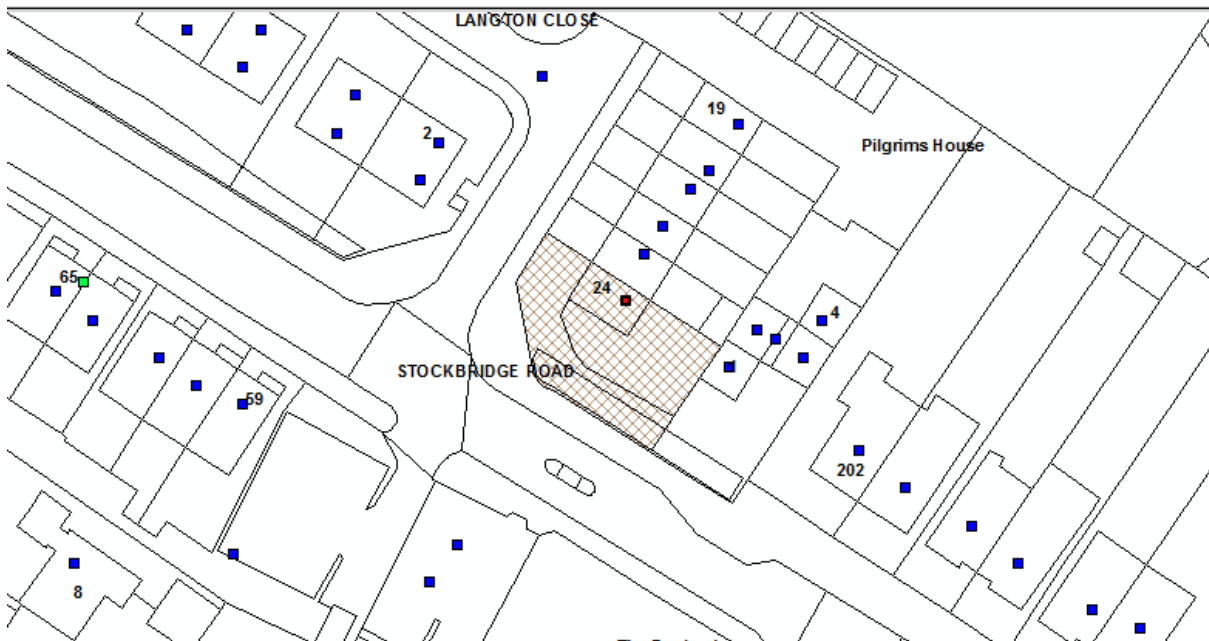


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 20/00578/FUL
Proposal Description: Proposed new dwelling to end of existing terrace.
Address: 24 Langton Close Winchester SO22 6RJ
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Mr & Mrs Lawson
Case Officer: Rose Lister
Date Valid: 16 March 2020
Recommendation: Refuse

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q79YM8BPJO500>

Pre Application Advice: No



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General Comments

Application is reported to Committee due to the number of representations received supporting the application contrary to the recommendation.

Site Description

The site is located in a prominent position at the corner of Langton Close and Stockbridge road. There is a level change in the area where Langton Close is elevated above the highway. Langton Close marks a change in character of Stockbridge Road at this point, moving from traditional villas to modern apartment blocks.

Proposal

The proposal is for one, three storey, 3 bed dwelling to continue the existing row of terraces.

Relevant Planning History

None

Consultations

Service Lead for the Environment - Drainage: No objection subject to conditions.

The site is located within flood zone 1 and therefore at low risk of flooding. There is a mains sewer nearby and soakaways are proposed for surface water drainage.

HCC Highways: No objection subject to conditions.

Concerns have been raised regarding the lack of parking provision on the site, however it is for the Local Authority to assess parking provision on sites.

Service Lead for the Environment – Trees: No objection

Natural England - No objection subject to conditions.

The site would result in nitrates entering the water system. The agent has proposed 2.74mg/tn/yr would enter the water system. Natural England did not accept this number and the proposal was re-calculated to 2.89 which Natural England considered acceptable.

Representations:

2 letters received objecting to the application for the following material planning reasons:

- parking
- loss of view
- loss of trees
- impact on character of the area

7 letters of support received for the following material planning reasons:.

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- sustainable location
- sympathetic design

-

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
DS1, CP2, CP11, CP13, CP16

Winchester District Local Plan Part 2 – Development Management and Site Allocations
DM1, DM2, DM15, DM16, DM17, DM18

National Planning Policy Guidance/Statements:

National Planning Policy Framework - Chapter 12

Supplementary Planning Documents

High Quality Places SPD
Residential Parking SPD

Planning Considerations

Principle of development

Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The development is situated in the settlement boundary of Winchester, where the principle of development is acceptable, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

Design/layout

The proposal would extend the existing terrace to the south. The design is similar to the existing terrace. The proposed dwelling is 3 stories with a living dining space on the ground floor, a bedroom with ensuite and study on the first floor and 2 beds and a bathroom on the second floor.

The proposed amenity space is of a similar size to others in the row and the materials proposed would match the existing.

Impact on character of area and neighbouring property

Start off with the aims of Policy DM16 and seek out the relevant section of the SPD HQP

The proposal would see a new dwelling to the end of the existing terrace. The design, scale, mass, size and materials would match the other dwellings in the terrace. The proposal would subdivide the garden of number 24, it is considered that the resulting gardens would be of a size that is reflective of the character of the area. There is a hedge

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to the southern boundary that is proposed to be retained.

The site is in a prominent location along Stockbridge Road and the proposal would be forward of the existing building line.

There are concerns with the visual impact of the development in this location. The new building mass will introduce a significant addition into this elevated area of undeveloped space and it will be clearly seen in views up and down Stockbridge Road. The site is prominent and exposed and will have a significant impact on the spatial characteristics of the area. Langton Close marks a change in character of the street, moving from traditional villas to modern apartment blocks. The space at the front of the site allows the impact of the built form to recede and sit relatively comfortably in the street scene. The proposed development would be at odds with the street scene by pushing the built form out into the street on this prominent corner.

Based upon the above assessment it is considered that in this prominent location the new development would be seen to encroach into the street scene and reduces the landscaped buffer between the existing building and street. It is considered that the development would be harmful to the character and appearance of the street scene. It is therefore considered that the proposal would be contrary to policy DM16 of the Local Plan Part 2 and the High Quality Places SPD.

Neighbouring amenity - The proposed development will be visible from the neighbouring property to the east and north of the application site. It is considered that there is a level change in the area making the property to the rear significantly lower than the proposed. However, it is considered that there is an existing level of overlooking in the area that would not be exacerbated by the proposal. It is also considered that the proposed dwelling would be a similar distance from the dwelling to the rear than the existing dwellings in the terrace. It is therefore considered that the proposal would not have a detrimental impact on the residential amenities of the area by way of overlooking, overbearing or loss of light.

Landscape/Trees

Concerns have been raised in regard to a tree at the front driveway being removed. It is considered that while this tree enhances the existing area its replacement closer to the corner would not be detrimental to the character of the area. The tree officer raised no objection. In regard to the size of the proposed replacement tree it is considered that this could be conditioned if the application is found to be acceptable.

Additional plans have been submitted showing additional planting along the eastern boundary to screen the development. It is considered that while this would provide additional greenery to the area it would not address the concerns detailed above in regard to the impact on the street scene.

Highways/Parking

Concerns have been raised in regard to the level of parking proposed. It is noted that the proposal would provide 1 parking space. The Highways officer raised concerns regarding the level of parking, the relocation of a street lamp, the height of the proposed replacement tree, the retention of double yellow lines and the integrity of the embankment adjacent to the junction.

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It is considered that the relocation of the streetlamp, the retention of double yellow lines and the installation of the dropped kerb would be subject to a separate application directly to the highways authority.

While the proposed level of parking is lower than what is required by the Residential Parking SPD it is considered that the site is located within a few minutes' walk of public transport links and local amenities. It is therefore considered that the site is in a very sustainable location and the lack of parking is not considered to create a harmful impact on highway safety in the locality due to the suitable alternatives for sustainable travel in this location.

Should the application have been considered acceptable a construction management plan would also have been conditioned with details of parking, deliveries and phasing included

Nitrates

The proposed development is within Winchester District where foul water is distributed into the European designated areas Solent SPAs/Ramsar sites via water treatment plants. In accordance with advice from Natural England and as detailed in Policy CP16 of the Winchester City Council Local Plan Part 1 Joint Core Strategy a net increase in housing development within Winchester District is likely to result in impacts to the integrity of those sites through a consequent increase in Nitrates. A nitrate calculation has been conducted in relation to this. It has been demonstrated that the proposal would generate a surplus of nitrates and therefore mitigation is required. As such a Grampian condition in line with the Winchester City Council Position Statement on Nitrate Neutral Development has been agreed to secure appropriate mitigation prior to occupation. Should the application be considered acceptable this would have been conditioned.

Other Matters

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Conclusion

The site is in a prominent location at the corner of Stockbridge Road and Langton Close. The proposal would result in an increased mass that disrupts the spatial characteristics of the area that is exacerbated by the site's elevated position. The proposal is therefore considered to be contrary to policy DM16 of the Local Plan Part 1 and the High Quality places SPD.

Recommendation

Refuse for the following reason(s):

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Reasons:

01 The proposal fails to accord with the Development Plan Policy DM16 and the High Quality Places SPD resulting in harm to the character of the street scene and the spatial characteristics of the area due to its position, massing and prominence.

Informatives

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

Local Plan Part 1 Joint Core Strategy: DS1, CP11, CP13, CP16,

Local Plan Part 2: DM1, DM2, DM15, DM16, and DM17

2. In accordance with paragraph 38 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 applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.