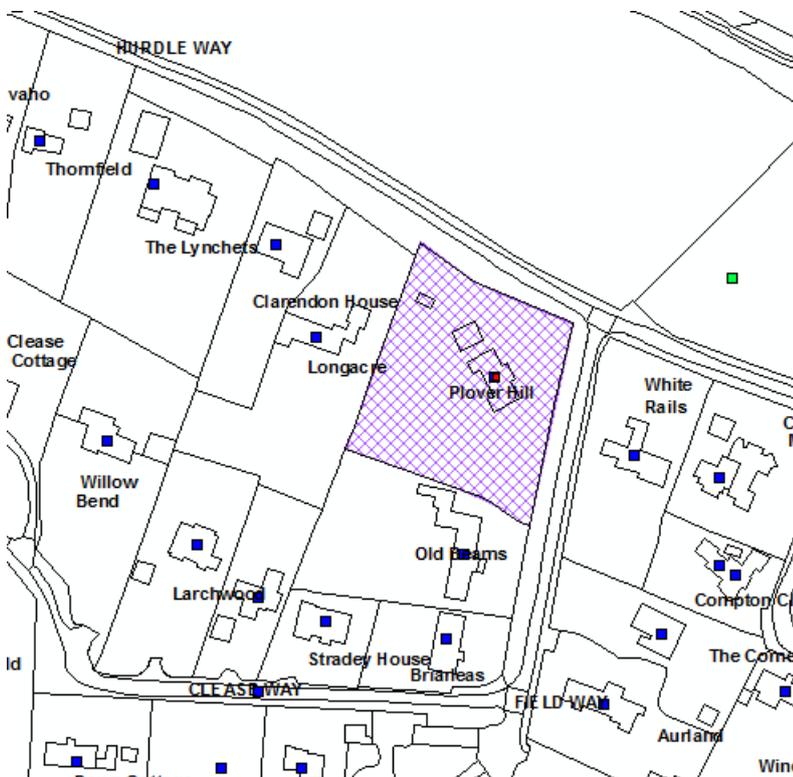


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 20/02503/FUL
Proposal Description: 3 bedroom detached dwelling
Address: Plover Hill Field Way Compton SO21 2AF
Parish, or Ward if within Winchester City: Compton And Shawford
Applicants Name: Mr and Mrs C Carter
Case Officer: Verity Murphy
Date Valid: 15 December 2020
Recommendation: Application Permitted

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Pre Application Advice: No



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Case No: 20/02503/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

The application is reported to Committee due to the number of objections received which are contrary to the Officer's recommendation to approve the application. The application is also reported to at the request of Compton and Shawford Parish Council, please see Appendix A.

Site Description

The application site is located on the corner of Field Way and Hurdle Way. The site is approximately 0.39 ha and is comprised of a large detached dwelling set within a substantial plot. Vehicular access to the site is currently afforded via an entrance gate on Field Way, however there is pedestrian access from Hurdle Way. There is a change in levels across the site of approximately 2 metres. Mature hedging forms the boundaries of the site and there are a number of mature trees on site.

The area is characterised by residential development. The surrounding dwellings are large detached properties set within generous grounds; the design varies with each property, but they are outward facing and address the street scene. The north of the site forms the edge of the settlement boundary with open countryside beyond.

Proposal

The application seeks permission to construct a new three bedroom dwelling on the site with a detached garage.

Relevant Planning History

No recent planning history on the site

Consultations

WCC Service Lead – Environment (Drainage):

No objection to application subject to condition. The site is within Flood Zone 1 and is at very low risk of surface water flooding. The geology is chalk overlain by clay with flints. A foul sewer is available for foul drainage. Soakaways should be investigated for surface water drainage. Infiltration testing is required. Please see condition 6

WCC Service Lead – Environment (Landscape):

No fundamental objection is raised on landscape grounds at a macro scale. It was assessed that the proposed building would not significantly change the character of the area or alter a landscape feature. WCC landscape officers have raised concern with the amount of hard- surfacing within the site and have suggested that a landscaping condition is attached to any consent. Please see condition 4

Hampshire County Council – Highways

No objection to application and no highways conditions necessary. The connection of the private road network on to the publicly maintainable highway most likely to be used by future residents and their visitors is not ideal but the level of traffic likely to be generated is so low it would be unreasonable to refuse on the grounds of a "significant impact".

Case No: 20/02503/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Natural England

No objection subject to mitigation. Nitrate calculations have been submitted and reviewed by Natural England. It is Natural England's view that in this case, provided the Council as competent authority, is satisfied that the approach will ensure the proposal is nutrient neutral and the necessary measures can be fully secured; Natural England raises no further concerns.

Representations:

Compton and Shawford Parish Council object for the following reasons:

- Conflict with policies: CP16 Biodiversity, DM18 Access and parking, DM16 Site Design Criteria, DM17 Site Development Principles
- Concerns regarding Safety of non-traffic road users

23 letters from 19 different households received objecting to the application for the following reasons:

- Impact on highways safety
- Increase traffic in the area
- Inadequate access visibility
- Impact on bio-diversity
- Inappropriate landscaping
- Poor Design
- Noise from development
- Infilling not acceptable
- Development will damage existing road surface
- Access track unacceptably long
- Precedent for further subdivision of plots
- Garage could be turned into separate house
- Impact on neighbouring tourist business
- Impacts on trees
- Impact on neighbouring residential amenity
- Impact on character and appearance of area
- Damage to road verges
- Contrary to Village Design Statement
- Concerns regarding construction vehicles

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

Policy DS1 – Development Strategy and Principles

Policy CP13 – High Quality Design

Policy CP11 – Sustainable Low and Zero Carbon Built Development

Winchester District Local Plan Part 2 – Development Management and Site Allocations

Case No: 20/02503/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Policy DM15 – Local Distinctiveness
Policy DM16 – Site Design Criteria
Policy DM17 – Site Development Principles
Policy DM18 – Access and Parking

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

High Quality Places SPD 2015
National Design Guide 2019

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 application site is located within the settlement boundary of Compton Down where the principle of new residential development is accepted provided it is in accordance with the relevant policies of the development plan.

The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government.

The development does not fall under Schedule I or Schedule II of the EIA Regulations, therefore an Environmental Impact Assessment is not required.

The assessment of the application in relation to the Development Plan policies is set out below.

Design/layout and Impact on Character of Area

The character of Compton Down is one of large single dwellings set within substantial plots which results in a coarse urban grain commensurate with the semi-rural location of the site. The existing buildings within the area have large spaces around and between them. Similarly, the dwellings have a unique and individual design and appearance, which contributes to the overall character of the street scene. There is a staggered building line along Field Way and Hurdle Way, and development is linear in nature with dwellings addressing the street scene.

Case No: 20/02503/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The proposed new dwelling will be located to the north west of the existing dwelling, with the existing site being divided from north to south to create two separate plots. The proposal will not extend any further forward than the principle elevation of the host dwelling and hence will maintain the existing building line on the site. This will allow for a large amount of green space to the front of the new dwelling which will limit its visual prominence from Hurdle Way and will help to provide a successful interface with the open countryside beyond. The proposed dwelling will not address the street scene in the way the surrounding dwellings do, however as the new dwelling will be tucked away within the plot, it is not considered that this will result in any significant harm to the character and appearance of the area. In addition, the hedge to the front of the site will be retained which ensures that the new dwelling does not detract from the bucolic settings of Hurdle Way.

Objections have been received in relation to the increase in housing density on the site. The proposal will be located on one of the larger plots within the immediate area. The subdivision of the plot will still result in two large detached dwellings with large gardens and outdoor amenity areas. The proposed building plot size shall be 2,150m² including access and gardens being half of the existing collective site of 4,130m². Therefore, the provision of one additional dwelling is not considered to result in a high density or cramped form of development that would detract from the prevailing spatial characteristics of the area.

The new dwelling will be two storey in height and will have a detached garage and gym. The size, mass and scale of the proposal is consistent with dwellings within the surrounding area, and it is not uncommon for these dwellings to have large outbuildings. The proposed garage would remain subservient in height to the new dwelling and given the degree of linkage between the two, it is not considered that the garage would lend itself to any future subdivision. The proposed dwelling will not be any higher than the existing dwellings either side and it is not considered that it will be overly dominant within the street scene.

The surrounding area is characterised by large dwellings of varying designs, however designs are mainly traditional with pitched tiled roofs, brick and render elevations and timber or metal joinery. The proposed dwelling will be constructed in a traditional method with external brick facings to match with the host dwelling. The dwelling will feature some areas of larch or cedar timber cladding which is considered to be appropriate to the semi-rural character of the area. The design of the proposal is considered to be consistent with the character and appearance of dwellings within the area. Notwithstanding this, condition 3 is attached to require samples of materials to be submitted before development commences on site.

The proposal would represent a low density form of development which is commensurate with the semi-rural location of the site. The proposal accords with the pattern, layout and design of dwellings in the area and it is not considered to result in a significant impact on the character and appearance of the area in accordance with Policies CP13 of LPP1, DM15, DM16 of LPP2 and The High Quality Places SPD.

Impact on Neighbouring Amenity

Objections have been received in relation to the impact of development on neighbouring amenity. Given the height of the new dwelling and its distance from the neighbouring property to the west, it is not considered to have any significant overbearing or overshadowing impact on this neighbour.

Case No: 20/02503/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

In terms of overlooking, windows and doors are limited to front and rear elevations. The north western elevation which is nearest to Longacre to the west of the site, has only one small high level window which will be obscure glazed and serve an en-suite bathroom. The windows on the rear elevation will serve an office and living room, and whilst there might be some peripheral views to the Longacre, views out of these windows will be directed to the rear of the plot. Furthermore, the intervening vegetation ensures that any overlooking to the west of the site is not significant.

There are balconies proposed at the first floor level on the principle elevation of the new dwelling. These balconies will have privacy walls restricting any view into the neighbouring property. The properties to the rear of the application site are over 30 metres away and this is considered a sufficient distance to limit any significant overlooking impact.

The relationship between the existing dwelling and the new dwelling is not considered to give rise to any significant impact on residential amenity as windows have been kept to a minimum on the south-eastern elevation; the height of the garage, which will be nearest to the new boundary, is not considered to overbear or over shadow the existing dwelling.

The proposal accords with Policy DM17 of Local Plan Part 2.

Landscape/Trees

The proposal is not considered to significantly change the character of the area or alter a landscape feature. The proposal does involve the construction of a large access track which will detract from the amount of greenspace available on the site. However, the inclusion of the access track is not considered to be detrimental to bio-diversity on the site as assessed in the following sections of the report. Furthermore, the access track is unlikely to be seen from the surroundings and it is not considered a reason for refusal could be warranted on these grounds. Condition 4 is attached to the consent to require a detailed scheme of planting proposals to be submitted before development commences.

An Arboricultural Impact Assessment has been submitted with the application and demonstrates that all BS Category A and B trees on site (trees of high and moderate quality) will be retained and protected in accordance with the guidance set out in BS 5837 (2012). Consequently, no high or moderate category trees will need to be removed to facilitate this development proposal. Conditions will be attached to ensure these trees are protected during the construction.

The proposal accords with Policy DM24 of LPP2.

Highways/Parking

Significant objection has been received in relation to the potential highways impacts of the development. The new dwelling will utilise the existing access from Field Way which is an un-adopted road. It is important to note that every case is assessed on its own merits, and whilst applications may have been resisted previously on highways impacts, there is no policy within the Local Plan which prevents new dwellings in Compton Down.

The Compton and Shawford VDS states that the approval of any additional dwellings within Compton Down should be limited due to the inadequate sight lines at the nearby road junctions. A consultation with Hampshire County Council Highways engineers concludes that the use of the existing access on to the private road has adequate visibility.

Case No: 20/02503/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

In relation to the connection of the private road network onto the nearby publicly maintainable roads and junctions, it is considered that the level of traffic likely to be generated is so low it would be unreasonable to refuse on the grounds of a significant impact.

Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Whilst the VDS seeks to resist new dwellings on highways grounds, the proposal is not considered to result in any significant highways impact and accords with Policy DM18 of LPP2 and The NPPF.

The new dwelling provides 2 car parking spaces and cycle storage which is in accordance which is in accordance with WCC Residential Car Parking Standards SPD (2009). There is also adequate turning space within the site which will allow vehicles to manoeuvre and exit the dwelling site along the driveway in forward motion

Ecology

Objections have been received in relation to the impact of development on important ecology within the site. The application is accompanied by an Ecological Impact Assessment which looks in detail at both important flora and fauna on site. The area in which the new dwelling will be located is currently characterised by horticultural land (vegetable beds), mown grass and gravel; this is not considered to be an area of high biodiversity.

The new access track for the dwelling will occupy a large area of the existing lawn. However, the proposals will result in a net increase of approximately 95 metres of hedgerow at the site that will be planted along the new driveway at the southern boundary, which will result in an ecological enhancement for the site and provide additional habitat.

Habitats on site comprise scattered trees, semi-improved grassland, cultivated land, introduced shrub, an ornamental pond and hedgerow. The habitats of relatively greater ecological value are the mature trees and hedgerows which are to be retained on site. The mature field maple is assessed as having high suitability for roosting bats due to the presence of callous rolls and gnarled bark, this tree is to be retained as part of the development.

The existing house was found to support a confirmed bat roost, however the proposed development will not affect this as there are no works proposed to the existing dwelling. Furthermore, the existing garage which is to be demolished showed no evidence of any bat activity so its loss is not considered to have any detrimental impact to bats on site.

Given the distance between the site and the River Itchen SAC and SSSI and the nature of the proposals, no adverse impacts are anticipated on these designated sites.

Potential adverse impacts on these ecological features have been identified and suitable mitigation and compensation measures have been recommended. As the development will plant a new expanse of hedgerow and further bat boxes will be provided on site, it is considered that the proposal will result in an overall net gain for biodiversity at the site. The proposal accords with Policy CP16 of LPP1, Policy DM24 of LPP2 and the NPPF.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Nitrates

A separate appropriate assessment in relation to the nitrate issue has been completed and is attached to this case. If Committee is minded to approve the application the applicant has agreed that a Grampian Condition can be attached to the consent to ensure that a mitigation strategy is submitted to and approved in writing by the Council prior to the occupation of the development.

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 as statutory planning authority for the council.

Conclusion

The proposal accords with The Development Plan and the following policies: DS1, CP13, CP11, CP116 of LPP1, DM15, DM16, DM17, DM18, DM24 of LPP2 and The High Quality Places SPD

Recommendation

Approve 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.

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:

Proposed Block Plan Drawing A1/CKC/1209-2 G

Floor Plans Drawing A1/CKC/1209-3 G

First Floor Plan Drawing A1/CKC/1209-4 G

Proposed Elevations Drawing A1/CKC/1209-5 G

Proposed Elevations Drawing A1/CKC/1209-6 G

Street Scenes Drawing A1/CKC/1209-7 G

Reason: In the interests of proper planning and for the avoidance of doubt and to ensure the development is carried out in accordance with the relevant policies of The Development Plan.

PRE-COMMENCEMENT CONDITIONS

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 new dwellings hereby permitted have been

Case No: 20/02503/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the new development, the existing and the surrounding area in accordance with Policy DM15, DM16 of Winchester District Local Plan Part 2 (2017) and The High Quality Places SPD (2015).

4. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following;

- planting plans and schedules of plants, noting species, planting sizes, planting numbers/densities where appropriate.
- details of areas of hard surfacing including access track
- details of any means of enclosure (fencing/walling) and all boundary treatments.

All hard and soft landscape works shall be carried out in accordance with the approved details.

The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity of the area and to ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs

5. 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 including any earthworks to be undertaken have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details

Reason: To ensure a satisfactory relationship between the landscape and the new development.

6. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development commences.

Reason: To ensure satisfactory provision of foul and surface water drainage

7. 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 Code 4 or equivalent standard for energy and water (as defined by the

Case No: 20/02503/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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.

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

PRIOR TO OCCUPATION CONDITIONS

8. 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 or equivalent 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.

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

9. Before the occupation of the development, areas for access, car parking and turning shall have been constructed and laid out within the site in accordance with the approved plans, and shall be maintained thereafter.

Reason: to ensure adequate on-site car parking provision for the approved development.

10. The development hereby permitted shall NOT BE OCCUPIED until:

a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority

b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.

OTHER CONDITIONS

Case No: 20/02503/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

11. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 191236-AIA written by Barrie Draper of Ecourban Consultancy and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To prevent inappropriate work being undertaken to protected trees.

12. No Arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement reference 191236-AIA written by Barrie Draper of Ecourban Consultancy.

Reason: To prevent inappropriate work being undertaken to protected trees.

13. The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

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

14. Bat boxes shall be provided in accordance with the recommendations set out in the submitted Ecological Impact Assessment produced by ECOSA limited.

Reason: To enhance biodiversity on site in accordance with Policy CP16 of Winchester District Local Plan Part 1 (2013).

Informatives:

1. 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.

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

Winchester District Local Plan Part 1 (2013): DS1, CP11, CP13, CP16

Winchester District Local Plan Part 2 (2017): DM1, DM15, DM16, DM17, DM18

Winchester District High Quality Places Supplementary Planning Document

3. In accordance with paragraph 38 of the NPPF (July 2018) , 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.

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.

Case No: 20/02503/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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 on this please refer the Construction Code of Practice <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate->

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Parish Councillor's request that a Planning Application be considered by the Planning Committee

Request from Councillor: Frances Strange, Compton and Shawford Parish Council
Case Number: 20/02503/FUL Site Address: Plover Hill, Field Way, Compton Down
Proposal Description: Erection of dwelling in the grounds of the existing house
Requests that the item be considered by the Planning Committee for the following material planning reasons: CP16 Biodiversity DM18 Access and parking DM16 Site Design Criteria DM17 Site Development Principles Safety of non-traffic road users



- Whilst requests will be accepted up to the determination of the application, Members should make their request as quickly as possible and preferably within the publicity period of the application. Otherwise the case may be determined under delegated powers soon after the expiry of the publicity period. The committee date for the application will depend upon when the request is received in relation to the committee cycle.
- It would be helpful if Members can indicate their preferred outcome to avoid it going to the committee unnecessarily

Once completed, please email this form to the relevant Planning Case Officer and the Head of Development Management.