

Case No: 18/00829/FUL
Proposal Description: Demolition of the existing dwelling and garage and the erection of 1no. 2 bedroom house, 2no. 3 bedroom houses, 1no 4 bedroom house, and widening of the existing vehicular access.
Address: 78 Alresford Road Winchester SO23 0JX
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Mr N.J Round
Case Officer: Pat Aird
Date Valid: 17 April 2018
Site Factors: Winchester Conservation Area

Recommendation: Application Permitted



© Crown Copyright and database rights Winchester City Council License 100019531

Case No: 18/00829/FUL

General Comments

Application is reported to Committee due to the number of objections received (12 objections).

Amended plans were received that added an additional parking space to the front of the site. The parking spaces to the front of plot 1 now show as three parking spaces.

Site Description

The application site is located within the city of Winchester in a Conservation Area within the St Giles Hill area. The site is to the south of Alresford Road behind a dense line of trees with a large detached single storey dwelling on the site.

Proposal

The proposal is for the demolition of one dwelling and erection of four new dwellings. The dwellings will be 1 no. 2 bedroom dwelling, 2 no.3 bedroom dwellings and 1 no.4 bedroom dwelling. The houses are to be 1 and a half storey and detached.

Relevant Planning History

01/00317/FUL - Demolition of existing dwellings and erection of 6 no five bedroom detached dwellings, detached garages and new access. WDN 19th April 2001.

01/00789/FUL - Erection of 3 no. 1 bedroom flats and 2 no. 2 bedroom flats. Erection of 2 no. 3 bedroom dwellings, 2 no. 4 bedroom dwellings and 2 no. 5 bedroom dwellings. WDN 14th May 2001.

01/02007/FUL - (AMENDED DESCRIPTION) Demolition of existing dwellings and construction of 2 no. one bedroom flats, 6 no. two bedroom dwellings, 3 no. three bedroom dwellings, 3 no. four bedroom dwellings and provision of new access and parking areas. REF 13th November 2001.

01/02177/LBC - Demolition of existing dwellings (numbers 76,78,80 and 82 Alresford Road). WDN 31st January 2002.

03/00597/FUL - Residential development comprising 2 No. one bed flats, 12 No. two bed flats, 7 No. four bed dwellings with associated parking, new access and alterations to existing access. WDN 20th August 2003.

03/00598/LBC - Demolition of existing 4 No. dwellings and construction of 21 No. new dwellings. WDN 19th August 2003.

03/01529/FUL - Erection of 2 no. three storey blocks comprising 7 no. four bedroom terraced dwellings with integral garages, 2 no. three storey blocks comprising 8 no. two bedroom flats and 5 no. one bedroom flats; 2 no. two bedroom terraced dwellings, and parking, garages and new access. WDN 13th May 2005.

Consultations

Case No: 18/00829/FUL

Engineers: Drainage:

No objections

Engineers: Highways:

No objections, subject to a legal agreement regarding the unallocated parking

Head of Landscape:

No objections

Southern Water:

No objections

Archaeology:

No objections, subject to conditions

Representations:

City of Winchester Trust:

- Sympathetic to the roofline and height issues.
- Concerns of the use of buff brick.

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

- Overlooking towards no.76 and no.80 Alresford Road.
- Overbearing/ loss of light
- Inconsistent with the character of the surrounding area, in terms of density
- Impact on the surrounding trees
- Contrary to the St Giles Hill Neighbourhood design statement
- This development would impact on the traffic in the surrounding area.
- Concerns regarding the loss of the boundary between dwellings.
- The ridge heights of the new dwellings are not consistent with the surrounding area
- This would result in a development that is out of keeping with the surrounding mass, character and appearance
- The application needs to preserve the important archaeological site
- Contrary to planning policy

Reasons not material to planning and therefore not addressed in this report

- The developer didn't consult with the community enough.
- The developer didn't enter into pre-application discussions with the Council.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

DS1, MTRA1, CP2, CP3, CP11, CP13, CP14

Winchester Local Plan Part 2

DM1, DM2, DM14, DM15, DM16, DM17, DM18, DM27, DM28.

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Winchester – St Giles Hill Village Design Statement

Planning Considerations

Case No: 18/00829/FUL

Principle of development

The site lies within the policy boundary of Winchester where the Local Plan supports the principle of new residential development. Policy MTRA1 of LPP1 allows for new housing in this area providing development is appropriate in terms of its scale and design and conserves the settlement's identity, key historic characteristics and local features particularly as identified in the neighbourhood design statement.

Policies DM 15, 16, 17 and 18 of the Local Plan Part 2 seek to ensure that development makes efficient and effective use of land or buildings; in terms of design, scale and layout responds positively to the character, appearance and variety of the local environment; keeps parking provision to a minimum; provides for ease of movements and local permeability; maximises access to public transport; facilitates the development of adjacent sites; does not have an unacceptable adverse impact on adjoining land, uses or property; includes within the development sufficient amenity and recreational space appropriate to the size, design and function; and makes appropriate provision for the storage of refuse and recyclables.

The St Giles Hill neighbourhood Design Statement sets out design guidelines for plot sizes and the bulk of buildings. It states 'The building to plots ratio should be considered in relation to neighbouring properties' and it goes on to say 'New development should not dominate neighbouring buildings and should not break the existing skyline'. Although the plots sizes are not consistent with the immediate surrounding dwellings, they are more in line with the houses in Fairdown Close and the density would not appear out of character with the surrounding area as it is still retaining the low heights of the buildings neighbouring the site and is consistent with the back land development of Crown Heights to the west.

Impact on the character of area and neighbouring properties

The proposal is to replace one dwelling with four dwellings and although the density is increased this would not appear out of keeping with the character of the surrounding area. Plots 1-3 have small footprints which reduces their overall massing. Plot 4 has a large footprint with only a small amount of accommodation.

The dwellings are to be constructed of brick with slate roofs. The simple design and low roofs minimises the impact of the dwellings and is in keeping with the character of the surrounding area.

The dwellings on plots 1 and 2 will not result in any overlooking or overshadowing of neighbouring properties. Both have windows to the sides but these are bathroom windows and have been conditioned to be obscurely glazed (Condition 10). Whilst the dwellings on both plots 1 and 2 have windows looking towards plots 3 and 4 the dwellings on plots 3 and 4 only have roof lights on the north elevation and therefore there would be no potential overlooking between these properties.

There are windows proposed to the rear of the dwellings on plots 3 and 4. When considering the likely impact upon private residential amenity, it is important to understand the existing extent of overlooking. In this location there is a typical suburban relationship between houses with a degree of overlooking in rear gardens from adjoining neighbours.

Case No: 18/00829/FUL

Mature landscaping, trees and boundary fences/walls ameliorate such inter-visibility. There is a proposed window to the rear of plot 3, however there is a high dense hedge between this and the adjacent dwelling and the only overlooking would be towards the rear of the garden and would be oblique which is fairly typical in this type of location. Therefore the proposed window to the rear of plot 3 and 4 would not result in an unacceptable level of overlooking that would warrant the refusal of this application.

Impact on Conservation Area

The impact on the surrounding Conservation Area is considered to be acceptable in that the layout of the buildings responds well to the historic grain and the development will be constructed in good quality materials that are appropriate to the locality.

Landscape/Trees/ecology

The surrounding area is verdant in character and the development of this site retains this. The trees to the front are to be retained with a large amount of the vegetation to be kept on the side boundaries that maintains the character of the area.

The tree officer raises no objections to this application.

There will be no harm in terms of ecology of the area.

Archaeology

The application site is in an area of identified archaeological importance (a possible Anglo-Saxon cemetery area and the site of the medieval Fair of St Giles).

Inhumation burials and artefacts likely to relate to the Anglo-Saxon cemetery have been recorded on St Giles Hill since the 19th century. Whilst little large scale excavation has taken place in the area, archaeological investigations undertaken since the late 20th century have revealed remains relating to the cemetery to the south and west of the application site.

The St Giles Hill Fair was an internationally important Fair during the medieval period with the area formally laid out with streets and timber and masonry structures buildings constructed along these. Evidence from archaeological investigations indicates that at least some of these buildings were high status, constructed in stone, with glazed ridge tiles and chimney pots. Remains potentially associated with the Fair have been located during previous archaeological investigations undertaken to the west and south of the proposal site.

Although the site has been previously developed, the current proposal would result in new ground disturbance due to the increase in built form and associated landscaping and service trenching within the site. Furthermore, previous archaeological investigations undertaken in the vicinity have demonstrated the survival of archaeological remains in close proximity to existing buildings.

The proposal is considered to have the potential to adversely affect any archaeological remains which may be present within the site. Such remains may relate to the Late Saxon or medieval sites known in the area.

The level of archaeological survival within the site is currently unknown, however it is unlikely that there are any archaeological remains present that would be deemed worthy of conservation and thus form an overriding constraint to development.

Consequently, a programme of archaeological investigation and recording is considered to form an appropriate strategy for mitigating the impacts of the proposed development on any surviving archaeological remains present within the application site.

Highways

No objection in principle, however the parking for plots 1 and 2 are unallocated and a legal agreement need to be entered into to ensure that these spaces can only be used by the residents and visitors of the occupiers of plots 1 and 2. Then some form of control is placed on the "unallocated" spaces, for occupiers and visitors of the two other dwellings would be able to use these spaces, to the inconvenience of others. The spaces will technically be unallocated, but only to be used by plots 1 and 2, to avoid the situation above.

Recommendation

that planning permission be GRANTED subject to a s106 Legal Agreement (the terms of which are to be approved by the Head of Legal and Democratic Services) to secure the following:

The unallocated parking to the front of plots 1 and 2 is to only be used by the residents of plots 1 and 2.

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee).

And subject to the following conditions:

Conditions

01 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).

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

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

03 No development or any works of site preparation shall take place until the applicant or their agents or successors in title have implemented of a programme of archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been

Case No: 18/00829/FUL

submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation (archive)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy

04 Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing) a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local authority.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy

05 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.

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

06 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.

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

07 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

Case No: 18/00829/FUL

before occupation. Development shall be carried out in accordance with the approved details.

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

08 The development must be carried out in accordance with the approved Arboricultural Impact Appraisal and method statement AIA/AMS-KS/78ALRESFORD/001 and Tree Protection plan ref: TSP-KC/78ALRESFORD/001.

Reason: Reason: To protect the amenity afforded by trees in accordance with Policy DM15 and Policy DM24 of the Winchester District Local Plan Part 2 2017.

09 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the first floor side elevation(s) of development hereby permitted.

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

10 The first floor window(s) in the side elevation of the plots 1 and 2 hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

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

11 Prior to the commencement of the development hereby permitted excluding works of demolition, detailed information (in the form of SAP design 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 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.

12 Prior to the occupation of the dwelling(s) 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.

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.

Case No: 18/00829/FUL

13 The development hereby permitted shall be carried out in accordance with the plans listed below unless otherwise agreed in writing by the local planning authority:

Proposed site plan -200_D
Location plan - 001_A
Proposed roof plan - 201
Plots 1 and 2 floor plans - 202
Plots 3 and 4 floor plans – 203_A
Plot 2 elevations - 300_A
Plot 2 elevations - 301_A
Plot 3 elevations - 302_A
Plot 4 elevation 303_A
Street scene - 304
Context elevations - 305_A
Existing elevations - EX01
Proposed block plan - 204
Context Elevation - 306_B

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

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.

02. 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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, CP2, CP3, CP11, CP13, CP14
Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM1, DM2, DM14, DM15, DM16, DM17, DM18.

04. 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

Case No: 18/00829/FUL

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.

05. 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.

06. 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-practice>

07. 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:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.