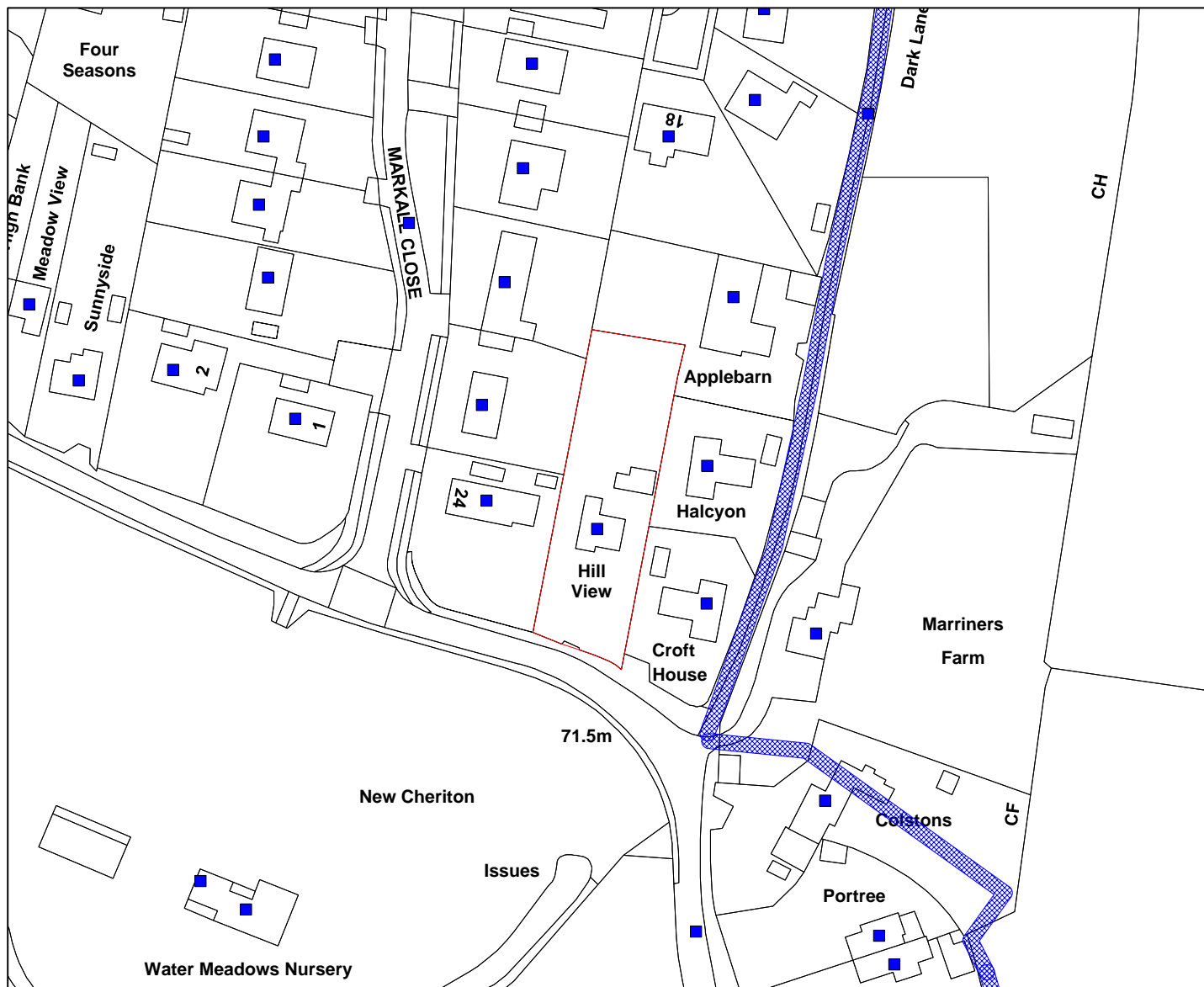


Oakley, Alresford Road, Cheriton

11/01159/SFUL SDNP



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	06 July 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 2 - **SDNP**
Case No: 11/01159/SFUL / W22166/01
Proposal Description: Erection of replacement detached two bedroom dwelling with integral garage and carport (RESUBMISSION)
Address: Oakley Alresford Road Cheriton Alresford Hampshire
Parish, or Ward if within Winchester City: Cheriton
Applicants Name: Mr Andrew Budd
Case Officer: Miss Megan Birkett
Date Valid: 24 May 2011
Site Factors: Countryside
South Downs National Park
Recommendation: Application Refused

General Comments

The application is situated in the South Downs National Park. The Council is acting on behalf of the South Downs National Park through an agency agreement in terms of dealing with this application.

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

This application is a resubmission of a previously refused application; there are no amendments to this application, since the previous refusal, the applicant has appealed the original refusal, but has also submitted this identical proposal with the wish that members of Planning Committee will reach a different decision from officers.

Site Description

The site comprises of a detached bungalow constructed in 1924 on the northern side of Marsh Lane (B3046).

The bungalow is located on a rectangular plot with the dwelling set back from the road with a driveway cut into the land that slopes up towards the house with parking directly to the front of the dwelling. There is also access round the site of the house to an existing garage to the rear.

The existing dwelling is constructed of corrugated iron cladding with a slate roof. The dwelling is surrounded by a mixture of dwelling types.

Proposal

The proposal is to replace the bungalow with a 2 bedroom house designed to a very high level of sustainability (Code level 5). Although the proposed house is traditional in appearance, the technical design will embody the latest technology to ensure that carbon emissions are minimised.

Heating is to be provided by an air source heat pump, serving under floor heating and a thermally efficient hot water cylinder, topped up by solar hot water panels. Solar

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photovoltaic panels will provide electricity.

The house is designed to be constructed using a timber frame, 200mm thick, which will be injected with 'Warmcell' recycled newspaper insulation. This will provide U values of 0.19W/m²K for the walls and of 0.11W/m²K for the roof.

Air tightness is incorporated into the proposed dwelling with a whole house ventilation and heat recovery system used to remove excess moisture, recapture excess heat and ensure a comfortable living environment.

Water consumption will be minimised by the installation of an under ground water storage tank.

Relevant Planning History

11/00561/FUL - Erection of replacement detached two bedroom dwelling with integral garage and carport. REF 10th May 2011 – Appeal in progress

Consultations

Highways – No objections

Ecology – No objections

Drainage – No objections

Environment Agency – No objections

Southern Water – No objections

Representations:

Cheriton Parish Council – No objections

Cllr Verney – In view of the high eco quality of the new building it is a reasonable exception and sensible size of dwelling to replace an almost uninhabitable old building on this site.

5 letters of support received.

Relevant Planning Policy:

South East Plan 2009:

CC6, C2, C4

Winchester District Local Plan Review

DP3, CE23

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

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Planning Considerations

Principle of development

This land is classified in the Winchester District Local Plan as countryside land. The Development policies applicable in areas designated as countryside allow for replacement or extensions of dwellings, subject to design and amenity policies, provided that the extension does not alter the character of the existing dwelling, increase visual intrusion and the reduce stock of affordable dwellings in the countryside (CE23).

It is considered that the proposed replacement dwelling does not comply with the second part of this policy as it would reduce the stock of small (1 or 2 bedroom) or more affordable dwellings in the countryside.

The existing dwelling measures at approx. 90m² (according to the site plan: labelled existing 697/02) and the proposed dwelling measures approx. 211m², therefore the total increase is approx. 134% from the existing. If this was measured without the proposed integral car port and garage then the total increase would be 98%.

Whilst the sustainability credentials of building a code 5 dwelling are welcomed, this in itself does not outweigh the policy objection. It would be possible to build a smaller sustainable dwelling to accord with policy CE23 of the Local Plan.

Therefore the proposal is contrary to policy CE23 as this policy aims to retain and restrict increases in the size of existing (or replacement) dwellings of less than 120m² floor area to no more than 25% increase of the existing.

Impact on character of area and neighbouring property

The proposal is for the demolition of the existing single storey dwelling and detached garage and replace with a one and a half storey dwelling.

This site is located within the South Downs National Park, the two statutory purposes of the National Parks' designation are:

1. To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas; and
2. To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

It is considered that this proposal would not result in any harm to the function of the South Downs National Park.

It is considered that the height, scale and mass of the proposed dwelling is acceptable in relation to the character of the surrounding dwellings.

The proposed design is acceptable and would not detract from the character of this part of Cheriton or wider setting of the area.

The proposed dwelling is located on the same footprint as the existing dwelling and proposes dormers to the front of the dwelling that serve bedrooms that overlook the front garden of the dwelling and do not result in any other material planning harm in relation to overlooking. There are three roof lights on the first floor of the rear elevation that serve

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bathrooms and a stairwell, these could therefore be obscurely glazed and would not result in harmful overlooking. There are no windows at first floor level on the side elevations.

The proposed dwelling is set back from the side boundaries and is modest in height; therefore it is considered that it would not result in any overbearing affect to neighbours amenities.

It is considered that due to the low height and positioning of the proposed dwelling within the site that this development would not result in any material planning harm in relation to overshadowing to neighbouring dwellings.

Recommendation

Application Refused subject to the following condition(s):

Conditions

1 The proposal is contrary to policy CE.23 of the Winchester District Local Plan Review in that the replacement dwelling would result in the loss of a small, more affordable dwelling in the countryside.

Informatives:

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

Winchester District Local Plan Review 2006: DP3, CE23
South East Plan 2009: CC6, C2, C4