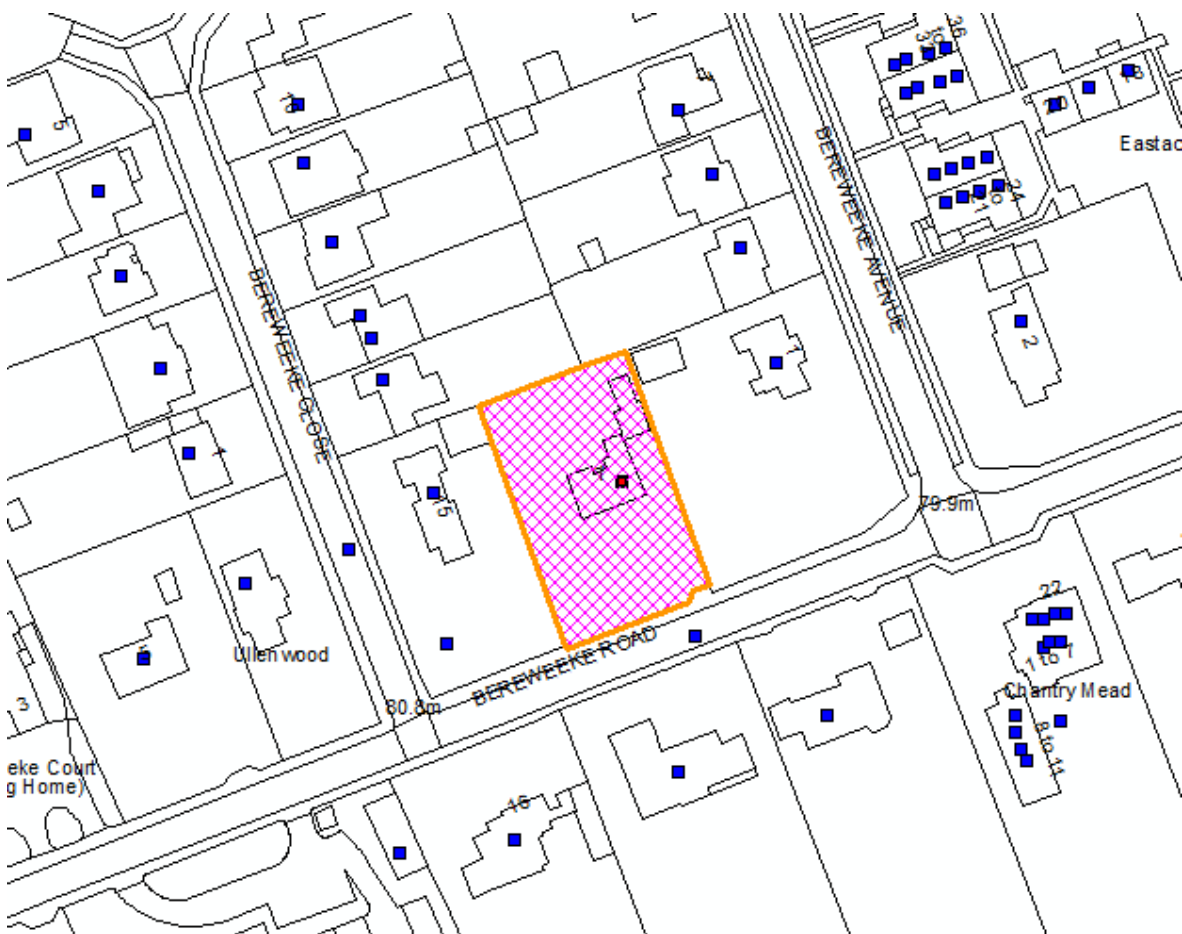


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 21/02063/FUL
Proposal Description: Two storey rear extension, first floor front extension, alterations to roof, demolition and replacement of garage, erection of two bedroom, two storey dwelling to the west of the existing dwelling with associated additional vehicle access.
Address: Homewell, 7 Bereweke Road, Winchester, SO22 6AN
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr & Mrs Colin & Phrynnette Dickens
Case Officer: Catherine Watson
Date Valid: 2 August 2021
Recommendation: Application Permitted

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

Pre Application Advice:



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General Comments

The application is reported to the committee due to the number of objections received, contrary to the officer's recommendation for approval.

Site Description

The site is a residential plot situated on the northern side of Bereweeke Road and is within the Winchester town boundary. There is currently one, two-storey detached dwelling with garage, driveway and garden to the north, west and south of the house. The site is well screened from the road by mature shrubbery and hedgerow planting which includes some individual trees.

Proposal

The proposals are two-part. Firstly, it is proposed to extend the existing dwelling to the front and rear in the form of a two-storey rear extension and a first floor front extension. The existing garage and other outbuildings will be demolished to facilitate this. A new garage is proposed to be constructed to the rear of the dwelling and can be accessed directly from the house.

Secondly, it is proposed to construct a new, detached two-storey dwelling to the west of the existing property. The new dwelling will be served by a new access from Bereweeke Road and will have its own residential curtilage, formed by dividing the existing plot.

Relevant Planning History

18/02927/FUL - Demolition of existing garage, store and utility room. Single storey extension to the front of the existing house. Alterations to the roof and fenestration of the existing house. New dwelling on the land to the rear. REFUSED AT COMMITTEE 23.05.2019, DISMISSED AT APPEAL 20.12.2019.

Consultations

Service Lead – Special Maintenance: Drainage Engineer:

The site is in Flood Zone 1 so is at very low risk of flooding from rivers or the sea. It is not marked on the Environment Agency map as being an area at risk from surface water flooding. Foul sewage to the mains is fine. Surface water to a watercourse is not the most sustainable solution and draining it by infiltration is the most sustainable method and the ground in this area should be capable of handling this. If the application is approved, a condition giving details of surface water drainage by means of infiltration will be required.

Service Lead – Environmental Services – Natural Environment and Recreation Team:

Trees:

No objection to the proposal however a number of conditions should be applied to any consent to ensure trees are protected during construction and no other works are undertaken to trees other than those expressly permitted by the planning consent.

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Hampshire County Council Highways.

The nature and context of the site means that the proposal would not lead to any material detrimental impact on the public highway in regards to traffic generation. The visibility splays are satisfactory but the applicant will need to apply for a suitable highway licence. The Highway Authority is satisfied with the swept path drawings provided.

Southern Water:

The exact position of the public assets must be determined onsite by the applicant in consultation with Southern Water.

Natural England:

Natural England is satisfied that the local authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Natural England is aware that your authority has adopted an interim strategy using Grampian conditions to address nutrient impacts from developments currently in the planning system and we have been working with the Council to develop this approach. It is noted that the mitigation would be secured through a Grampian condition, requiring the mitigation package to be agreed, provided to the Council and implemented prior to the occupation of the development.

Representations:

City of Winchester Trust:

- Objection. This would be overdevelopment of the site and for the local area. The architectural approach for the scheme is not fully resolved and needs to be reconsidered.

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

- The development does not address the issues raised by the inspector in the appeal decision for the previous application;
- The development is overbearing and incongruous;
- The proposal is overdevelopment on the site.

9 letters of support received.

- This is a significant improvement on the original application;
- There shouldn't be any additional traffic issues with the access onto Berewecke Road;
- The proposal is sympathetic to the area.

Relevant Planning Policy:

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Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles

CP1 – Housing Provision

CP13 – High Quality Design

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1 – Location of New Development

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

WCC High Quality Places Supplementary Planning Document

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Planning Considerations

Principle of development

The site is situated within the town boundary of Winchester where residential development is acceptable in principle and supported by policies DS1 of LPP1 and DM1 of LPP2, subject to compliance with other relevant material planning considerations.

Design/layout

The proposal is for the extension of the existing dwelling and for division of the plot and construction of a new dwelling.

With regards to the extension of the existing property, this comprises a two-storey extension to the rear and a first floor extension to the front, resulting in a 5-bed dwelling. To the rear, the property will be extended by a total of approx. 5.9m at two storey height, although part of this will be in the position of the existing single storey extension. The extension will replicate the form of the gabled element already present. To the front, the current low eaves height will be raised and the roof infilled to create additional first floor living space. Attached to the rear corner of the property will be a new garage with pitched roof. Materials for the extended existing dwelling will consist of white painted brick, white windows and clay roof tiles.

The proposed new 2-bed dwelling will sit to the west of the existing in an area currently laid to lawn and planted with shrubs along the boundary. It will consist of two storeys with a front gable which reflects that of the existing dwelling. Behind the projecting gabled element, the building steps out slightly and there is a flat roofed porch and then at two-storey level, the roof form is hipped, helping to break up the overall massing of the structure. To the rear, there is a single storey, flat-roofed element and solar panels are proposed for the west-facing roof slopes. The rear of the new dwelling terminates slightly behind that of the extended host dwelling and the overall form of the building is narrow when viewed from the front, rear and in comparison with the host dwelling. Materials are proposed to be white brick, dark grey aluminium windows/doors and a grey roof tile.

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The design and materials to be utilised in the proposed development are considered to be in keeping with the existing dwelling. The extensions to the existing dwelling still enable the general character of the building to be retained and utilise a sympathetic palette of materials. The layout of the plot, with the existing and proposed dwellings situated side-by-side, makes the best use of the available space whilst still retaining the general character of properties fronting onto the road.

The proposal therefore complies with policy CP13 of LPP1, as well as DM15, DM16 and DM17 of LPP2.

Impact on character of area and neighbouring property

Given the previous planning history of the site, the existing side garden is realistically the only area where new residential development could be achieved. This follows an appeal decision in 2019 (council ref: 18/02927/FUL; appeal ref: APP/L1765/W/19/3234746) where the inspector noted that the scheme, which was for a new dwelling to the rear of the existing house, would represent “a cramped and congested form of development which would adversely affect the character and appearance of the area”.

Additionally, the inspector considered that a property to the rear of the plot would “appear awkward and detract from the prevailing pattern of frontage development in the area.”

It is considered that the current scheme satisfactorily addresses the issues raised by the inspector. The proposed dwelling is situated alongside the existing, centrally within the plot, and accordingly fronts Bereweek Road. The front of the new dwelling is also broadly in line with the side elevation of 15 Bereweek Close to the west. This enables the substantial area to the front and rear of the plot to continue to be used for garden. Whilst the existing front boundary hedging will be retained, a new, close boarded fence will be erected to replace an older version which has been subsumed by the hedge. This will be located in front of the existing hedge, but will be painted a dark colour and will be set back 1m from the pavement with low shrub planting between the fence and the pavement. It is considered that this would be acceptable, given the variety of different boundary treatments in the area which includes close boarded fencing. The length of the fence will be further broken up by the addition of a new vehicular access to be used by the new dwelling. Further details will be required by condition in respect of the design of the fencing, as well as surface treatment and planting to the front.

The nearest residential properties to the development are 15 and 15a Bereweek Close to the west and 1 Bereweek Avenue to the east. Also adjoining are numbers 14 Bereweek Close and 3 Bereweek Avenue, which adjoin the rear (north) boundary. Other than the extension of part of the rear of the existing house and a replacement garage, the rear of the site will remain as garden and both of the dwellings are situated centrally within the plot therefore, it is not considered that there would be significant harm to the amenities of these dwellings by way of overlooking, overshadowing or overbearing, in line with DM17 of LPP2.

With regards to the impact upon numbers 15 and 15a Bereweek Close, the approximate distance between each of those properties and the new dwelling will be between 11.5 – 12m however there are no first floor windows proposed on the side elevation and any windows to the rear and front would only have oblique views towards those properties. There is also mature boundary hedging, shrubbery and trees situated along that boundary which will help to further screen the new development.

Number 1 Bereweek Avenue is situated approx. 19m from the new garage and 28.5m

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from the extended original dwelling. It is therefore not considered that there would be any significant harm to the amenities of these dwellings in line with policy DM17 of LPP2.

Landscape/Trees

The site is bounded by mature shrubs, hedging and some individual trees which contribute positively to the character of the area and plot. An Arboricultural Impact Appraisal and Method Statement has been submitted by the applicant and which will be conditioned, which confirms that many of the trees on site can be retained and protected. The trees to be felled constitute a laurel and some mixed species group near the western and front boundaries, as well as two apple trees within the site. It is not considered that the loss of these trees would result in additional harm to the character of the plot or wider area. Protective measures to construct the parking bays will be required to ensure that there will not be significant ground disturbance within the root protection area (RPA) of the retained trees and shrubbery. The proposal therefore accords with policies DM15 and DM16 of LPP1.

Nitrates

All applications for new overnight residential accommodation is required to submit a nitrogen budget which determines whether there would be an increase in nitrates released into the Solent catchment area, a reduction in the level of nitrates released, or else the development is nitrogen neutral. A nitrogen load budget has been submitted showing that the proposed development will result in 2.891kg/TN/yr being released. The council has undertaken an Appropriate Assessment to determine whether the release of nitrates can be adequately mitigated. This has been agreed with Natural England and therefore the proposal complies with Regulations 63 and 64 of The Conservation of Habitats and Species Regulations 2017 and Policy CP16 of Local Plan Part 1.

Highways/Parking

A swept path analysis has been submitted by the applicant's highways consultant. This has been reviewed by Hampshire County Council Highways and they have confirmed that they are satisfied that the creation of an additional access onto Berewecke Road will not cause any detrimental impact to traffic generation on the road.

The existing dwelling will have a parking bay to the front, along with space to park a single vehicle in the proposed garage and another in tandem to the front of the garage. The new dwelling is to have two parking bays to the front. This complies with the council's Parking Standards SPD which requires 2 spaces for a 2-bed property and 3 for a 5-bed. The proposal also complies with DM18 of LPP2.

Conclusion

In conclusion, the proposals are considered to be acceptable in line with the details of the assessment above and the recommendation is to permit, subject to the list of conditions and informatives stated below.

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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.

Recommendation

Application Permitted subject to the following conditions:

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:

Topographic Survey Existing Dwg No 1802_EX_010_A received 02.08.2021
Site Location Plan Dwg No 1802_EX_001_A received 02.08.2021

Tree Protection Plan Dwg No TPP-KC-7BEREWEEKE/001 dated April 2021
Block Plan As Proposed Dwg No 1802_PR_001_A received 02.08.2021
Site Plan As Proposed Dwg No 1802_PR_010_A received 02.08.2021
Ground Floor Plan Proposed Dwg No 1802_PR_100_A received 02.08.2021
First Floor Plan Proposed Dwg No 1802_PR_101_A received 02.08.2021
Roof Plan Proposed Dwg No 1802_PR_110_A received 02.08.2021
Front (South) & Rear (North) Elevations Proposed Dwg No 1802_PR_300_A received 02.08.2021
Side (East & West) Elevations Proposed Dwg No 1802_PR_301_A received 02.08.2021
Visibility Splays Dwg No NJC-002 received 02.08.2021
Swept Path Analysis Using a 4.8m Long Car Dwg No NJC-001 received 02.08.2021

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 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.

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

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- 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.

5. Detailed proposals for the disposal of surface water by means of infiltration 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 occupation of the development hereby permitted.

Reason: To ensure satisfactory provision and surface water drainage.

6. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement – , ref:- AIA/AMSKC/7BEREWEEKE/001 written by Kevin Cloud of Technical Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

7. The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848360.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

8. No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement ref :- AIA/AMS- KC/7BEREWEEKE/001.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

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9. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement Ref:- AIA/AMS-KC/7BEREWEEKE/001 : shall be agreed in writing to the Local Planning Authority.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

10. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with entitled Method statement (for protection of trees) and Tree Protection Plan, Ref:- TPP-KC/7BEREWEEKE/001. Telephone – Tree Officer. 01962 848360.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

11. No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

12. A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

13. 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.

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14. No development shall take place until full 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:

Hard landscaping works shall include:

- All boundary treatment. Details shall include, but not be limited to, details of the proposed front boundary fence, including surface treatment in a dark-coloured paint or stain, technical details of the fence panels and posts and details of the planting to be included to the front of the fence. This should include species, quantity of plants and the distancing between them.
- Hard surfacing materials;
- existing and proposed finished levels or contours;

Soft landscaping works shall include:

- planting plans (for new trees, hedges and other planting);
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- implementation programme.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

15. 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: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

16. A Biodiversity Enhancement Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include details and locations of any enhancement provisions (such as bird or bat boxes or native species rich planting). The biodiversity enhancement provisions shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To maintain and protect biodiversity.

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17. Prior to the commencement of the development hereby permitted, detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use (110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of a 'design stage' Standard Assessment Procedure (SAP) calculation and a water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2019 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

18. 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 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 2019 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

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Informatives:

1.

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.

In this instance a site meeting was carried out with the applicant.

2.

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

Local Plan Part 1 - Joint Core Strategy: DS1, CP13

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

High Quality Places SPD

Parking Standards SPD

3.

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

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.

Flexibility of hours may be acceptable due to the Covid-19 emergency in line with the Business and Planning Bill 2019-21 [https://services.parliament.uk/Bills/2019-](https://services.parliament.uk/Bills/2019-21/businessandplanning.html)

[21/businessandplanning.html](https://services.parliament.uk/Bills/2019-21/businessandplanning.html)

5.

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. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions.

<https://www.gov.uk/government/publications/construction-working-hours-draft-guidance/draft-guidance-construction-site-hours-deemed-consent>

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, please refer to the Construction Code of Practice

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

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