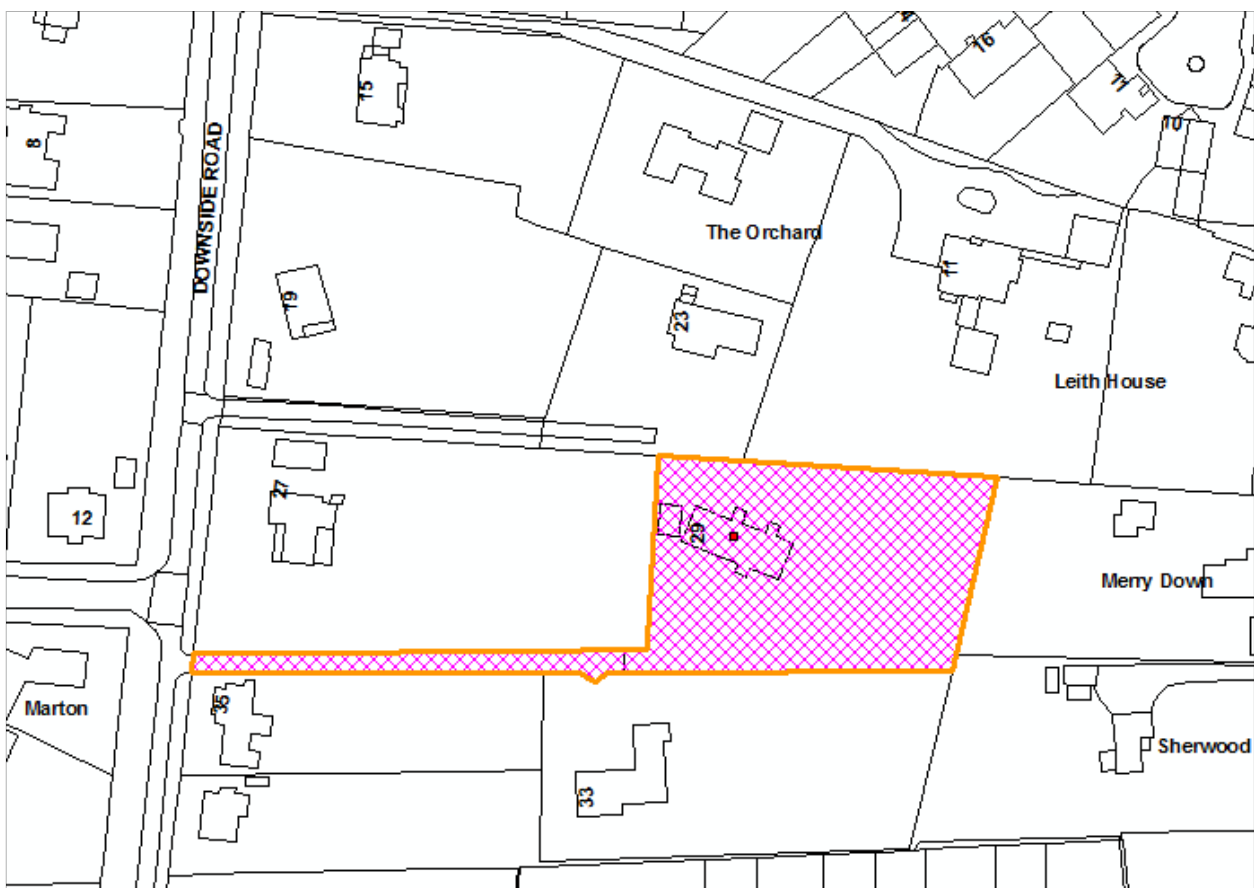


Case No: 18/00630/FUL
Proposal Description: Redevelopment of the site following the demolition of existing dwelling house at 29 Downside Road and the erection of 3no. dwellings with associated landscaping, and parking
Address: Hazelwood 29 Downside Road Winchester SO22 5LT
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr Richard Wickins
Case Officer: Mrs Katie Nethersole
Date Valid: 9 March 2018
Site Factors:

Recommendation: Permitted



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General Comments

Application is reported to Committee due to the number of objections received contrary to the Officer's recommendation.

Another application for this site is being considered by this Committee under reference 18/00629/FUL for 2 units.

Site Description

The site is currently occupied by a detached bungalow set within a spacious plot which is accessed by a shared driveway off Downside Road between 27 and 31 Downside Road. It is situated within the Teg Down area of Winchester and within the settlement boundary of Winchester. The site is well screened from Downside Road so that there are no public views of the bungalow and only glimpses of the site down the driveway. The site is bounded by mature landscaping and trees and is surrounded by other residential development. The character of the area is predominately detached dwellings in sizeable plots mostly being of two storey construction. There is no uniformity in the architecture of dwellings and there is an eclectic mix of styles and ages of dwellings.

Proposal

It is proposed to demolish the existing detached bungalow and construct three dwellings comprising of two three bed semi detached and one five bed detached and detached garages. The design of the dwellings is traditional in style with the use of a combination of buff brick and red brick, timber casement windows and slate roofs.

The existing access, which currently serves the bungalow and no. 33 Downside Road, will be retained and used for the proposed dwellings. Plot 1, the detached five bedroom dwelling, will have a detached triple garage to the front of the plot with turning space. Plots 2 and 3, the semi detached three bedroom dwellings, will have a detached double garage with another parking space to the side of this and room for turning. There will also be additional parking space immediately to the front of each plot.

Each plot will have its own private rear garden separated by hedgerow planting and side access.

The density of the proposed development would be 12 dph.

Relevant Planning History

The only planning history for the site relates to extensions to the existing bungalow.

Consultations

Engineers: Drainage: No objections

Engineers: Highways: No objections subject to conditions

Head of Landscape: No objections subject to conditions

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Southern Water: No objection

Trees: No objection

Ecology: No objection subject to condition

Representations:

City of Winchester Trust: considers that 3 units would overcrowd the site and design not considered to be appropriate

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

- Overdevelopment
- Loss of green space
- Traffic
- Out of character
- Impact on trees

No letters of support received.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

CP2, CP11, CP13, CP14

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM15, DM16, DM17, DM218

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

High Quality Places SPD

Other Planning guidance

Planning Considerations

Principle of development

CP2 allows for new residential development provided it meets a range of community housing needs. It should provide a range of dwellings types, tenure and sizes with the majority being two and three bedroom homes. The proposal is for 1 five bed and 2 three bed homes, and whilst this is not strictly in accordance it is considered that the mix provided is appropriate for the character of the area.

CP13 sets out that new development is expected to be of high quality design. The design of the dwellings is traditional and well designed utilising high quality traditional materials.

CP14 seeks to ensure that land is used as effectively as possible. This means that developments of higher densities will be supported if the site has good access and facilities and public transport. The development potential of all sites should be maximised

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and balanced against the need to promote high quality design. It is considered that this site is situated within an established urban residential area which has good access to local facilities and transport. The development of three dwellings is considered to be an effective use of the land.

DM15 allows for new development provided it respects the qualities, features and characteristics that contribute to the distinctiveness of the area. Therefore the existing landscape character should be preserved and enhanced. The existing landscaping on site is to remain and therefore the existing landscape character will be preserved.

DM16 permits development which accords with the development plan provided it responds positively to the character of the area in terms of scale, layout and appearance. It should also use high quality materials that are durable and appropriate in the context of the development site.

DM17 permits development that is satisfactory in terms of its impact on and off the site. It should not have an unacceptable adverse impact on adjoining land by reason of overlooking, overbearing or overshadowing.

DM18 seeks to ensure that adequate provision is made for parking and access. The parking should comply with the relevant standards and should also make provision for cycle parking. The proposal provides sufficient car parking that is in line with the adopted standards.

Design/layout

The existing bungalow will be demolished and two semi detached three bedroom and one detached five bedroom dwellings will be constructed. The detached dwelling will have a detached triple garage to the frontage with sufficient space for turning on site. The semi detached dwellings will share a double garage with two further car parking spaces to the frontage of each dwelling.

They are traditionally designed and will be constructed in high quality traditional materials using a combination of buff and red brick, slate roofs, and timber windows.

There is no uniformity to the design and style of the houses in the local area and therefore the proposed design is not considered to be out of keeping with the character of the area. Added to this, the site is well screened so that the proposed development will not be dominant or particularly visible in the street scene and are unlikely to have an impact on the character of the wider area.

The proposed dwellings will each have their own private rear gardens which are commensurate with the size of the dwelling and will be subdivided by new hedgerow planting.

It is considered that the proposed development is an effective use of the land and should therefore be supported.

Impact on character of area

The proposed development would be sited down an existing driveway and set behind mature landscaping. There is a drop in levels from Downside Road to the site resulting in the built form not being prominent or particularly visible in the street scene. The existing

landscaping to the boundaries will be retained with additional planting to the southern boundary and additional tree planting to the east boundary to bolster the existing screening to the neighbouring properties.

It is considered that the existing verdant nature of the site will be retained and the proposed development is not considered to have a detrimental impact on the character of the area.

Although the design of the dwellings is neo-Georgian which is different to the surrounding properties, there is no real uniformity to the character and design of the dwellings so they are not considered to be detrimental in terms of design in relation to the surrounding character.

Impact on neighbouring property

The site is surrounded by neighbouring properties and rear gardens of these properties will abut the proposed site. The existing driveway currently serves the existing bungalow and no. 33 Downside Road so this will be the most affected in terms of access and vehicular movements. In terms of the built form the plot nearest to the boundary is set back from the built form of no. 33 so it is considered that there will be no direct overlooking into this property. The only first floor window proposed in the elevation facing no. 33 will serve bathroom facilities so will be obscurely glazed and will therefore not lead to any overlooking. The impact on no. 33 is therefore considered to be minimal in terms of overbearing and overlooking.

The properties to the rear, Sherwood and Merry Down are considered not to be adversely impacted by the proposed development in terms of overbearing and overlooking, as these are at a distance from the proposed dwellings – 44 metres and 60 metres respectively.

Equally the adjacent properties 27, 23 and 11 Downside Road are a sufficient distance away from the proposed dwellings to ensure that they will not cause overlooking or overbearing.

Added to this there is existing mature landscaping on all boundaries with additional planting proposed to the southern boundary which will ensure that there is sufficient screening to the adjacent properties.

Overall it is considered that the proposed development would not have an adverse impact on the amenities of the neighbouring properties.

Landscape/Trees

As mentioned above the existing landscaping to the boundaries will be retained with additional tree planting to the southern boundary as well as hedgerow planting to demark between the two plots.

The Landscape Officer has assessed the scheme and concluded that the proposal would not appear at odds with the surrounding nature of housing and open spaces. It is advised that native planting should be provided as part of the overall landscape scheme.

Conditions 5 and 6 are recommended to ensure that an appropriate landscape scheme

is agreed.

Highways/Parking

The existing access and driveway will be retained and utilised for the new development. This currently provides access for the existing bungalow and no. 33 Downside Road. There is mature landscaping to the side of the access which will be retained. The application has been supported by a transport statement together with a construction management plan which demonstrates how the affects of construction vehicles will be mitigated.

Downside Road is a private road and therefore does not form part of the public highway. Whilst the driveway is narrow it is straight with very good forward visibility. The submitted information demonstrates that the development will only generate 1 additional traffic movement in each of the peak periods which is considered acceptable.

The proposal makes adequate provision for the parking and turning of vehicles in accordance with the adopted standards. There is adequate visibility from the access road junction with Downside Road which is in accordance with the manual for streets.

Parking will be provided by detached garages providing sufficient car parking spaces for each plot as well as space for turning vehicles so that they can leave the site in a forward gear.

Condition 15 has been recommended to ensure that the submitted Construction Method Statement is adhered to during construction.

Ecology

The application has been submitted with an Ecological Assessment which lists a number of recommendations to be adhered to, to ensure that the ecology is protected and enhanced on site. Condition 17 is recommended to ensure that the ecology on site is protected and enhanced.

Housing mix

The proposed development comprises of 1 five bed and 2 three bed dwellings which is broadly compliant with the requirements of CP2 which seeks to ensure that development meets a wide range of community housing needs.

Conclusion

In conclusion it is considered that the proposed development is acceptable and compliant with the relevant policies and will not harm the character of the area nor will it have an adverse impact on neighbouring properties and is therefore recommended for approval subject to the conditions as listed below.

Recommendation

Permitted subject to the following condition(s):

Conditions

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

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

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

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

03 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.

03 Reason: In the interests of highway safety.

04 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.

04 Reason: In the interests of highway safety.

05 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before occupation. Development shall be carried out in accordance with the approved details.

05 Reason: In the interests of the visual amenities of the area.

06 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.

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

07 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 all homes, meet the equivalent to Code 4 standard for energy and water (as defined by the

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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.

07 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.

08 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

08 Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

08 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement – Technical Arboriculture ref. AIA/AMS-KC/SH/DOWNSIDE2/01 dated February 2018 , and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

08 Reason: To ensure the protection and retention of trees on site

09 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Ref: AIA/AMS-KC/SH/DOWNSIDE2/01 dated February 2018 Telephone - Principal Tree Officer. 01962 848403

09 Reason: To ensure the protection and retention of trees on site

10 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 848403

10 Reason: To ensure the protection and retention of trees on site

11 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Report ref: AIA/AMS-KC/DOWNSIDE2/01 dated February 2018.

11 Reason: To ensure the protection and retention of trees on site

12 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement Ref: AIA/AMS-KC/DOWNSIDE2/01 dated February 2018 shall be agreed in writing to the Local Planning Authority.

12 Reason: To ensure the protection and retention of trees on site

13 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation, of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

13 Reason: To ensure the protection and retention of trees on site

14 A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be affected by the site manager, the Arboricultural consultant and the LPA tree officer.

14 Reason: To ensure the protection and retention of trees on the site

15 The submitted Construction Management Plan dated February 2018 shall be adhered to and implemented throughout the construction period.

15 Reason: To ensure that the existing road network is protected

16 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 all homes meet equivalent to 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 occupied in accordance with these findings.

16 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.

17 The recommendations as set out in Section 5.0 of the submitted Ecological Assessment by Peach Ecology dated 1st March 2018 shall be adhered to in perpetuity.

17 Reason: In the interests of promoting and protecting ecology on site

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

Drawing no. 7462/2 L1 Location Plan

Drawing no. 7462/2 D01 Rev G Proposed Site Plan

Drawing no. 7462/2 D5 Rev F Proposed East and West Elevation Plot 1

Drawing no. 7462/2 D6 Rev B Proposed North and South Elevation Plot 1

Drawing no. 7462/2 D3 Rev E Proposed Floor Plans Plot 1

Drawing no. 7462/2 D4 Proposed Roof Plan Plot 1

Drawing no. 7462/2 D11 Rev C Proposed Garage Plot 1

Drawing no. 7462/2 D9 Rev C Proposed West and East Elevation Plots 2 and 3

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Drawing no. 7462/2 D10 Rev B Proposed North and South Elevation Plots 2 and 3
Drawing no. 7462/2 D7 Rev B Proposed Plans Plots 2 and 3
Drawing no. 7462/2 D8 Proposed Roof Plan Plots 2 and 3
Drawing no. 7462/2 D12 Rev A Proposed Garages Plots 2 and 3
Drawing no. 7462/2 D2 Rev A Proposed Section AA

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

Informatives:

In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

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

In this instance the applicant was updated of any issues after the initial site visit.

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.

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

Winchester Local Plan Part 1 - Joint Core Strategy: CP2, CP11, CP13, CP14
Local Plan Part 2 - Joint Core Strategy: Development Management and Site
Allocations: DM15, DM16, DM17, DM18
SPD High Quality Places

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.

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.

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

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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.