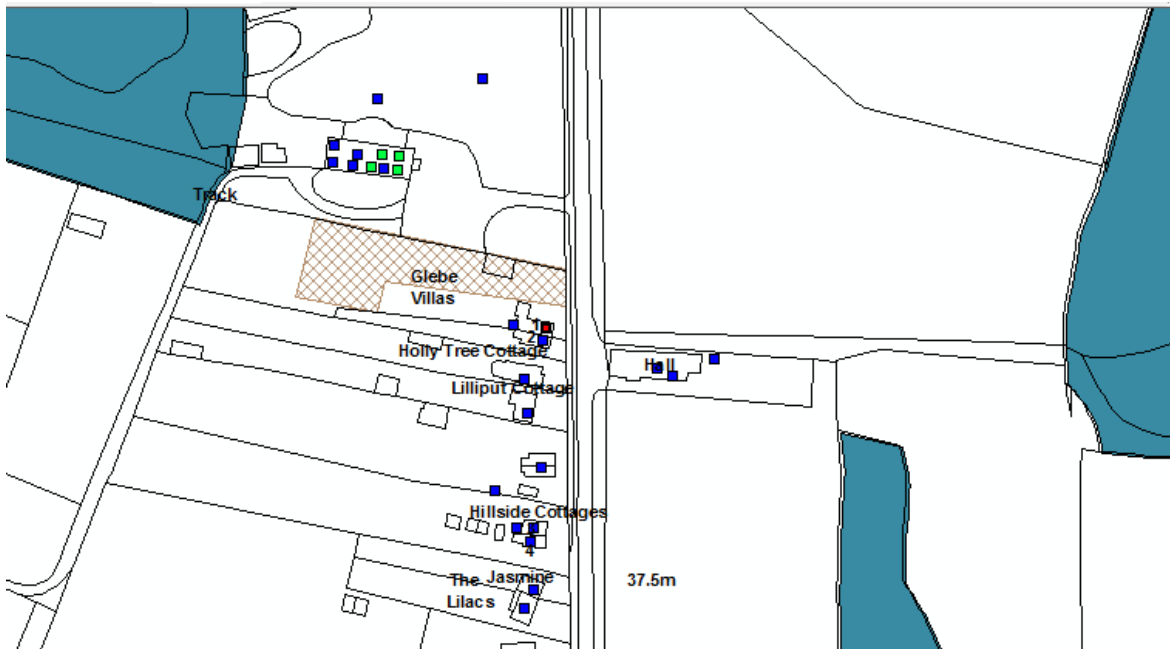


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 20/01590/OUT
Proposal Description: Erection of single detached (3 or 4 bed) dwelling to the side of No 1 Glebe Villas, including details of the layout and access to the site, and the installation of a new sewage treatment plant.
Address: 1 Glebe Villas Trampers Lane North Boarhunt PO17 6BZ
Parish, or Ward if within Winchester City: Boarhunt
Applicants Name: Mr Keith and Ian Pratt (brothers)
Case Officer: Rose Lister
Date Valid: 27 August 2020
Recommendation: Refuse

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QDZCXSBLQ600>

Pre Application Advice: No



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Case No: 20/01590/OUT

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

Application is reported to Committee due to the number of comments received in support of the proposal, contrary to the officer recommendation

Site Description

The site is located to the north of the village of North Boarhunt, on the west side of Trampers Lane. The site is approximately 1000sqm in size and consists of the garden and out buildings of number 1 Glebe Villas.

There is a level change in the area that makes the site higher when viewed from the north. The site is located at the end of a row of detached and semidetached dwellings that face Trampers Lane. There is a business and flats to the north of the site however the built form is significantly set back from the road.

Proposal

An outline planning application for the erection of single detached (3 or 4 bed) dwelling to the side of No 1 Glebe Villas, including details of the layout and access to the site, and the installation of a new sewage treatment plant.

Relevant Planning History

None

Consultations

Service Lead for the Built Environment: Drainage:

No objection subject to conditions requiring details of drainage.

Hampshire County Council - Highways:

No objection subject to conditions requiring the construction of the access prior to development, the maintainance of visibility spays and ensuring any boundary treatment adjacent to the highway be no higher than 1m.

Service Lead for the Environment: Landscape:

No objection

Representations:

Boarhunt Parish Council made comments regarding the protection local ecology and trees.

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

- loss of green space
- not infill
- contrary to policy

Case No: 20/01590/OUT

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

13 letters of support received. 1 letter did not contain a material planning reason and therefore has not been taken into consideration. 6 letters did not have addresses and therefore have not been counted in line with WCC policy.

Therefore 6 letters of support have been received raising the following material planning reasons:

- enhance the character of the area
- meets policy
- in keeping with the village vernacular

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA3, MTRA4, DS1, CP2, CP11, CP13, CP15, CP16

Winchester District Local Plan Part 2 – Development Management and Site Allocations
DM1, DM2, DM15, DM16, DM17, DM18, DM23

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
Boarhunt Village Design Statement
High Quality Places SPD
Car 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 not situated within a settlement boundary therefore countryside policies apply.

Policy MTRA3 allows for small infill development within a continuously developed road frontage. The site is located at the end of a row of dwellings in a continuously developed frontage. After this there is a business and 2 dwellings where the buildings are significantly set back from the road, breaking the development along the road frontage.

Approximately 80m away from the site, adjacent to a field is another dwelling. Further dwellings start again approximately 214m from the application site. It is therefore considered that the continuously developed road frontage stops at the dwelling of 1 Glebe Villas and development further to the north would result in a continuation of development rather than filling a small gap.

It is noted that the applicant has highlighted the existing outbuildings and considers these to be part of the continuously developed frontage, however, it is considered that these

Case No: 20/01590/OUT

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

outbuildings are incidental to the main residential use of 1 Glebe Villas rather than separate development forming an additional residential plot. It is also considered that these buildings are set back from the road frontage and are therefore do not form part of the developed road frontage.

It is therefore considered that the proposal would not comprise a small infill plot but rather seek to continue the line of development contrary to policy MTRA3.

Policy MTRA4 allows for limited development within the countryside however the proposal is not considered to accord with the criteria of this policy.

Impact on character of area, Design and Layout

The proposal is for a single dwelling to the north of number 1 Glebe Cottages. Indicative plans have been submitted showing that a new dwelling can be physically accommodated on the site.

The indicative plans show the proposed development being set back from the road. It is considered that there is an irregular building line in the area and therefore, while slightly set back from the frontage the development would continue the irregular building line. However the encroachment of continuous built development beyond the existing plot would intrude into countryside and extend the building frontage to the detriment of the character and appearance of the surrounding area. The development is therefore contrary to policies MTRA3 and MTRA4 of the LPP1 and policy DM23 of the LPP2.

Matters such as height, materials, and design details would be assessed at the Reserved Matters stage and are not material considerations in relation to the current assessment.

Impact on neighbouring property

The proposed development will be visible from the neighbouring property to the north and south of the application site. It is not considered that the proposal would have an unacceptable impact on the property to the north due to the distances involved.

The proposed layout plan shows that the proposed dwelling would be set back from the road frontage and therefore a potential for overlooking of the amenity space to the south is possible. An indicative floor plan has been submitted for the ground floor. It is considered that the positioning of the proposed dwelling could result in overlooking issues to the neighbour to the south, however, any potential issues could be controlled by condition.

Landscape/Trees

The application site is located in the countryside but is not considered to compromise existing trees and landscaping would be considered at the Reserved Matters stage.

It is noted that the Landscape officer has raised no concern regarding the application however it is considered that by continuing the built form outside of the current line would result in encroachment into the countryside with a visual and physical intrusion contrary to the rural character of the area and DM23.

Highways/Parking

The proposal would have a new access onto Trampers Lane. Visibility splays have been submitted that are considered to be acceptable. The proposed site plan has provision for 2 cars to be parked off the road which is considered acceptable for a 3 bed property. Should

Case No: 20/01590/OUT

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

the application have been considered acceptable the number of beds would have been secured by condition to ensure sufficient parking. The application is therefore considered acceptable in this regard.

Drainage

Indicative drainage plans have been submitted that would link into the existing water treatment plant and drainage field. While the principle of this is acceptable the adequacy of the existing drainage for the proposed dwelling would be determined by the number of bedrooms and percolation testing which has not been received. Details of infiltration testing and soakaways are also required. It is considered that should the application have been considered acceptable this could have been conditioned.

Ecology

There is a SINC located to the rear of the site. A bat survey has been submitted that indicated that the outbuildings to be removed have low potential, however further surveys have been recommended to confirm that the sites are not being used. Further updates will be provided prior to determination.

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.

Solent Recreation Mitigation Scheme

The Solent coastline provides feeding grounds for internationally protected populations for overwintering waders and wildfowl, and is also extensively used for recreation. Natural England has concluded that the likelihood of a significant effect in combination arising from new housing around the Solent cannot be ruled out. Applications for residential development within 5.6 km of the Solent SPAs will need to propose measures to mitigate the direct impacts of their development on the Solent SPA. This can be done by the provision of a financial contribution either before planning permission is granted or by entering into a s106 agreement before planning permission is granted with an undertaking that the payment will be made before the development is implemented. The proposal would provide 1 dwelling. As the number of beds is unknown a payment of £595 is required to comply with policy CP16 as it has failed to mitigate the recreational harm to the Solent SPAs.

This has not been received and therefore is considered that this would form a reason for refusal.

Other Matters

Equality

Case No: 20/01590/OUT

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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 would result in an continuation of the existing built up road frontage rather than filling in a small site within a continuously developed road frontage. The proposal is therefore contrary to policy MTRA3.

The continuation of the developed frontage would result into encroachment into the countryside with a visual and physical intrusion contrary to policy DM23.

The site is within 5.6km of the Solent SPAs and the mitigation has not been received contrary to CP15 and CP16.

Recommendation

Refuse for the following reasons:

1. The proposal is contrary to policy MTRA3 and MTRA4 of the Local Plan Part 1 in that it does not consist of a small infill site within a continuously developed road frontage and would therefore result in a new dwelling in the countryside without proper justification.
2. The proposal is contrary to policy DM23 of the Local Plan Part 2 in that it would lead to the encroachment of continuous built development beyond the existing plot which would intrude into countryside and extend the existing building frontage to the detriment of the character and appearance of the surrounding area
3. The proposed development is contrary to Policy CP15 and CP16 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that it fails to protect and enhance biodiversity across the District by failing to make appropriate provision for the Solent Disturbance and Mitigation Charge Zone. As a result, it is considered that the proposed development would result in significant harm to the Special Protection Area (SPA) and the species that it supports, therefore contravening the legal requirements of the Wildlife and Countryside Act 1981, the Habitat Regulations.