

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 April 2008

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	08/00208/FUL	Valid Date	30 January 2008
W No:	17114/04	Recommendation Date	25 March 2008
Case Officer:	Mrs Jill Lee	8 Week Date	26 March 2008
		Committee date	24 April 2008
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Redevelopment of existing site to include; dental surgery and 6 no. one bedroom flats with associated landscaping and parking (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)(RESUBMISSION)
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Site:	Shipyards Motor Co Hambledon Road Denmead Waterlooville Hampshire
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
YES	YES	NO	YES	NO	NO	YES

COMMITTEE ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed		
	Signature	Date
CASE OFFICER		25 th March 2008.
TEAM MANAGER		

AMENDED PLANS DATE:- Not applicable.

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Item No: 1
Case No: 08/00208/FUL / W17114/04
Proposal Description: Redevelopment of existing site to include; dental surgery and 6 no. one bedroom flats with associated landscaping and parking (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)(RESUBMISSION)
Address: Shipyard Motor Co Hambledon Road Denmead Waterlooville Hampshire
Parish/Ward: Denmead
Applicants Name: Shipyard Motor Co.
Case Officer: Mrs Jill Lee
Date Valid: 30 January 2008
Site Factors: None identified.
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received and at the request of Denmead Parish Council, whose request is appended in full to this report. A similar application to this was approved at PDC Committee on 1 April 2004 (03/02883/FUL), the main difference being that the ground floor was to be utilised as shop units rather than as a dentist's surgery and there were 4no one bedroom flats, whereas 6no one bedroom flats are now proposed, utilising the roof space to provide two additional flats. The previous consent is still valid.

Site Description

The site comprises 0.05 hectares and has a two storey brick and flint building which is used for car sales, and incorporates a large parking area to the front. The building has single storey flat roofed front and rear extensions.
The site is on the corner of Ashling Park Road and Hambledon Road and forms the end of a row of mixed commercial and residential properties, all two storey and with varying designs. There are two significant evergreen trees which are outside the site on the corner of the two roads and which partially screen views of the site. These trees are of particular importance given the dominance of hard landscaping in the vicinity.
To the rear of the site in Ashling Park Road are residential properties, many of which are 1.5 storey and fairly low key.
On the opposite side of Hambledon Road is the health centre.
The site is flat with no particular features of importance other than the existing flint wall to the Hambledon Road frontage, which it is proposed to retain and extend. The retention of the wall is considered to be important to the character of the area and this has been conditioned (Condition 4).

Proposal

It is proposed to redevelop the site by the demolition of the existing building and the erection of a two storey building which would incorporate a dentist's practice to the ground floor, with four one bedroom flats on the first floor and two one bedroom flats utilising the roof space. There is parking to the front and to the rear of the proposed building. The bin and cycle stores are also to the rear of the building. The previously approved scheme had two shop units to the ground floor and four one bedroom flats to the first floor. Due to a lack of demand for shop units in Denmead, the ground floor use has been amended to a dentist's surgery for which there is a demand and a user has already been identified. The building footprint is the same as that already approved, with the additional units being incorporated within the roof space. The overall height of the building is also the same as that previously approved, although roof lights have been added to the front elevation

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and small pitched dormers to the side and rear elevations. It is proposed to use traditional materials, brick, tile hanging and plain clay tiles to the roof. The submission of samples has been conditioned (Condition 2).

The density of the previously approved scheme was 74 dwellings per hectare (dph) which rises to 111 dph with the two additional one bedroom flats.

The access and parking arrangements are acceptable for the increased number of flats.

Relevant Planning History

03/02883/FUL - redevelopment of site comprising erection of one block consisting 2no shop units and 4no one bedroom dwellings with alteration to existing and new vehicle access - Approved at PDC Committee – 01/04/2004

Consultations

Engineers: Drainage:

No objection to the application.

Engineers: Highways:

No objection to the application subject to Conditions 6, 7 and 8.

Environmental Health:

No objection to the application subject to conditions to deal with contaminated land, Conditions 9 to 13.

Representations:

Denmead Parish Council

Strongly objects to the application. The proposed development would not respond positively to the character, appearance and variety of the local environment and would therefore be contrary to policy. The proposal would have an adverse effect on adjoining land, uses and property. The loss of the building is to be deplored. Over-intensive use of the site. Likely to lead to the parking of cars on the highway. Continuation of dentists practice is supported. Doesn't acknowledge demand for one bedroom houses. Will place social strain on area. Will detract from village centre.

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

- Insufficient car parking
- One bedroom dwellings not needed.
- Dentist should remain in health centre.
- Loss of building regretted.
- Building too high
- Insufficient public transport.

Relevant Planning Policy:

Winchester District Local Plan Review

DP3, H3, H7, SF6, RT4, T4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

Planning Considerations

Principle of development

The application site is located within the settlement boundary of Denmead where mixed use redevelopment is generally acceptable in principle. The site would be developed at a high density but is making use of roof space to provide two additional flats without adding to the approved footprint. The development would provide accommodation for a facility and service and so is

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acceptable. The proposed flats concur with the housing mix Policy H7 in that they are all one bedroom. The parking provision is acceptable. There is no amenity space, but this was the case in the previously approved scheme. The principle of development has already been accepted and the previous consent is still valid. The only difference between this new scheme and the previously approved one is the additional 2no one bedroom flats in the roof space, which will result in roof lights to the front, side and rear and the provision of two pitched dormers, one to the rear and one to the side.

The principle of the development is therefore acceptable.

Design/layout

The design of the building is the same as that previously approved, apart from the additional roof lights and dormer windows. The proposed materials are the same and the ground and first floor windows in the same position. The relationship with existing surrounding residential properties is considered to be acceptable and the design appropriate for the setting. The roof will help to obscure views of the flat roofed building next door to the application site. The submission of details of the materials has been conditioned as it is important to achieve good quality materials to help improve the character and appearance of the town centre.

The existing flint wall has always been identified as being important to the character of the area and has always been retained in previous schemes. The wall is to be retained and extended around the corner to Ashling Park Road in the current scheme.

The existing building will not be retained and is not worthy of being listed. The principle of its redevelopment has already been established.

Impact on character of area and neighbouring property

The relationship of the new building with existing surrounding buildings is considered to be acceptable. Condition 5 will prohibit the insertions of additional windows but those already proposed are considered to be acceptable. The property to the rear of the site is set back and any potential overlooking would be to the front garden area only. The property on the other side of Ashling Park Road is at a sufficient distance to avoid direct overlooking to private amenity areas.

Landscape/Trees

There are two significant trees which are not within the site but which contribute to the character and appearance of the area. The trees will be retained and will not be affected by the redevelopment. They will help to screen views of the new development from the west. There is limited planting proposed within the site but this is indicative of the general hard landscaped character of the area and will not detract from the village centre. Condition 3 requires a landscape plan to be submitted as there is some potential for planting which will help soften this corner development.

Highways/Parking

The highways officer has raised no objection to the application. There is a total of 10 car parking spaces provided for the flats and the dentist's surgery and it is likely that some sharing of spaces will occur, with the residential use of the spaces when the surgery is closed. There are also public car parks in the vicinity where potential visitors to the dentist's surgery could park.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for public 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 - Approve, subject to the following conditions:

Conditions/Reasons

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

1 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 building 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.

2 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.

3 Reason: To improve the appearance of the site in the interests of visual amenity.

4 The existing flint wall to Hambledon Road shall be retained and maintained in its current form in accordance with the approved plans.

4 In the interests of the amenities of the character and appearance of the area.

5 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 windows other than those expressly authorised by this permission shall, at any time, be constructed in any of the external walls or roof of the development hereby permitted.

5 Reason: To protect the amenity and privacy of the adjoining residential properties.

6 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.

6 Reason: In the interests of highway safety.

7 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.

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7 Reason: In the interests of highway safety.

8 The parking area including the garage 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 or other storage purposes incidental to the use of the dwelling house as a residence.

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

9 Prior to the commencement of the development approved by this planning permission, a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning authority. The scheme must include the following:

- 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;
- d) Prior to the occupation of the development written verification by the competent person shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved has been implemented fully unless varied with the written agreement of the Local Planning Authority in advance of implementation.

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

10 Prior to the occupation of the development written verification by the competent person regarding the scheme to deal with contamination, shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved has been implemented fully unless varied with the written agreement of the Local Planning Authority in advance of implementation.

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

11 If during any stage of the development, unexpected contamination is identified then no further development shall be carried out until an assessment has been completed and a scheme to deal with any additional contamination is submitted and approved in writing by the Local Planning Authority.

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

12 Details of a scheme for protecting the proposed domestic dwellings from noise from the proposed ground floor commercial unit shall be submitted to and approved by the Local Planning Authority in writing before development commences. Any works which form part of the approved scheme shall be completed before any dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

12 Reason: To ensure that acceptable noise levels within the dwellings and the curtilage of the dwellings are not exceeded.

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13 The use of the ground floor for commercial purposes shall be limited to 0800 to 2200 hours Monday to Saturdays and at no time on Sundays or recognised public holidays.

13 Reason: To protect the amenities of the occupiers of adjacent residential properties.

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:-

Winchester District Local Plan Review 2006: DP3, H3, H7, SF6, RT4, T4