

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	08/00236/FUL	Valid Date	31 January 2008
W No:	21016	Recommendation Date	17 March 2008
Case Officer:	Mr Nick Fisher	8 Week Date	27 March 2008
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Demolition of office/store; erection of single storey one bed dwelling with off street parking in land to the rear of 160 Stockbridge road
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Site:	160 Stockbridge Road Winchester Hampshire SO22 6RN
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
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Y	N	N	Y	N	Y	Y
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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: 5
Case No: 08/00236/FUL / W21016
Proposal Description: Demolition of office/store; erection of single storey one bed dwelling with off street parking in land to the rear of 160 Stockbridge road

Address: 160 Stockbridge Road, Winchester, Hampshire, SO22 6RN
Parish/Ward: Winchester Town
Applicants Name: Mr and Mrs David Foreman
Case Officer: Mr Nick Fisher
Date Valid: 31 January 2008

Site Factors: Site located in an existing urban area.

Recommendation: Application Permitted

General Comments

This application is brought to committee because of the number of objections.

Site Description

The site subject to this application covers an area of 0.014 hectares and forms part of the rear garden serving 160 Stockbridge Road, Winchester. The garden area is flat and contains a lawn and various small trees and shrubbery. No.160 Stockbridge Road is a two storey end terrace dwelling-house. The site of the proposed dwelling is partially occupied by a 2.1m flat roofed garage / outbuilding. The outbuilding is located adjacent to the side (eastern) boundary with 85 Fairfield Road.

The site has a frontage length of 16.5mt and is defined by an existing 1.7mt (approx) brick boundary wall. There is an existing breach in the wall to serve the garage building /storage building. The frontage of the site follows the curve of Fairfield Road. The surrounding dwellings are generally two storey, Victorian semi-detached buildings. There are also examples of more modern two storey terraced dwellings within the road. No.85 Fairfield Road (immediately to the east of the site) is an older, two storey brick and flint dwelling.

Proposal

It is proposed to erect a one bedroom single storey, contemporary dwelling within the existing garden serving 160 Stockbridge Road. The building will occupy the eastern section of the garden in a similar location to the existing garage building.

It is proposed that the external materials are white rusticated and smooth render, with dark grey aluminium windows and doors and a Kalzip mid-grey standing seam metal roof. The proposed dwelling is served by a small courtyard garden area to the rear. It is proposed to maintain the existing brick boundary wall with Fairfield Road and plant a climbing plant behind the wall. It is intended that the climbing vegetation will overhang the wall to help visually soften the appearance of the roof structure when viewed from the highway. One parking space is proposed on-site, parking for no 160 Stockbridge Road will be through the use of existing on-street car parking permits.

Relevant Planning History

None

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Consultations

Engineers: Highways: No objection subject to condition (no 03,04,05).

Engineers: Drainage: No objection in principle subject to building regulations being complied with and the use of permeable paving. Details are required regarding storm drainage. Subject to condition 02, 13.

Environmental Health: No objection subject to conditions regarding contamination (no 07,08,09).

Architects Panel: No objection. The panel considered that the proposal would not be excessively prominent. The panel considered that the application represented a clever use of space but stressed that high quality materials must be used.

Representations:

City of Winchester Trust: The City of Winchester Trust welcomes the scheme and considers that it is innovative. The trust question if the scheme provides enough external storage and consider that the hard-standing areas should be made of porous materials.

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

- The dwelling is out of character with neighbouring buildings. There is strong uniformity within the road; the scheme does not reflect this.
- The dwelling will have a detrimental impact upon the street-scene;
- The proposed dwelling is served by insufficient amenity space;
- The potential for a comparison with the recently constructed modern building at Hatherley Road is weak;
- Insufficient information has been provided regarding boundaries, especially the boundary with 85 Fairfield Road;
- Loss of light upon neighbouring properties.
- The introduction of a further garden in close proximity to existing gardens will cause noise disruption;
- The proposal will further exacerbate parking problems within the area;
- The existing vegetation in the garden will be lost and local wildlife will suffer as a result;
- The density development is too high in relation to the area;
- The development will set an unwanted precedent;
- The construction of the building will disrupt local traffic flows and pedestrians movements.

Relevant Planning Policy:

Winchester District Local Plan Review: DP1, DP3, DP4, DP13, RT4, W.7, T1, T2, T3, T4.

National Planning Policy Guidance/Statements:

PPS1: Delivering Sustainable Development

PPG3: Housing

Other Planning guidance

Parking Standards 2002

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Planning Considerations

- Principle of development;
- Design and layout;
- Impact upon the character of the area;
- Amenity Considerations;
- Landscape / trees;
- Highways and parking.

Principle of development

It is considered that the proposed erection of a small dwelling on the site accords with both national and local planning policy. The proposed development makes efficient and effective use of the site in accordance with policy DP3 without changing or damaging the existing character of the area or significantly harming the amenity of nearby occupants.

It is considered that the proposal represents a distinctive and innovative form of development in accordance with guidance contained within PPS3: Housing. It is considered that the height, scale and layout of the development pay regard to the site's constraints, and the appearance of the street-scene.

Design/layout

The development has been designed to ensure that the building is partially screened behind the existing boundary wall. It is considered that the boundary wall is an important feature within the street-scene that should be retained. The use of the existing breach within the wall to provide pedestrian access and an off-street parking bay and will ensure that it is possible to view / be able to glimpse the dwelling from the street through the proposed barred gate. It is considered to be important to view the building because it will add further visual interest to the street-scene.

The building has been designed to ensure that it is low and modest when viewed from the street-scene and does not appear to be excessively prominent. The contemporary style of the building and use of contemporary style materials (white render, metal standing seam roof and dark-grey metal aluminium windows) are considered to be appropriate within the urban context of the area.

The dwelling is served by a small court yard style amenity space /garden area to the rear. Whilst the amenity space is small it is considered that the area will meet the needs of the future occupants of the dwelling. It is the case that small courtyard style gardens are not uncommon within central urban areas. The area between the dwelling and wall provides sufficient room for a bin storage area and one long term cycle store building.

It is proposed that the existing dwelling (no 160 Stockbridge) road will be left with a small garden / lawn area. It is also considered that the size of the resultant garden will meet the needs of the future occupants of the occupiers.

Impact on character of area

The proposed single storey contemporary style dwelling is not considered to harm or fundamentally alter the existing character of the area. The retention of the existing boundary wall (combined with the planting of climbing vegetation to overhang the pavement) and the low single storey nature of the proposal will ensure that the dwelling will not appear to be overbearing or excessively prominent within the street-scene.

Whilst the size and contemporary style of the building is different to the identified character of the area, it is considered that the proposal will bring an element of variety and distinctiveness to the

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street-scene. The low and partially hidden nature of the proposal will ensure that the building will not appear to be excessively prominent in relation to neighbouring buildings. The main windows serving the dwelling face in a southerly direction toward the small courtyard garden area (the introduction of further windows in the future is controlled by condition 11). It is not proposed to introduce windows facing the dwellings to either side of the site.

The proposal will result in the loss of some of the existing small trees and vegetation within the garden area, it is not considered that their loss will not harm the appearance or character of the area.

Amenity Considerations.

As a result of the low single storey nature of the proposal and proposed boundary treatment (retention of the existing hedge) and introduction of boundary walls (a condition has been placed upon the proposed consent to ensure that the details are to the satisfaction of the LPA) the proposal will not have a significant detrimental impact upon the amenity of the occupants of nearby dwellings in terms of overlooking or loss of sunlight. With regard to the relationship with no 85 Fairfield Road to the east, it is considered that this will not be fundamentally altered. The side elevation of the existing flat roofed garage (height 2.6m and width 6.2m) will be replaced by the flat roofed side elevation of the proposed building (height 2.6m width 5.9m)

With regard to noise generation originating from the proposed garden and the potential for disturbance upon the occupants of nearby dwellings it is considered that there are existing gardens within close proximity to one another within the area, and the continued use of part of the site as a garden area (to serve the new dwelling) will not materially alter the existing situation. There is existing overlooking of the garden area serving no 160 Stockbridge Road from two, first floor windows serving the side elevation of no.85 Fairfield Road (a bathroom and a bedroom window). This situation will not be altered by the proposal.

Landscape / trees

The loss of the existing modest trees and shrubs within the site is considered to be acceptable.

Highways / parking

The Highways Officer has not objected to the scheme and considers that the proposed parking provision for both 160 Stockbridge Road and the new dwelling subject to this application are acceptable. It is proposed to use the existing vehicular access to the site, and park one vehicle within the new curtilage. There is existing provision at the site for the parking of one vehicle; this proposal will not alter the existing situation. The occupiers of 160 Stockbridge Road will continue to use their parking permit provision to park within the area.

It should be noted that within central areas of Winchester the Local Planning Authority have allowed small residential developments (similar to this proposal) to be erected without parking provision

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).

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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 proposed hard-standing areas 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. The proposed hard-standing areas shall use permeable paving unless otherwise agreed in writing by the Local Planning Authority.

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

3 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway 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 duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

4 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.

5 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.

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

6 Details of the proposed border and vegetation climbing structure to be erected to serve the boundary planting to the rear of the front wall shall be approved in writing by the Local Planning Authority prior to the commencement of development. The climbing vegetation shall be allowed to overhang the boundary wall. The approved details shall be fully adhered too unless otherwise agreed in writing by the Local Planning Authority.

Details of the schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate of the climbing plants to grow upon the boundary wall, shall be approved in writing by the Local Planning Authority before development commences. 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.

7 Prior to the commencement of the development approved by this planning permission (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall conform to current guidance and best practice and include unless otherwise agreed in writing by the LPA:

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- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants

8 Prior to the occupation of the development, written verification by the competent person approved under the provision of EPC1 c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions EPC1 c) has been implemented fully unless varied with the written agreement of the Local Planning Authority in advance of implementation.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants

9 If, during any stage of the development, unexpected contamination is identified then no further development shall be carried out (unless otherwise agreed in writing with the Local Planning Authority) until an assessment by the competent person approved under the provisions of EPC1 c) has been completed and a scheme to deal with any additional contamination shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

10 Works to the front boundary wall with Fairfield Road shall be carried in accordance with the approved plans unless otherwise in agreed in writing. The wall shall be retained and shall not be breached unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting the appearance and character of the area

11 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 additional windows, dormer windows or doors other than those expressly authorised by this permission shall, at any time, be constructed in the dwelling hereby permitted.

Reason: To protect the amenity of the occupants of nearby dwellings.

12 Details of the appearance of the proposed bin store, long stay cycle store and proposed gates shall be submitted too and approved in writing by the Local Planning Authority before the development commences.

Reason: To ensure a high standard of development in the interests of protecting the character of the area.

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13 Details of the provision for storm drainage / water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development. The approved details shall be fully adhered too unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of local drainage.

14 Details of the proposed boundary treatment for the west, east and southerly boundaries shall be submitted too and approved in writing by the Local Planning Authority prior to the commencement development, The approved details shall be fully adhered too unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that boundary treatment prevents overlooking at ground level in relation to adjacent garden areas.

15 Details of the existing and proposed site levels and height of the resulting building in relation to the front boundary wall shall be submitted too and approved in writing by the Local Planning Authority prior to the commencement of development. Once agreed the details shall be fully adhered too unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development relates well to the street-scene.

Informatives:

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP13, RT4, W7, T1, T2, T3, T4.

2. 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.