site, off Fairfield Road.

Proposal

The new dwelling proposed is a mainly 2 storey construction, with a hipped roof at the southern end and a cat-slide roof to the north. Materials proposed are brick with tile hanging at first floor level. The dwelling is proposed to measure 8m in height to the ridge line.

The developable site area of the proposed scheme, excluding the driveway area and the trees to be retained, measures 661m²; this results in a density of approximately 16 dwellings per ha.

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The proposed dwelling will be sited approximately 28m from Greenmead, 30m from Westbrook House to the north and 43m from Mariners to the south, and approximately 58.5m from The Birches, the dwelling to the rear which fronts Southdown Road. There is a mature hedge of approximately 1.8m in height on this rear boundary.

A new vehicle access is proposed along the southern boundary of the site. A new garage, with storage above, is proposed adjacent to the new dwelling.

Relevant Planning History

W/05141/12 Erection of 1 no. four bedroom detached dwelling and detached garage with storage above; new access Withdrawn 10.01.07

W/05141/13 Erection of detached house and garage (RESUBMISSION) Committee Decision 24.05.07

Consultations

Engineers: Highways: No objection subject to conditions to ensure adequate turning and parking area is provided (conditions 08-11).

Engineers: Drainage: No objection.

Landscape: Comments awaited.

Hampshire County Council Ecologist: *Initial assessment did not include a copy of the Tree Impact Assessment, this information was forwarded and Ecologist amended comments to state:*

The applicant should be made aware that it is an offence under the Wildlife and Countryside Act 1981 to carry out tree and hedge works, which would harm nesting birds during their breeding season.

Southern Water: Do not wish to comment.

Environment Agency: Assessed this application as a low environmental risk.

Representations:

Compton and Shawford Parish Council:

No comments received at time of report.

9 letters received objecting to the original application for the following reasons:

- Backland development. This will create a 2nd tier of new houses here.
- Established building line has been ignored.
- The footprint, plot ratio, height and massing of the proposed dwelling are larger than that approved.
- This proposal suburbanises the area.
- It is harmful to the character of the area by breaking up the large rear garden.
- Wildlife habitat. The rear boundary here is part of a wildlife corridor, which provides a sanctuary for deer, birds, small mammals, reptiles and bats.
- Large paved area will increase run off.
- There is an overall loss of trees. Object to the loss of any mature trees.
- Invasion of privacy to adjoining properties with an increase in the size and number of windows over the approved scheme.
- Increased ridge height would result in increased overshadowing to neighbours.
- The proposed style, materials, size, scale. Height, massing and positioning would harm the character and appearance of the area, in relation to Greenmead and its wider context.
- Will increase traffic.
- Extra noise pollution.
- Doesn't provide affordable housing.
- The Design and Access Statement submitted is inadequate.
- The proposed front laurel hedge is not indigenous.

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- The site does not lie within a defined settlement policy boundary - *The Site does lie within the Southdown settlement policy boundary as defined in the 2006 Local Plan Review .*

2 letters of support received, stating the proposal is well designed, well screened, accords with the Urban Capacity Study and is in keeping with the area.

Relevant Planning Policy:

Winchester District Local Plan Review

DP1, DP3, DP4, RT3, T2

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS3 Housing

Other Planning guidance

Winchester District Urban Capacity Study

Planning Considerations

Principle of development

The site lies within the policy boundary of Southdown settlement where new residential development is acceptable in principle. In addition the site was identified in the 2001 Urban Capacity Study as being capable of accommodating an additional dwelling unit. Further, the extant permission for a new dwelling on this site, given in 2007 (W/05141/13), is a material planning consideration.

Local Plan policy and PPS3 encourage residential infilling within the settlements, making the best use of urban land which becomes available for development.

Impact on character of area

At Planning Development Control Committee in May 2007, the issue of backland development here was considered in light of the precedent set by the neighbouring backland development at Westbrook House, to the north of this site.

Building new dwellings in the rear garden ground of existing dwellings is not necessarily unacceptable. In the case of this proposal it is considered that it would not constitute an unacceptable form of backland development and reflects the siting and character of the adjacent dwelling to the north, Westbrook House.

Whilst the new dwelling sits back from the road, this in itself would not harm the character of the area, and there is sufficient space available within the site to avoid a cramped form of development. Furthermore, the house would be sited some 58m from the road, and this distance combined with the screening provided by boundary vegetation and existing development, would mean that the new dwelling would have only a modest impact on the street scene at Fairfield Road.

The design of the proposed new dwelling is traditional and in keeping with the character of the area, using bricks and tile hanging with plain clay tiles. A street scene elevation has been submitted by the applicant showing the height and massing of the new dwelling is not out of keeping with that of the neighbouring dwellings.

The submitted landscape plan does propose a laurel hedge. Whilst this species is not indigenous, it is in keeping with neighbouring boundary treatments, and is not considered to harm the character and appearance of the area.

The proposed density of 16 units per ha was approved on the previous scheme and whilst this is

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below the minimum of 30 units per ha recommended in PPS3, it is in keeping with the character of development in this area, given the site constraints, which include mature trees and the siting of the existing dwelling adjacent. The density of older developments surrounding the site are 2 units per ha, whilst Westbrook House to the north of Greenmead, has a density of 7.6 units per ha.

Impact on neighbouring property

There were two first floor windows on each side elevation of the previously approved dwelling. There are no additional windows on the currently proposed scheme.

The proposal is considered to cause no material harm to neighbour's amenity. There would be no significant increase in overlooking windows, and the height of the building is not considered to result in an unacceptable level of overlooking or overbearing impact. In addition the mature landscaping on the boundaries prevents or restricts overlooking to neighbours private amenity space.

Landscape/Trees

The Tree Impact Assessment, first submitted with the previous application, shows that the only tree removed from the site was a Hawthorne which had suffered storm damage, and all other trees are to remain. Only the Privet hedge at the access is to be removed for a length of 5.5m. There is no significant change in this proposal which affects the previously approved Tree Impact Assessment.

The previously recommended conditions have been imposed, Nos.03-07 listed below. These ensure the retention and the reinforcement of the existing mature hedges and trees on the boundaries of the site, which positively contribute to the visual amenity of the area.

Wildlife

Since there is no significant loss of trees or hedging on site the County Council Ecology Officer was satisfied that the proposals were unlikely to harm wildlife habitat and therefore a wildlife survey was not considered necessary.

An informative regarding nesting birds has been added.

Other Matters

Neighbours also objected on the grounds that the new dwelling would increase traffic in the area. However, the Highways Engineer has not raised an objection in this regard.

Policy H4 of the Local Plan Review has been cited by objectors. However, this is an infill policy which relates to rural locations only. Policy H4 is only relevant to sites: "outside the built-up areas of settlements listed in Policy H3". Southdown is listed within policy H3 and therefore policy H4 is not relevant.

Open Space payment has been received.

Recommendation

Application Permitted subject to the following condition(s):

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 dwelling and garage hereby permitted have been

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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 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.

4 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

5 Protective measures, including fencing, ground protection AND any "no dig" surfacing under tree canopies, in accordance with the Arboricultural Impact Appraisal and Method Statement reference CBA6702 written by CBA Trees and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site. The Arboricultural Officer shall be informed prior to the commencement of construction of "no dig" surfacing under tree canopies so that a precommencement site visit can be carried out. Telephone 01962 848317.

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with CBA6702. Telephone 01962 848317.

Any deviation from works prescribed or methods agreed in accordance with Method Statement CBA6702 shall be agreed in writing to the Local Planning Authority.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement CBA6702.

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

6 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 dwelling is occupied. Development shall be carried out in accordance with the approved details.

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

7 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.

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

8 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 Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

9 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 5 metres from the highway boundary.

Reason: In the interests of highway safety.

10 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development 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 construction period.

Reason: In the interests of highway safety.

11 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

Informatives:

1. 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.

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

Hampshire County Structure Plan Review: UB3, R2

Winchester District Local Plan Review: DP3, RT3, T2

3 The applicant should be aware that it is an offence under the Wildlife and Countryside Act 1981 to carry out tree and hedge works, which would harm nesting birds during their breeding season.