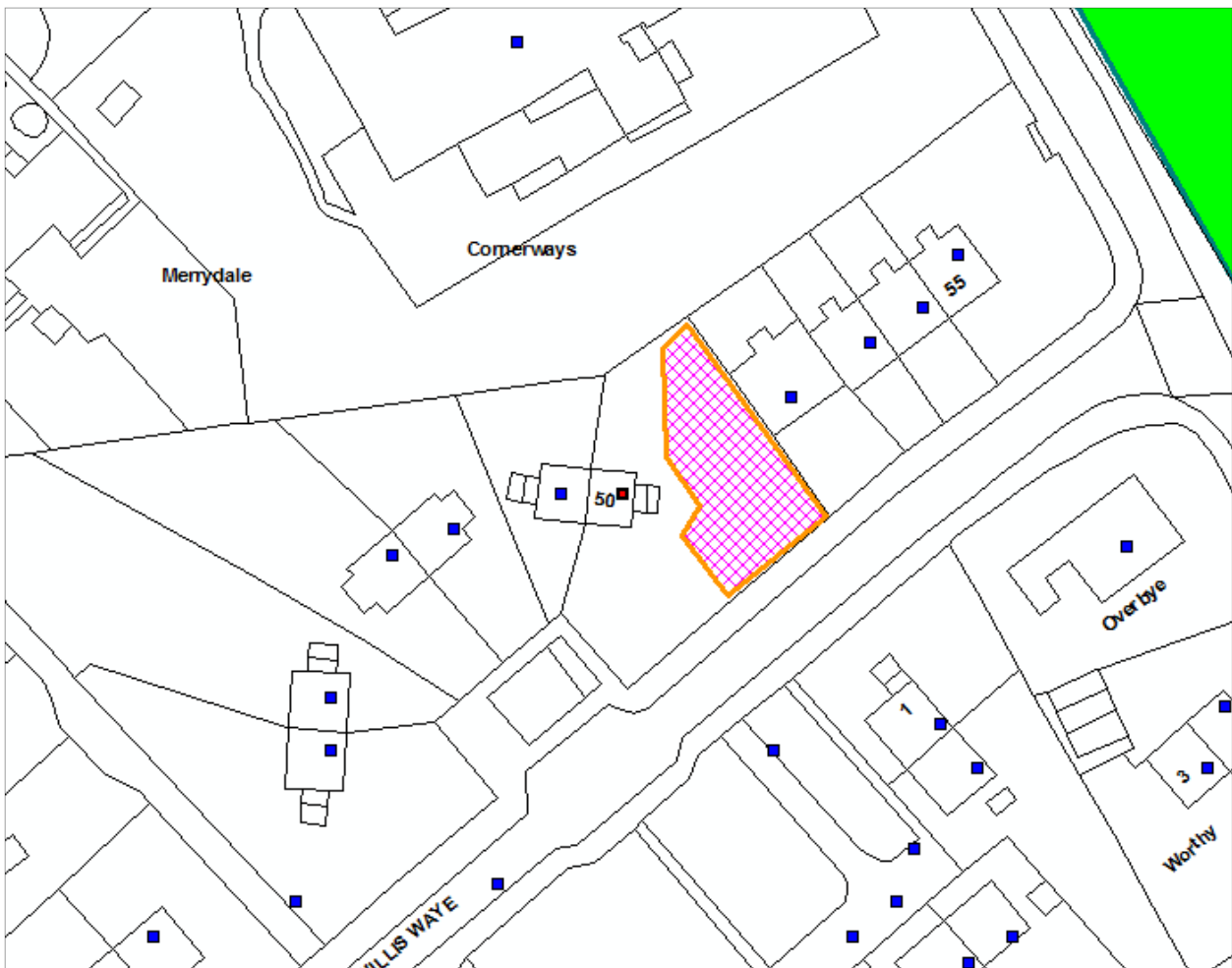


Case No: 18/01198/FUL
Proposal Description: PROPOSED 1 No. DWELLING
Address: 50 Willis Way Kings Worthy SO23 7QT
Parish, or Ward if within Winchester City: Kings Worthy
Applicants Name: Miss A RICHARDS
Case Officer: Mrs Katie Nethersole
Date Valid: 11 May 2018

Recommendation: Application Permitted



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General Comments

Parish Council's request for application to be determined by Planning Committee, see Appendix 1

During the process of dealing with this application minor amendments have been made to reduce the size and scale of the proposed dormers to ensure that they are more in keeping with the character of the area.

Site Description

The site is located within the settlement boundary of Kings Worthy and on the northern side of Willis Way which is an established cul-de-sac of mainly two storey semi detached dwellings. Willis Way is accessed from Church Lane and is characterised by dwellings being set back from the road with green frontages. To the east of the site is a terrace of 4 bungalows and to the west are two storey semi detached dwellings. The proposed dwelling is a chalet style bungalow with accommodation in the roof being served by dormers of a similar style to those in the area. The site forms part of the side garden of the existing dwelling at no. 50 and is mainly grass with a close boarded fence to the front boundary. There is a grass bank to the frontage of the site which is currently not used for any purpose.

Proposal

It is proposed to construct a 2 bedroom detached chalet bungalow to the eastern side of the existing dwelling. A new access is proposed to the front of the site with a parking area and new tree planting to the frontage. The proposed dwelling will benefit from two car parking spaces and a private rear garden. At it's nearest the proposed dwelling will be approximately 3 metres from the existing dwelling and 2.9 metres to the adjacent bungalow. It will be set back from the road by about 12 metres and in line with the adjacent dwellings.

The dwelling would be constructed in red brick and concrete tiles to match the existing materials used in the area.

Relevant Planning History

08/01289/FUL - 1 no. three bed dwelling and 1no. two bed dwelling with associated parking and turning space. WDN 24th July 2008.

13/00070/PREDIP - 2 no. additional two bedroom semi-detached dwellings. OPN 19th February 2013.

17/01498/FUL - PROPOSED 2 No. DWELLINGS. REF 4th August 2017.

Consultations

Engineers: Drainage: no objection subject to condition

Engineers: Highways: the proposed parking meets the parking standards. The additional traffic generated by the proposal will be minimal and adequate capacity exists.

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Southern Water: No response received

Representations:

Kings Worthy Parish Council

- Concern about access and parking

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

- Increase in parking problems
- Increase in traffic

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA2, CP11, CP13

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM15, DM16, DM17 and DM18

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

High Quality Places SPD

Other Planning guidance

Planning Considerations

Principle of development

As the site is located within the settlement boundary of Kings Worthy the principle of new residential development is accepted provided it accords with the relevant development plan policies.

MTRA2 allows for new residential development within settlement boundaries provided that it is appropriate in scale and design which conserves the settlement's identity and setting.

CP13 seeks to ensure that new development meets the highest standards of design and makes a positive contribution to the character of the area.

DM15 seeks to ensure that new development respects the characteristics of the area and conserve and enhance the area.

DM16 accepts new development provided that it responds positively to the character of the area in terms of design, scale and layout and uses high quality materials that are appropriate in the context of the area.

DM17 permits development that does not have an unacceptable impact on adjacent land by reason of overlooking, overshadowing or by being overbearing.

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DM18 ensures that new development provides parking in accordance with the adopted standards. It also ensures that access and parking are incorporated as part of the overall design of the scheme, including hard and soft landscaping.

It is considered that the proposal adheres to the above planning policies.

Design/layout

The proposed dwelling is a detached chalet bungalow constructed in red brick and concrete tiles. To the ground floor will be the lounge, dining room with kitchen to the rear and a utility room and shower room. On the first floor will be two bedrooms with a bathroom. The first floor will be served by two small dormers to the front to serve the bedrooms and a larger dormer to the rear to serve the bathroom. The design is to reflect the character of the area and the dormers are very similar to others in the area.

The dwelling will be set back from the road by approximately 12 metres and will be in line with the established building line of the adjacent dwellings. As the dwelling is a chalet bungalow it will provide a visually intermediate height between the bungalows to the east and the two storey dwellings to the west.

Impact on character of area

It is considered that the proposed dwelling will sit comfortably on the plot and respects the established building line. Although the existing grass bank to the frontage will be interrupted by the new access and proposed parking, it is proposed to plant additional landscaping to the frontage to retain the green frontage that is characteristic of the area. Features of the existing dwellings have been used to inform the design of the proposed dwelling, using gable ends to replicate the adjacent bungalows and chalet style to reflect the existing dwelling 'Overbye'.

The proposed design, scale and layout are considered to be sympathetic to the character of the area. A contextual analysis has been carried out by the agent following a previous refusal for two dwellings which was considered to be an overdevelopment of the site. This proposal for one dwelling has reduced the built form and footprint allowing for a less intensive use of the site so that it is in keeping with the character of the area and surrounding context.

Impact on neighbouring property

There are no windows proposed to either of the side elevations so there will be no overlooking to the neighbouring properties either side of the proposed dwelling. There are no dwellings immediately to the rear of the site and to the rear boundary are mature trees.

Due to the position of the proposed dwelling, being located to north of Willis Way, there will be no loss of light or overshadowing to the neighbouring properties.

It is considered that there is an acceptable distance between the frontage of the proposed dwelling and the neighbouring ones opposite so that the dormers to the front serving the bedrooms will not lead to any unacceptable levels of overlooking.

Landscape/Trees

There is an existing tree to the rear of the site but is not located within the red line site. This is at a sufficient distance to ensure that the proposed development will not have

any adverse impact on the health of the tree.

The area is characterised by green frontages and the loss of part of the green bank to the frontage of the site for parking is mitigated and balanced by the proposed hedge and tree planting to the front of the site to ensure that the green characteristics are maintained. A standard landscape condition is recommended to ensure that the appropriate type of planting is agreed.

Highways/Parking

A new vehicle access will be constructed together with 2 car parking spaces which meets the parking standards. The additional traffic generated by a single dwelling will be minimal and it is considered that adequate capacity exists in Willis Way to be able to cater for the small increase in traffic that is likely to occur. Conditions 10 and 11 are recommended to ensure the access and parking are laid out appropriately.

Ecology

The Ecology officer has reviewed the proposal and advised that as the site is within 500 m of the River Itchen (SSSI) that biodiversity enhancement measures should be conditioned. Condition 9 has therefore been recommended.

Recommendation

Application 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.

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 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 can begin.

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

04 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.

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

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 . 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 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 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 the equivalent of 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.

08 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.

09 No development shall commence until details of biodiversity enhancement measures including bat and bird roosting features and planting shall be submitted and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the occupation of the building and thereafter retained.

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09 Reason: In the interests of promoting, protecting and enhancing ecology

10 The proposed access and drive, including shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

10 Reason: To ensure satisfactory means of access.

11 Before the development hereby approved is first brought into use, a minimum of car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

11 Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

12 The development hereby approved shall be carried out in accordance with the following plans:

Drawing no. 10394-PL-01 Rev A Block and Location Plan

Drawing no. 10394-PL-02 Rev D Proposed Site Layout

Drawing no. 10394-PL-03 Rev D Proposed Plans

Drawing no. 10394-PL-04 Rev A Proposed Street Scene

12 Reason: For the avoidance of doubt and in the interests of proper planning

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.

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:-

Local Plan Part 1 - Joint Core Strategy: MTRA2, CP11, CP13

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Local Plan Part 2 - Development Management and Site Allocations: DM1, 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.

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

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:

with application	The name of the planning officer who dealt
	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.

Appendix 1

Please return this form to the Case Officer: Mrs Katie Nethersole

From: Kings Worthy Parish Council

Case No: 18/01198/FUL

Location: 50 Willis Waye Kings Worthy SO23 7QT

Proposal: PROPOSED 1 No. DWELLING

LISTED BUILDING GRADE:

Comments:

The Parish Council wish to object due to the narrowness of Willis Waye at the point of the proposed access. This proposed access will adversely affect the already significant parking issues on that section of Willis Waye.

If the case officer is minded to approve this application then members wish it to be sent before the WCC planning committee. We will able to provide photographs of the parking problems for the committee members.

Request for application to be considered by Committee:

(NB: Case Officer to forward form to Head of Planning Control if this section completed)

See above.

Signed: Christopher Read

Date: 27th June 2018

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