

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	08/00366/FUL	Valid Date	15 February 2008
W No:	20627/01	Recommendation Date	8 April 2008
Case Officer:	Mr Nick Fisher	8 Week Date	11 April 2008
		Committee date	24 April 2008
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	2 no. three bedroom, 3 no. two bedroom dwellings and 1 no. two bedroom bungalow with associated parking(RESUBMISSION) and land to rear of 108 Springvale Road.
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Site:	106 Springvale Road Kings Worthy Hampshire SO23 7NB
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N

Committee 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:	08/00366/FUL / W20627/01
Proposal Description:	2 no. three bedroom, 3 no. two bedroom dwellings and 1 no. two bedroom bungalow with associated parking (RESUBMISSION) and land to rear of 108 Springvale Road.
Address:	106 Springvale Road Kings Worthy Hampshire SO23 7NB
Parish/Ward:	Kings Worthy
Applicants Name:	Mr Robert Newbold
Case Officer:	Mr Nick Fisher
Date Valid:	15 February 2008
Site Factors:	Site located within a existing urban area.
Recommendation:	Application Permitted

General Comments

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

This application follows the refusal of application ref: 07/00976/FUL for the erection of 1 no. four, 2 no. three and 3 no. two bed dwellings with a new access road and car parking. It is considered that the revised layout overcomes the previous reasons for refusal.

Site Description

The site is 0.191 hectares in area and is occupied by No. 106 Springvale Road (a single storey dwelling facing Springvale Road with a large rear garden) and the rear garden area serving No. 108 Springvale Road. The site is located within the defined policy boundary of Kings Worthy. The site is long and thin with a length of 90m (approx) and a width adjacent to Springvale Road of 15m (approx) and a width at the rear (western section) of 30.2m. The site has a significant slope from west to east, and drops by approximately 8m. The two rear garden areas contain various small dilapidated outbuildings and are generally open in character, with several small bushes and small trees.

The western section of Springvale Road within the vicinity of the site is characterised by two storey dwellings, large dormer bungalows and single storey dwellings. There are various examples of infill developments located within Springvale Road. The eastern section of Springvale Road opposite the site is characterised by similarly styled, modern, single storey buildings. Two modern substantial bungalows in Ilex Close, immediately to the west of the site, are located on higher land. Neighbouring garden areas are located to the north and south and No. 112 Springvale Road is located to the south of the site and is in a backland situation from Springvale Road. This property is single storey.

Proposal

It is proposed to erect two x three bedroom dwellings, three x two bedroom dwellings and one x two bedroom bungalow within the site.

A pair of modest two bedroom, two storey semi detached dwellings with dormer accommodation within the roof space are proposed to face Springvale Road. Access to the site is taken from a proposed vehicle access to the north of this building, adjacent to the side boundary of No.104 Springvale Road. Located further into the site (westwards) are two parking spaces to serve the dwelling facing Springvale Road and a double garage serving Units 5 and 6, with communal landscaping designed to soften the development as one enters the site.

It is proposed to located a pair of semi detached dwellings (one x two bedroom and one x three

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bedroom) with dormer windows within the roof space to the rear of the site. To the south of this building, it is proposed to erect one small three bedroom detached dwelling with accommodation within the roof space. To the south east of this property, it is proposed to locate a two bedroom bungalow

The central section between the dwellings is to be used for parking and turning of vehicles and landscaping. In total, twelve parking spaces are provided within the site (this includes two located within the double garage).

It is proposed that the external materials will be multi-red stock brick and plain clay tile roofs. Doors and windows will be white painted timber.

The density of development is 31.5 dwellings per hectare

Relevant Planning History

07/00976/FUL - 1 no. four, 2 no. three and 3 no. two bed dwellings with new access road and car parking – Refused – 21/06/2007.

Consultations

Engineers: Drainage:No objection subject to condition (Condition 3)

Engineers: Highways:No objection subject to conditions. (Conditions 4 to 9 and 12)

Environmental Health: No objection subject to conditions. (Conditions 13 to 15)

Landscape: No objection (relevant Conditions are 10 and 11)

Environment Agency: No objection

Southern Water: No adverse comments

Representations:

Kingsworthy Parish Council:

- No comment.

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

- The development will cause overlooking upon nearby garden areas and adjacent windows, and reduce the enjoyment of nearby properties.
- Building upon the slope will result in visual intrusion within the area;
- A walnut tree has been felled within the site prior to the submission of the application;
- The development contains insufficient parking and will result in further parking upon Springvale Road;
- The proposed density is excessive and the number of units will bring noise and activity to a quiet area;
- The development incorporates a large amount of hard-standing, this will lead to the run off of water towards Springvale Road, the road has experienced flooding in the past;
- The existing and proposed drainage system may not be able to cope with the development;
- The development contains too many units;
- The development will be detrimental to existing private views within the area;
- Replacing a bungalow with a pair of semi detached properties will harm the appearance of

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- the street-scene;
- New lighting will affect the setting and tranquillity of a garden area.
 - Chalet bungalows are more appropriate in this location than the proposed two storey dwellings;
 - The proposed small garden areas serving the dwellings are out of the character with existing properties within the area which tend to be served by larger gardens;
 - The development is contrary to Policies DP3 and DP5 and the Village Design Statement;
 - The layout is cramped and fails to provide on-site play areas and also fails to create a sense of place;
 - The development will increase the traffic flow on Springvale Road;
 - The development will increase pressure on local infrastructure;

1 letter of support received:

- Imaginative style houses;
- The development will tidy up an untidy site;
- Springvale Road will easily be able to accommodate the extra traffic generated by the development.

Relevant Planning Policy:

Winchester District Local Plan Review: DP1, DP3, DP4, DP5, DP6, H3, H7, RT4, T1,T2,T3,T4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development
PPG 3 Housing
PPG 13 Transport
PPG 17 Planning for Open Space, Sport and Recreation

Supplementary Planning Guidance

Kings Worthy Village Design Statement.

Other Planning Guidance

Winchester Housing Needs Survey

Planning Considerations

- Principle of development
- Design / Layout
- Impact upon the character of the area and neighbouring properties
- Landscape Trees
- Highways Parking
- Drainage

Principle of development

The principle of developing this site is acceptable. The site is located within the defined policy boundary. The density of development (31.5 dph) is acceptable and accords with Policies H3, H7, DP3 of the Local Plan and the guidance within Planning Policy Statement 3: Housing. The density of development and proposed layout are considered to relate well to the surrounding pattern of development. The mix of dwellings and size of the two bedroom dwellings accords with Policy H7.

In accordance with Policy DP1, the applicant has prepared a contextual analysis and design statement. It is understood that the applicant has conducted public consultations prior to the submission of the application.

A contribution towards public open space has been made by the applicant in accordance with

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Policy RT4 of the adopted Local Plan.

With regard to drainage and the potential for flood risk due to run off, a condition is recommended that requires permeable paving for all hard-standing areas (Condition 3). The scheme therefore complies with Policy DP3.

The development meets basic sustainability requirements and efficiency ratings. These matters are governed by Building Regulations.

It is considered that the development has overcome the reasons for refusal with regard to application ref: 07/00976/FUL. The scheme was refused for the following reasons:-

- The development would appear to be cramped and over-dominant and out of keeping with neighbouring dwellings;
- The extensive car parking and hard-standing would result in a harsh environment with little amenity value;
- The mass and bulk of Plot 1 would result in significant overshadowing and a detrimental impact upon the property to the north;
- Failure to make payment for public open space;
- Failure to demonstrate that the proposal amounted to a sustainable form of development;
- Failure to make the best possible opportunity to reduce the reliance on the private car (a contribution towards sustainable transport was required in accordance with the Winchester Movement and Access Plan)

It is considered that the scheme accords with the guidance contained within the Village Design Statement. In particular, the scheme accords with the relevant Policies D6 (development within the envelope), D9 (floodrisk within the Springvale Road area), D11 (appropriate use of materials), D12 (use of half hipped roofs) and D12 (Infill developments).

Design/layout

The design of the proposed buildings is considered to be acceptable. The buildings are of a traditional form and detailing and will not appear to be out of character with surrounding dwellings. The proposed materials are also considered to be acceptable.

The proposed erection of two storey buildings within the site, with one facing Springvale Road, is considered to be acceptable. There are examples of two storey buildings and one and a half storey buildings within the western street-scene of Springvale Road. The dwellings with dormers within the roof space will not visually dominate nearby properties in terms of height and scale or appear to be out of character within the street-scene.

The layout allows for sufficient "breathing space" around the buildings. It has dispersed parking areas with appropriate amounts of landscaping to visually soften the appearance of the scheme. The layout makes good use of the site whilst avoiding a cramped form of development and has a variety of forms and heights to reflect the diverse form of development in the area.

The gardens serving the proposed dwellings are considered to be large enough to meet the needs of future occupants.

Impact on character of area and neighbouring property

The site has a significant slope and, to ensure that the proposed buildings do not appear to be overbearing, the developer is proposing to reduce the existing levels and locate the buildings to the rear of the site at a lower level than the bungalows located to the rear upon Ilex Close. This will ensure that the proposed roofs "fall" down the site and will not appear to be visually prominent

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from views to the east.

The relationship between Plots 1 and 2 with the dwelling and garden area to the north is considered to be acceptable and there will be no material overshadowing or overlooking. In relation to the previous scheme, the building facing Springvale Road has been significantly reduced in terms of length and bulk.

There is sufficient distance between the proposed dwellings and neighbouring private gardens. The nature of the overlooking is indirect and the proposed boundary treatment and internal landscaping provide adequate screening.

Landscape/Trees

The Landscape Officer has not objected to the scheme. It is considered that the proposed boundary and internal landscaping are acceptable. This has been designed in well proportioned areas rather than thin strips and will offer reasonable levels of amenity within the site. The proposed landscaping to the front of the site, adjacent to Springvale Road, is considered to be satisfactory.

Highways/Parking

The proposed parking provision and turning facility are both considered to be acceptable. The Highway Officer has commented that a refuse vehicle may not be able to easily reverse into the rear of the site. A condition has therefore been added (Condition 12) to provide space for a bin collection area adjacent to the parking area serving Plot 1.

Because of the date of submission, there is no requirement for the developer to provide a financial contribution towards sustainable transport, in accordance with the Winchester Movement and Access Plan.

Drainage

To ensure that run-off does not adversely affect Springvale Road, a condition has been placed upon the development to ensure that permeable hard paving areas are used, and a cut of drain is provided at the site entrance. (Condition 3)

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:

Application Permitted 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).

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2 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 at first floor level other than those expressly authorised by this permission shall, at any time, be constructed in the dwellings hereby permitted without the prior written approval of the Local Planning Authority.

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

3 The proposed hard-standing area shall use Permeable materials only unless otherwise agreed in writing by the Local Planning Authority.

A cut off drain shall be provided at the entrance to the site with Springvale Road. Details of the cut off drain shall be submitted too and approved in writing by the Local Planning Authority before the development commences, the details shall be fully adhered too.

3 Reason: In the interests of sustainable drainage.

4 The proposed access and drive, including the footway 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.

4 Reason: To ensure satisfactory means of access.

5 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

5 Reason: In the interests of highway safety.

6 The car parking hereby approved shall not be used for any other purpose than the parking of cars.

6 Reason: To ensure the provision and retention of the IN: in the interests of local amenity and highway safety.

7 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification (unless the final carriageway and footway surfacing) to an existing highway.

7 Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

8 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.

8 Reason: In the interests of highway safety.

9 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

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writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

9 Reason: In the interests of highway safety.

10 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- hard surfacing materials

Soft landscape details shall include the following as relevant:

- planting plans:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

10 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape

11 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

11 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

12 Details shall be submitted of a temporary / overnight hard-standing area for the storage of wheelie bins to be located near the site entrance and approved in writing by the Local Planning Authority before development commences.

12 Reason: To ensure that domestic refuse can be easily collected from the site.

13 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 the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the Local Planning Authority:

(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.

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Such scheme shall include nomination of a competent person to oversee the implementation of the works.

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

14 Prior to the occupation of the development, written verification by the competent person approved under the provisions of Condition 13 (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 Condition 13 (c) has been implemented fully unless varied with the written agreement of the Local Planning Authority in advance of implementation.

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

15 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 Condition 13 (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.

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

16 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings 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 following details shall be complied with unless otherwise agreed in writing by the Local Planning Authority:-

- (a) The development shall use bonnet hipped ridge tiles;
- (b) The development shall use timber window frames painted white;
- (c) The windows shall be recessed behind the brickwork by a distance of 100mm.

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

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:-

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, DP6, H3, H7, RT4, T1, T2, T3, T4

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