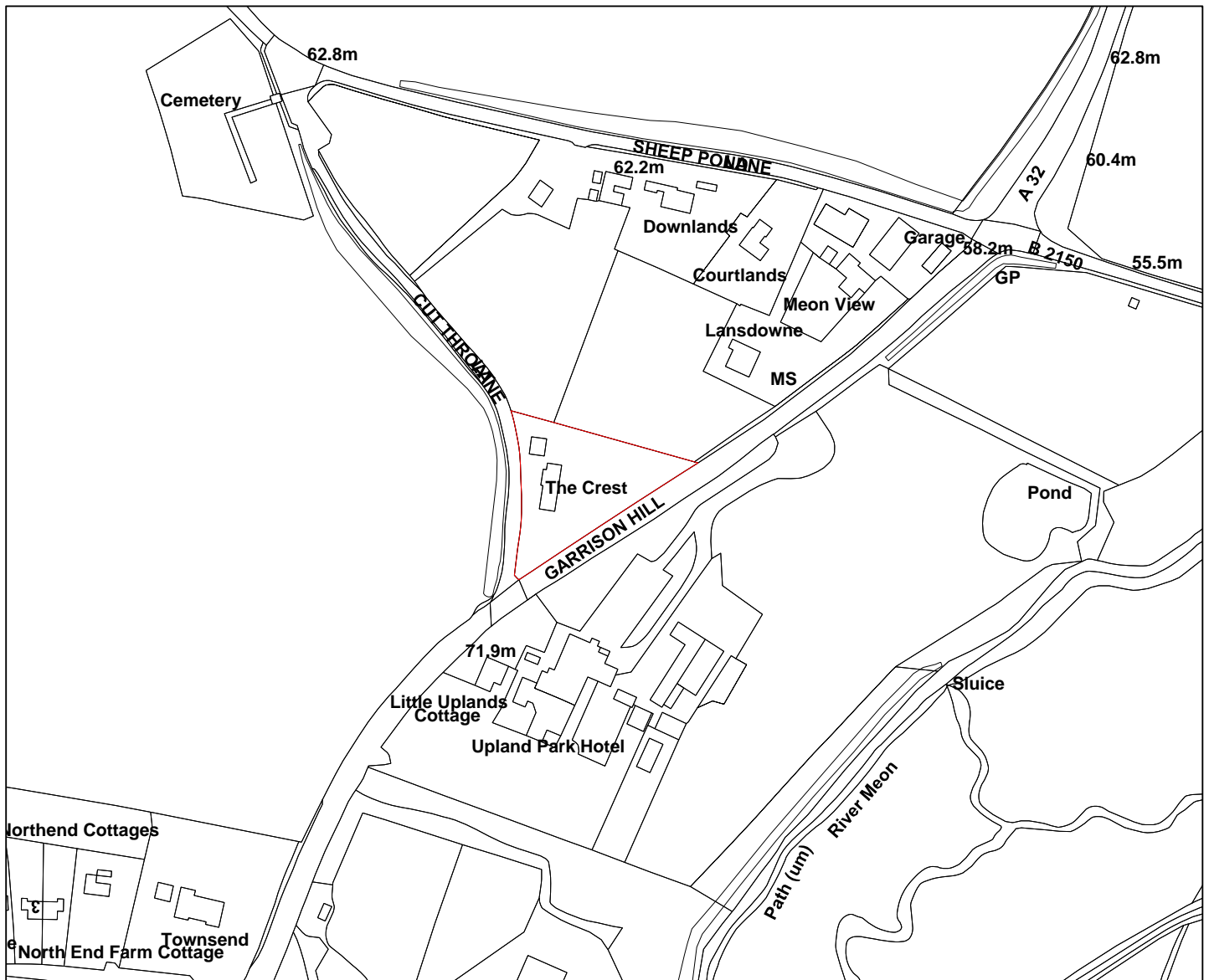


# The Crest, Garrison Hill, Droxford

11/00175/FUL

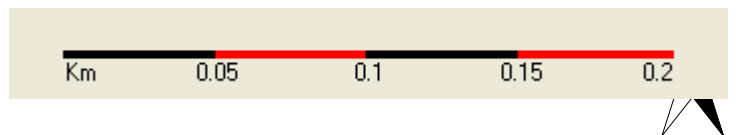


**Winchester**  
City Council



**Legend**

Scale:



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<b>Organisation</b>	Winchester City Council
<b>Department</b>	Development Services
<b>Comments</b>	
<b>Date</b>	06 April 2011
<b>SLA Number</b>	00018301

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**Item No:** 1 - SDNP  
**Case No:** 11/00175/FUL / W08434/01  
**Proposal Description:** (HOUSEHOLDER) Two storey extension; detached timber framed double garage with log store (amended plans received 17.03.2011 showing removal of conifer tree adjacent to the house and three replacement trees along the boundary).  
**Address:** The Crest Garrison Hill Droxford Southampton Hampshire  
**Parish, or Ward if within Winchester City:** Droxford  
**Applicants Name:** Ms Joanne Studer  
**Case Officer:** Mr Andrew Rushmer  
**Date Valid:** 27 January 2011  
**Site Factors:** South Downs National Park  
**Recommendation:** Application Permitted

### General Comments

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

### Site Description

The site is situated on Garrison Hill, on the northern edge of Droxford, just outside of the Droxford Conservation Area and is bounded on two sides by the A32 to the east and Cut Throat Lane to the west.

The house is located within a triangular shaped site (the site area measures approximately 0.23 hectares).

The elevated location of the house means it is clearly visible from the A32.

The existing house dates back to the 1930s and is traditional in terms of style. The property has a mansard roof, which is clad in plain clay tiles and the walls are of cream render finish.

### Proposal

The proposal involves the demolition of an existing single storey extension, and its replacement with a two-storey extension in a contemporary style, which is angled towards the north-east.

### Relevant Planning History

**85/01088/OLD** – Erection of double garage with store over - Permitted 5th March 1985.

### Consultations

#### Arboricultural Officer :

Considers that the information submitted at present is not sufficient in order to be certain that the proposal will not have a detrimental impact on retained trees. Therefore, he has recommended the imposition of a condition requiring the submission of an Arboricultural Method Statement (which is included within the list of recommended conditions below, please see condition 3 below). He also recommended various other conditions in respect of: inspection of fencing; construction of special engineering under tree canopies; limit of

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arboricultural work; no deviation from agreed method statement; arboricultural supervision; replacement tree planting.

The Council's Arboricultural Officer also assessed the conifer tree which is to be removed, and considers that it is not worthy of a Tree Preservation Order.

Winchester and Eastleigh Design Review Panel:

Generally the Panel felt that this is an interesting, exciting and bold proposal, which is likely to result in a pleasing addition to the existing property. However, the Panel also noted that any assessment of this proposal is bound to be governed to a certain extent by matters of taste.

In the main the Panel considered that the transition between the host dwelling and the extension was well handled. However, there was some concern that the very dynamic form of the extension will appear visually dominant in relation to the subdued architectural language of the host dwelling, and as viewed from the main A32 road to the north-east after the approved removal of an existing conifer.

The principle of a contemporary extension was welcomed by the Panel, though there were divergent views as to whether a more subtle approach would be more appropriate.

There was some concern about the flue and bin-store undermining the purity of the design, though again there were mixed views amongst the panel as to whether this was detrimental.

The Panel also drew attention to the solar panels, which whilst welcomed, ought to be incorporated in a manner that does not appear added-on, and hence the Panel recommended the use of solar roof tiles as opposed to panels.

The large area of glazing was also commented on by the Panel, who were concerned about the potential heat loss which would stem from this aspect of the proposal, and hence recommended the use of triple glazing.

The Panel also stressed the need to ensure that the materials (in terms of colours and types), as well as the detailing, were high quality and consistent with the overall design concept.

The architect who presented the scheme also provided photomontage views which the Panel considered suggested that the extension would sit relatively comfortably in the landscape.

**Representations:**

Droxford Parish Council: Objected to the proposal

The parish council stated that the property is located in a key elevated position overlooking a number of properties and is highly visible from the A32 and Sheep Pond Lane.

The parish council requested that the following comments be taken into consideration in determining this application:

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- that a full landscaping plan should be submitted prior to any decision being made;
- to protect outlook and privacy of neighbouring properties, the trees currently providing screening should be retained and consideration given to the provision of statutory protection;
- given the location of the property in an elevated position visible from the A32 and Sheep Pond Lane any materials (and colours) used must be in keeping with the character of the property and its rural location;
- the balustrading to the balcony should be frosted or heavily tinted in order to preserve the privacy of overlooked properties;

Letters received from 4 different addresses objecting to the application for the following reasons:

- Size and style of the proposed extension, which would be detrimental to the South Downs National Park;
- The proposed building will dominate the hillside in terms of visual impact and will overlook properties and garden areas below it (to the north-east);
- Concern about the loss of the mature conifer tree next to the house;
- Design not in keeping with the existing house;
- Increase in light pollution;
- The style of the extension is inconsistent with the rural character of the area;
- Insufficient information has been provided (in particular the absence of a photomontage showing how the extension would appear in context).

Reasons aside not material to planning and therefore not addressed in this report

- Question the necessity of the proposal;
- The proposed garage is unnecessary, as there is already a garage at the property, which has been converted into an annexe, and could simply be changed back to a garage.

**Relevant Planning Policy:**

South East Plan

CC4, C2

Winchester District Local Plan Review 2006

DP3, DP4, CE23

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

**Planning Considerations**

Principle of development

The principle of the proposed development is acceptable provided the application does not result in the loss of a small dwelling in the countryside, as defined in the accompanying text to policy CE23 of the Winchester District Local Plan Review 2006, namely a property with a floor area of under 120 square metres. The house in question has a floor area of approximately 200 square metres and hence there is no conflict with the size requirement in policy CE23 of the Winchester District Local Plan Review 2006.

Therefore, the principle of the development is acceptable, provided it complies with the

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detailed provisions set out in the Winchester District Local Plan Review 2006, national planning guidance and relevant material considerations.

Design/layout

It is considered that the proposal is in compliance with the requirements of policies DP3 and CE23 of the Winchester District Local Plan Review 2006 and Planning Policy Statement 7.

As noted by the Winchester and Eastleigh Design Review Panel, the proposal is considered likely to result in an attractive addition to the host dwelling.

Whilst the Winchester and Eastleigh Design Review Panel refer to taste in their comments, Planning Policy Statement 1 is quite clear in respect to the role of taste in determining planning applications, namely:

‘Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.’ (page 15, para 38)

Therefore, the assessment of this proposal cannot be based on taste, but on the quality of the design and its impact on the character of the area.

Moreover, given that the Winchester and Eastleigh Design Review Panel are supportive of the contemporary nature of the extension, and generally consider that the proposed extension is well designed, albeit not to everyone’s taste, combined with the lack of significant alteration to the existing house, there is no reasonable basis on which to refuse the application on design grounds.

Impact on character of area

Policy CE23 of the Winchester District Local Plan Review 2006 also requires that any extended or replacement dwelling in the countryside should not result in increased visual intrusion, as a result of increased sized or unsympathetic design. Furthermore, the first of the purposes of the national park is also relevant to the consideration of the impact of the proposal on the character of the area, namely the requirement to conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

In terms of the visual impact of the proposal, the Winchester and Eastleigh Design Review Panel considered that the proposal would sit relatively comfortably in the landscape. Therefore, it is considered that no harm would flow from permitting the proposal and hence refusing the application on the grounds of its impact on the character of the area would be unreasonable.

In terms of light pollution, the overhanging roof will reduce to a certain extent the amount of light spillage. In addition, the property is not in a particularly isolated location, it is in close proximity to an existing cluster of dwellings, which will themselves emit light at night. The house is also situated at the entrance to the village of Droxford. Therefore, it is considered that the additional light spillage will not be incongruous and as such will not be detrimental to the character of the area.

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It is considered that the proposed garage will have a fairly minimal impact on the character of the area, as it is not in a prominent position and is fairly consistent with the style of the existing buildings on the site.

Landscape/Trees

In relation to policy DP4 of the Winchester District Local Plan Review 2006, and purpose one of the South Downs National Park, it is considered that, in the light of the comments from the Council's Arboricultural Officer, the proposal does not have an unacceptable impact on landscape and trees.

More specifically, the Council's Arboricultural Officer does not consider that a Tree Preservation Order can be imposed on the conifer tree adjacent to the house which is proposed to be felled in order to make way for the proposed extension. Despite this, the applicant is proposing to plant three replacement trees, with the result that there will be a net increase in trees on the site, and in the long-run, the natural beauty of the national park will be enhanced.

With regard to the conditions recommended for imposition by the Council's Arboricultural Officer, it is considered that the other issues referred to would be covered in the Arboricultural Method Statement and hence only a condition requiring the submission of an acceptable method statement and compliance with its stipulations is actually necessary.

Impact on the residential amenity of neighbouring properties

It is considered that in terms of impact on the residential amenity of neighbouring properties the proposal will be in accordance with the requirements of policy DP3 of the Winchester District Local Plan Review 2006.

More specifically, the distance between the proposed extension and the closest neighbouring property, Landsdown, is approximately 63 meters (at its closest point, whilst the house is approximately 70m away). Such an overlooking distance would be three times that which is referred to as generally acceptable in the Urban Design Compendium. Whilst one could argue that this is a rather different context from that anticipated in the Urban Design Compendium, to require a standard in a rural area which is three times higher than would be acceptable in a suburban area appears unreasonable.

Furthermore, the overlooking distances in relation to the cluster of properties on the A32 and Sheep Pond Lane junction, are in the region of 30 – 45m in terms of house to house overlooking distances. Therefore, even when the elevated position of The Crest is factored into the equation it would seem unreasonable to regard the overlooking distance involved in this application as objectionable in terms of loss of privacy to neighbouring properties.

The next closest property is Courtlands, the boundary of which is approximately 85 metres away from the extension, and the actual house is approximately 108 metres away. There is also fairly dense foliage running along that boundary which blocks out views of the site to a significant extent. Consequently given the distances involved the same conclusion is reached as in respect of Landsdown.

In addition, the applicant is proposing to plant three trees on the boundary which will further reduce the extent of any perceived overlooking.

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It may also be pertinent to consider the fact that Landsdown is located in close proximity to the A32 (the centre of its garden is approximately 15 meters away), and hence its level of seclusion is already impacted by the presence of the road and other neighbouring development.

In terms of other neighbour amenity issues, clearly, given the distances involved, there is no prospect of the proposal resulting in an overbearing impact or overshadowing to any neighbouring property.

Furthermore, the proposed garage is not located in close proximity to any other residential properties and hence will have a negligible impact in terms of impact on residential amenity.

Other Matters

The issue of need is only a peripheral material planning consideration, and only benefits the applicant, as it is sometimes possible to argue that the need for a particular development outweighs any harm flowing from it. As such, the issue of need as referred to in the letters of representation is not material to the determination of this application.

The proposed solar panels are clearly to be welcomed in terms of addressing sustainability objectives, in particular in the light of the Council's Aspirational Policies. However, given the large area of glazing, and lack of specific information in terms of what code level is likely to be achieved, it is difficult to come to any firm conclusions regarding the sustainability benefits of the proposal.

In the light of the comments from the Winchester and Eastleigh Design Review Panel, a condition has been recommended in respect of materials, which will also seek to clarify the type of solar panels and glazing to be utilised in the construction of the proposed extension.

**Recommendation**

Application to be 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 Prior to the commencement of development, the specific details of the materials and finishes to be used on the external elevations of the building (including window frames, glazing, extraction ducting and type of solar panel/tiles) are to be agreed in writing by the local planning authority, and the development shall be carried out in accordance with the approved details.

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Reason: In order to ensure that the proposal responds positively to the character of the area, as required by policy DP3 of the Winchester District Local Plan Review 2006.

3 An Arboricultural Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site. The development shall be carried out in accordance with the approved Arboricultural Method Statement.

Reason: In the interests of the visual amenities of the area, as required by policy DP3 of the Winchester District Local Plan Review 2006.

4 The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced so that it can be inspected and deemed appropriate and in accordance with the approved Method Statement. Telephone 01962 848317.

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

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

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

A person (Arboricultural Supervisor) who is suitably qualified and experienced in Arboriculture and who has a sound knowledge of BS 5837 (2005) shall be employed to write the Arboricultural Impact Assessment, Arboricultural Work method statement and tree protection plan. The appointed Arboricultural supervisor shall supervise the installation of the tree protection measures.

Reason: - to ensure protection and long term viability of retained trees and to minimise impact of construction activity

5 Following the removal of the tree adjacent to the proposed extension, two Standard Holm Oak trees shall be planted adjacent to the western boundary and within a period of 9 months or such other species, size location or period as may be agreed in writing by the LPA

If, within a period of 2 years from the date of planting, either tree (or any other trees planted in replacement for them) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

Reason - To maintain the tree cover and the contribution that trees make to the character and amenity of the area



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**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:-  
Winchester District Local Plan Review 2006: DP3  
Planning Policy Statement 1  
Planning Policy Statement 7

3 All works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4 Notwithstanding any details shown on the application forms, plans or within the design and access statement submitted with this application the details of materials are not hereby permitted and further details shall be submitted for approval in accordance with the above conditions in the interests of ensuring that the appearance of the development responds as sympathetically as possible to the character of this sensitive site within the South Downs National Park.

5 A Standard is defined as having 10-12cm girth at planting and having a height between 3 and 3.5metres at planting. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believes that the criteria of the condition has not been met.

Trees make an important contribution to the character of the conservation area creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide.

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Dear Andrew,

Grateful if this application is placed before PDC if you are minded to approve it.

It has been objected to by all the immediate neighbours - 5 in number. The Droxford PC has objected in a subsequent comment.

There are a number of planning issues which require examination by PDC, viz: the overlooking of the neighbouring properties thus loss of the neighbours quiet enjoyment of their property; the removal of trees which are close to the score for TPO action; the significance of the extension in the landscape within the SDNP; possible light pollution in a area without street lighting and minimal lighting in the village of Droxford.

Regards

Cllr A J Coates