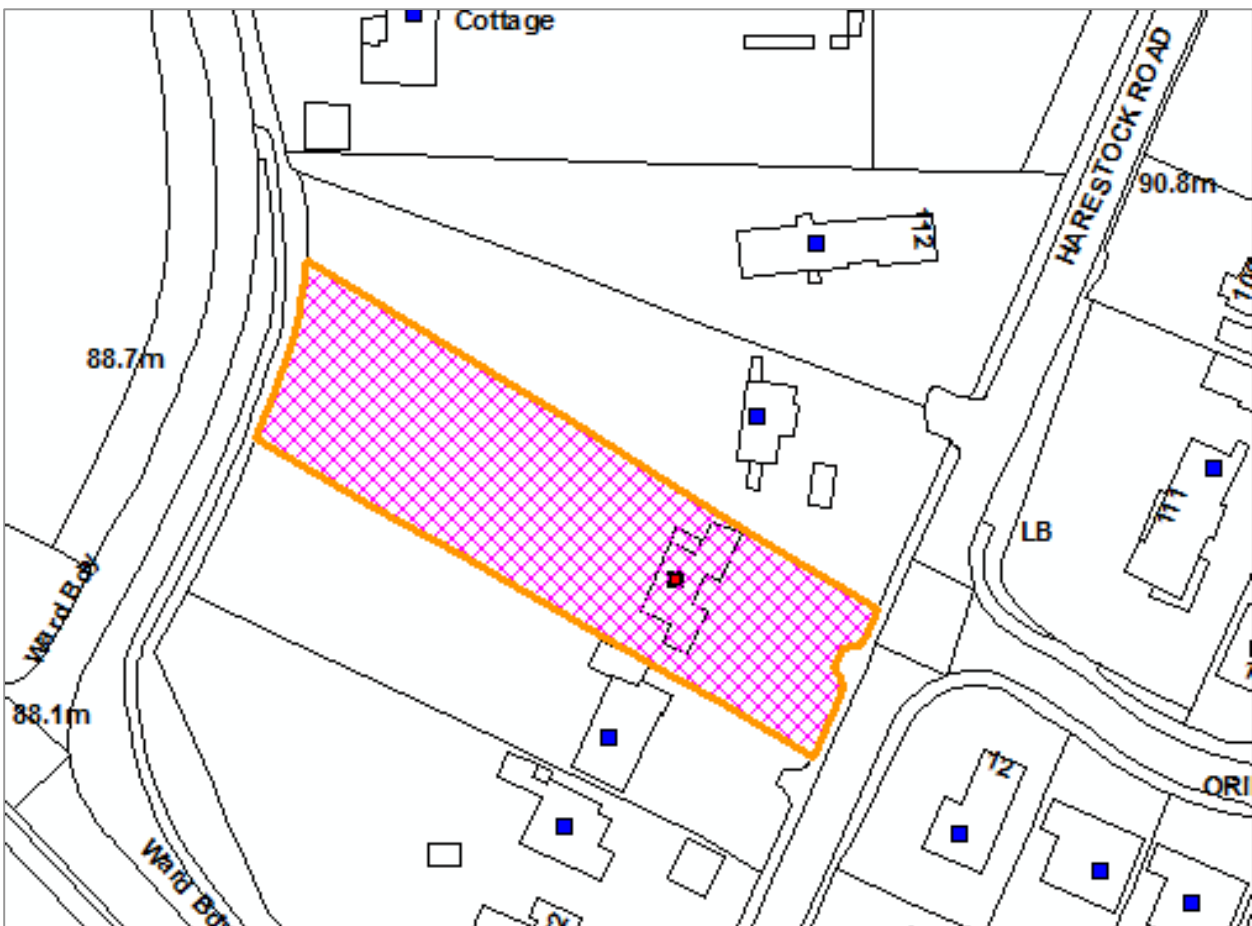


Item No: 07
Case No: 17/02887/FUL
Proposal Description: Proposed replacement dwelling.
Address: The Pines 116 Harestock Road Winchester SO22 6NY
Parish, or Ward if within Winchester City: Littleton And Harestock
Applicants Name: Mr & Mrs Coshott
Case Officer: Robert Green
Date Valid: 9 November 2017
Site Factors:

Civil Aviation
CIL Zones for Winchester City Council
Southern Water Operational Area
Recommendation: Permission



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General Comments

The application is reported to Committee at the request of Littleton and Harestock Parish Council, whose comments have been included as an appendix to this report.

Following receipt of comments from the Parish Council and discussions between Officers and the agent of the application, revised plans for the scheme were received on 16th January 2018.

The amendments reduced the overall height of the dwelling by 1m to 8.5m. The garage was also reduced in height by 35cm to have an overall height of 5.8m. The height of the chimney was also reduced by 1.1m to remove bulk from the building design.

Site Description

116 Harestock Road ('The Pines') is a large plot (0.2ha) which sits to the west of Harestock Road within a cluster of 6 dwellings close to the junction with Stockbridge Road.

The site is well screened by a dense row of trees and vegetation, with glimpses into the site available through the existing vehicular entrance.

Currently, the site contains a large detached dwelling with an integral garage which is set back 22m from the roadway. The existing dwelling is set at an angle to the roadway, encroaching toward the border with number 114 Harestock Road.

The site slopes gently from east to west, sloping away from Harestock Road.

Proposal

The proposal is to demolish the existing dwelling on the site and construct a replacement dwelling.

The main element of the proposed dwelling would be set back a minimum of 19m from the road. A garage with accommodation above is also to be constructed between the front elevation and the roadway, which would leave a gap of 8m between built form and the Harestock Road.

From the street scene, the dwelling would have an eaves height of 5.1m and an overall ridge height of 8.5m. The dwelling uses an arts and craft design style which contains a central feature with oak framed brickwork and glazing.

The property would use red brick, off white render with oak detailing and plain clay roof tiles.

The existing access to the site is to be used to serve the replacement dwelling, and a garage with external parking space provides parking on the site.

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Relevant Planning History

No relevant planning history

Consultations

WCC Engineers: Highways:

- The existing access is to be retained and adequate car and cycle space is provided.
- No objection, subject to conditions.

Representations:

Littleton and Harestock Parish Council:

- Other 3 storey houses pre-date Harestock Estate.
- Concerns over size of building.
- Obtrusive and overshadows number 114 Harestock Road.
- Design dated and overbearing.

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

- Garage overshadows garden and is overbearing to number 114 Harestock Road.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA4 – Development in the Countryside

CP11 – Sustainable Low and Zero Carbon Built Development

CP13 – High Quality Design

CP16 – Biodiversity

CP18 – Settlement Gaps

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM3 – Small Dwellings in the Countryside

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

DM23 – Rural Character

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Littleton Village Design Statement

Other Planning guidance

Winchester High Quality Places Supplementary Planning Document

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Planning Considerations

Principle of development

The development site is outside of the defined settlement boundary of Winchester and is considered as 'countryside' under development plan policies.

In this area, policy DM3 of the Local Plan Part 2 (LPP2) seeks to retain the stock of small dwellings in the countryside, where dwellings with an external floor space below 120sqm are restricted to a 25% expansion. The existing dwelling has a floor space in excess of 120sqm. Therefore, a size restraint on the replacement dwelling does not exist and policy DM3 does not apply.

The site is also located within the Winchester – Littleton settlement gap. Policy CP18 of the Local Plan Part 1 (LPP1) allows development that does not physically or visually diminish the gap. In this instance, the proposal is replacing built form on an existing residential plot which does not diminish the designated gap. The proposal therefore complies with this policy.

Design/layout

The replacement dwelling uses an arts and craft design style. This is stronger on the front elevation where it uses asymmetrical window locations of varying sizes, as described in the High Quality Places SPD.

Despite containing 3-storeys, from the street scene the dwelling has been designed to appear as a 2-storey structure. The curved roof of the garage building also adds interest to the design of the plot from the public realm.

To the rear, the proposal has a more modern element with a large amount of glazing. The dwelling opens up into a 3-storey structure but maintains traces of the arts and craft design detailing.

The design of the dwelling is considered to be appropriate for the site and immediate surroundings. In addition, high quality materials are proposed which are to be secured by condition. The result is a high quality scheme which acknowledges its location on the edge of the Winchester settlement approaching the countryside.

In reference to layout, the replacement occupies the position of the current dwelling on the site. Its orientation has been altered so the front elevation is parallel with the road and the main dwelling has been moved further from the boundary with 114 Harestock Road. The proposal deviates from the existing built form by including a garage with accommodation above forward of the current dwelling building line. This extends 11m forward of the replacement dwelling's principal elevation and sits 8m from the boundary of the property behind dense vegetation.

Impact on character of area

The existing property sits within a row of 4 dwellings constructed at a similar time. Whilst the dwellings relate to one another in terms of materials and general design principles,

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each differs in design detail and there is a character in the area of individual detached dwellings sitting within large plots.

To the north of the site, 114 Harestock Road deviates from the building line by being constructed at an angle to the roadway, before 112 Harestock Road turns at a right angle to the surrounding built form and uses a unique design detail. Designs on the southern side of the roadway also vary, with a further arts and craft style dwelling opposite the proposal site. There is therefore no strong consistent character of dwelling design in the area.

A strong characteristic of the area is the dense woodland and vegetation which runs along the front boundary of the sites. This allows this section of Harestock Road to appear rather undeveloped on the northern side and results in dwellings on this side of the road becoming discrete, with glimpses into the plots afforded by the access points to the properties.

A garage outbuilding exists at both number 114 and 120 Harestock Road, which are both considered discrete as a result of the boundary treatment along the frontage of the site.

Whilst the proposal does include a garage with accommodation above which is attached to the main building, the structure is connected to the house by a link which would be hidden from the public realm. This structure would therefore read as an outbuilding to the dwelling and its impact is reduced by the strong boundary treatment. The garage would also follow the looser building layout in this area, against the backdrop of the garage at number 114 Harestock Road and the contrasting building angle of number 112.

It is considered on the above basis that the proposed development would sit comfortably within the street scene, is in keeping with the character of the area and accords with the design, countryside and gap policies of the LPP2.

Impact on neighbouring properties

118 Harestock Road is to the south of the proposal. The sites are divided by a tall hedge and number 118 does not have any windows facing the direction of the proposal. Due to the orientation of the site it is not considered that the development would have an unacceptable overshadowing impact.

The replacement dwelling would contain 5 windows on the ground floor and 1 on the first floor serving the family bathroom; this is to obscure glazed as secured by condition 06. 3 roof lights also face this property, 2 serving a bedroom and 1 serving an en-suite. Due to the use of obscure glazing and high level windows, a significant overlooking impact cannot be demonstrated.

From the perspective of this plot, the eaves height increases from 5.2m to 5.9m and the overall ridge height increases from 7.5m to 8.6m. The area which runs parallel to the replacement dwelling consists of a single storey flat roof garage area and an overbearing impact cannot be demonstrated.

114 Harestock Road is to the north. The sites are currently divided by a low hedge which increases in height to the rear of the properties. Number 114 is 12m from the proposal at its closest distance. The side/front garden of the property runs along the length of

replacement dwelling.

From the perspective of this plot, the replacement dwelling is moved further from the boundary between the properties by a maximum of 1.1m. The height of the eaves of the replacement dwelling decreases from 3.1m to 2.5m and the ridge height increases from 7.4m to 8.5m. Due to the movement away from the boundary of the property, and the increase in the use of a sloping roof from this perspective, a significant overbearing impact due to the increase in height of the replacement dwelling cannot be demonstrated.

The proposal does result in additional built form along the boundary of the property due to the garage with accommodation above. From the perspective of number 114, this would have an eaves height of 2.1m and a ridge height of between 5.3m and 5.5m, following the slope of the site. Whilst it is acknowledged this is additional built form, the area in question is the front and side garden of the property and is not considered principal private amenity space with the property benefiting from a large private rear garden. All windows facing this direction from the property are also secondary windows. Therefore, a significant overlooking impact cannot be demonstrated.

The replacement dwelling and additional garage is also to the south. Sunlight into the area between the garage and the outbuilding of number 114 may therefore be interrupted by the development. However, the area in question consists of vegetation and a small side garden which are not principal private amenity spaces. Therefore, although concerns regarding overshadowing of this area have been acknowledged, this provides insufficient weight to justify refusal of the application on overshadowing grounds.

In reference to overlooking, three first floor level windows face the direction of number 114 which are part of a void space above the ground floor kitchen area. The second floor roof window is high level and a significant overlooking impact cannot be demonstrated.

Landscape/Trees

The dense band of trees to the front of the site provide an important function in the characteristics of the surrounding area. The trees are not protected by a Tree Preservation Order. However, the application has been submitted with an Arboricultural Impact Assessment and Methodology Statement.

The scheme involves the removal of one ornamental Cherry Tree which is located in the driveway area of the existing dwelling. The band of trees which front the site are to be retained and the impact assessment concludes the development can be completed without impact on this band of trees.

The report also includes various recommendations and protection measures during construction. Conditions 07, 08 and 09 have been included to ensure compliance with the submitted information.

Highways/Parking

The existing access to the site is to be retained and the proposal provides sufficient parking provision.

The development is therefore acceptable from a Highway perspective, and conditions

12, 13 and 14 have been included to ensure the provision of adequate parking and tuning during the construction period and to ensure parking is made available before the replacement dwelling is first brought into use.

Other Matters

The application has been submitted with a Bat Survey and Mitigation Report. This concludes that evidence of bat roosts exist within the roof area of the existing dwelling and it has been noted a European Protected Species license would be required for the works. Informative 09 has been included to remind the applicant of this.

In addition, the report proposes a variety of mitigation methods (including the addition of bat roosts during the construction period and the installation of bat roost units within the brickwork of the replacement dwelling). The methodology and mitigation measures have been included in condition 10 to ensure compliance with the submitted information.

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.,

1 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 The development hereby approved shall be constructed in accordance with the following plans:

Location Plan received 09.11.2017

Proposed East Elevation [drawing W1472 P09 A] received 16.01.2018

Proposed North and South Inner Elevation [drawing W1472 P13 A] received 16.01.2018

Proposed North Elevation [drawing W1472 P12 A] received 16.01.2018

Proposed Site Plan [drawing W1472 P05 A] received 16.01.2018

Proposed South Elevation [drawing W1472 P10 A] received 16.01.2018

Proposed West Elevation [drawing W1472 P11 A] received 16.01.2018

Proposed Ground Floor Plan [drawing W1472 P06] received 09.11.2017

Proposed First Floor Plan [drawing W1472 P07] received 09.11.2017

Proposed Second Floor Plan [drawing W1472 P08] received 09.11.2017

Bat Survey and Mitigation Report by Anthony Blunden of Aluco Ecology dated November 2017 and received 09.11.2017

Arboricultural Impact Assessment and Tree Protection Method Statement by Frank Wright of Frank Wright Tree Consultancy [reference FWTC/223/AIA Rev B] dated 30 October 2017 and received 09.11.2017

2 Reason: In the interests of proper planning and for the avoidance of doubt.

3 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development 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.

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

4 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the dwelling shall meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

4 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

5 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the dwelling shall meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

5 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

6 The first floor window in the south elevation of the dwelling hereby permitted must be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and the glazing shall thereafter be retained in this condition at all times.

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

7 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Tree Protection Method Statement reference FWTC/223/AIArevB written by Frank Wright of Frank Wright Tree Consultancy received 09.11.2017 submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.,

7 Reason: To ensure the retention and protection of the band of trees along the site boundary with Harestock Road which plays an important role in the characteristics of the surrounding area.

8 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Tree Protection Method Statement reference FWTC/223/AIA revB written by Frank Wright of Frank Wright Tree Consultancy received 09.11.2017.

8 Reason: To ensure the retention and protection of the band of trees along the site boundary with Harestock Road which plays an important role in the characteristics of the surrounding area.

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9 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Tree Protection Method Statement reference FWTC/223/AIArevB written by Frank Wright of Frank Wright Tree Consultancy shall be agreed in writing to the Local Planning Authority.,

9 Reason: To ensure the retention and protection of the band of trees along the site boundary with Harestock Road which plays an important role in the characteristics of the surrounding area.

10 The recommendations and mitigation measures within the Bat Survey and Mitigation report by Anthony Blunden of Aluco Ecology (Ref 1616) received 09.11.2017 must be adhered to.

10 Reason: To ensure the recommendations and mitigation methods assessed by the report are completed.

11 The first floor accommodation above the garage of the development hereby permitted shall be occupied in association with the dwelling house or shall be used for residential purposes ancillary to the dwelling house (The Pines, 116 Harestock Road). At no time shall the accommodation be used a separate residential unit.

11 Reason: The site is outside of a defined settlement boundary where residential units are resisted and to prevent the creation by conversion of an inappropriate residential unit, leading to over intensive use of the site.

12 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.

12 Reason: In the interests of highway safety.

13 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.

13 Reason: In the interests of highway safety.

14 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.

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

Informatives:

1.

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In accordance with paragraphs 186 and 187 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the applicant.

2.

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

Local Plan Part 1 - Joint Core Strategy: MTRA4, CP11, CP13, CP16, CP18

Local Plan Part 2 - Development Management and Site Allocations: DM3, DM15, DM16, DM17, DM18, DM23

3.

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

4.

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5.

During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

6.

Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practise

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7.

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Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

8.

The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement Conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.

9.

A European Protected Species Licence pertaining to bats will be required from Natural England prior to the start of development or any preparatory works likely to impact upon them. Failure to secure the licences beforehand may lead to prosecution.

Appendix 1

Please return this form to the Case Officer:		Robert Green
From:	Littleton & Harestock Parish Council Parish Office The Hall Way Littleton SO22 6QL Tel 01962 886507 email: littleton.harestockpc@btconnect.com	
Case No:	17/02887/FUL	
Location:	116 Harestock Road Winchester SO22 6NY	
Proposal:	Proposed replacement dwelling	
LISTED BUILDING GRADE		
Comments:	Please see our objection below: if recommended by the Case Officer to permit, please put this forward to committee	
Request for application to be considered by Committee: (NB: Case Officer to forward form to Head of Planning Control if this section completed)		
<p>This is a proposal for re-development of a large property on the North side of Harestock Road. An existing large house is to be demolished and replaced with a new larger house. A 3 storey house of approximately 500 square metres is shown. There are 6 bedrooms on the first and second floors together with a mews style garage to the front of the house with a 1 bedroom studio apartment above. The footprint of the proposed house is larger than that of the existing property and encroaches on the established building line to the front of the plot. The 2 storey garage extends even further towards Harestock Road and is very close to the boundary with number 114. Although there are other 3 storey houses in Harestock Road, these date from before the building of the Harestock estate. All recent new builds have been 2 storey modern designs. The council is concerned over the size of the building, its impact on neighbouring properties and the encroachment on the front of the plot. The mews garage in particular will be obtrusive and overshadowing number 114. We also find the design to be dated and overbearing in character. The council would prefer any development to be confined to the rear of the property where there is room for expansion without impact on the neighbouring properties and the street scene. The council therefore objects to the proposal.</p>		
		Chris Tee Parish Clerk
		Date: 19.12.17

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