

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 21/02250/HOU
Proposal Description: Partial demolition and conversion of existing garage; two-storey side extension (resubmission)
Address: 48 Hatchmore Road Denmead PO7 6TF
Parish, or Ward if within Winchester City: Denmead Parish Council
Applicants Name: Emma Sykes
Case Officer: Marge Ballinger
Date Valid: 23 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: No



© Crown Copyright and database rights Winchester City Council License 100019531

Case No: 21/02250/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

The application is reported to Committee per the request of Denmead Parish Council if the application was to be permitted. The comments of Denmead Parish Council are attached as Appendix A.

Site Description

Hatchmore Road is the main entrance into a residential development off of the first roundabout when entering Denmead from Forest Road. The dwellings were built in the early 2000s and the road winds through to a cul-de-sac (no through access) with street parking. The dwellings are built close to the roadside and private amenity spaces are primarily within rear gardens only. No.48 Hatchmore Road is an end-of-terraced 2-bedroom dwelling within a group of three houses, and is located past the playing field central to the residential development. The dwelling is light rendered with a brick plinth, and has a drive and detached brick garage along the side (south) elevation, near a stream and a pond. There is currently space for 2 vehicles off-road (pending vehicle size) and the garage for off-road parking.

The land west of the development, and approximately 65m away from the proposal site, is a Site of Importance for Nature Conservation (SINC). The trees in the development are all protected by a TPO, but there are no trees within the proposal site. The site has a hedgerow along its south boundary, and fence panels within its rear garden.

Proposal

The proposal is for the partial demolition and conversion of the existing garage and a two-storey side extension. The proposal includes a reduction of the original garage out toward the back garden to allow for a small wooden bike store. The application is a resubmission of a withdrawn application (20/01482/HOU) due to the necessity and timing of a Phase 2 Bat required for determination.

Relevant Planning History

97/02124/OUT Residential development 2.8 hectares of land and new vehicular accesses – OUTLINE. *Condition 10 permitted development rights removed Classes A, B, C, D, E, F of Parts 1 of Schedule 2. PER 15.10.1998

No.48

06/02842/FUL First floor extension over garage Refused 08.12.2006. *Refused on the character of the streetscene due to height and scale.

20/01482/HOU Partial demolition and conversion of existing garage. Two-storey side extension. Withdrawn 16.11.2020 *Phase 2 Bat Survey required for determination.

Relevant Local Area Planning History

South of Playing Field:

- No.27 04/01816/FUL Two storey rear extension and single storey sun lounge
- No.44 12/02537/LDP Garage conversion lawful development certificate

Case No: 21/02250/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

North of Playing Field:

- No.60 07/02218/FUL Loft conversion (6-bed house) with 1 parking + 1 garage
- No.65 07/01666/FUL Two storey side extension
- No.65 18/01903/HOU Garage Conversion – 2nd parking space noted in front of dwelling
- No.65 19/01171/FUL Retrospective change of use of converted garage to hair salon

Consultations

HCC Highways: Comments received within the 2020 application had an initial holding objection due to reduced off-road parking and requested a Transport & Parking Survey. Details of the survey did not raise an objection within the 2020 application. An amended Transport & Parking Survey (Oct 2021) has been resubmitted to the Highways department, and it was confirmed that the reduction of off-road parking will not have a detrimental impact on highways safety. (Please note that the HCC Highways has also had a site visit.)

Service Lead for Environment Services - Landscape: Ecology: Phase 2 Bat surveys were undertaken in June-July 2021 with no evidence of roosting bats. No objection to proposal, subject to conditions of a Construction Management Statement, biodiversity enhancements, and external lighting to be submitted for approval by the LPA prior to commencement (Conditions 2-5).

Representations:

Denmead Parish Council: ‘Strong’ objection received as the proposal would be contrary to the WCC parking standards that require a 3-bedroom house to have 2 off-road parking spaces. (No comments received in the proposed design/layout of the proposal.)

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy (2013):

- DS1 – Development Strategy & Principles
- CP13 – High Quality Design
- CP16 – Biodiversity

Winchester Local Plan Part 2- Development Management and Site Allocations (2017):

- DM1 – Location of Development
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM24 – Special Trees and Hedgerows

Denmead Neighbourhood Plan 2011-2031

Policy 3 – Housing Design (p31)

- 4.38 Design to reflect the Local Character
- 4.40 Specifications for new development’s design

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Denmead Village Design Statement 2016

Policy 4 - Density of Housing & General Planning/Development Activity Post 1980

- 4.4 Provision of adequate parking within new development

National Planning Policy Framework (2021)

Supplementary Planning Guidance

High Quality Places SPD (2015)

Residential Parking Standards (2009)

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 proposal is inside the settlement boundary of Denmead and the principle of development is acceptable providing it complies with the relevant policies.

Design/layout

The NPPF Section 12, in part, states planning decisions should ensure that proposals function well (for the long term), are visually attractive, and are sympathetic to the local character.

The proposal is to partially-demolish the rear of the garage within the site and create a 2-storey cross-gable extension out from the side of the dwelling. The ground floor will remain opened to the front and side for single vehicle parking supported by a brick pillar. The remaining ground floor to the rear will allow for an expanded dining area, with room for a small office in the rear extension. The first floor will be transformed with a new bedroom and the bathroom relocated. The 2-storey and ground floor extension is proposed to be matching red brick and composite slate tiles to roof. The windows and fascia are to match the existing dwelling as well. A small cycle store is proposed to the rear corner of the site that will sit behind a gated/fenced rear garden. The alterations proposed are sensitive to the scale and design of the existing dwelling, and it demonstrates a subservient relationship by stepping back from the primary elevation and below the existing ridgeline. The proposal therefore complies with the advice from the High Quality Places SPD (Guidelines E1-E3, page 91).

Impact on character of area and neighbouring property

Hatchmore Road is a more modern development built of a mix of red brick with light (cream/ochre) render to elements of the dwellings, and windows are detailed with stone sills and lintels. The original planning decision for the wider development ensured that mature trees surrounding the area were retained, and consideration be given to the SINC and culvert that runs through the development. The 2-storey extension proposed would be quite visible as it is adjacent to a public green space, near the playing area. However, the extension demonstrates subservience, and the materials are proposed to match what is existing in the area. Therefore, no further impact is expected to the area's character, and the proposal complies with Policy DM16 of the LPP2.

Considering impacts to neighbouring amenities, the proposal is built away from any

Case No: 21/02250/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

adjacent neighbours, and does not exceed the width of the existing garage side wall toward the public green space south. The first floor side-facing window will look through to the road and the green space adjacent the property (the nearest dwelling is over 22m away). The proposal is considered to comply with Policy DM17 (vii) of the LPP2 as the proposal does not have an unacceptable adverse impact on adjoining land.

Landscape/Trees

There are no significant or protected trees that would be affected by this proposal.

Highways/Parking

The proposal will reduce the existing parking for the site down to one off-road parking space. The WCC Parking SPD advises that residential parking standards for a 3-bedroom dwelling is to provide two off-road parking spaces. Policy 2 of the SPD (page 7) states that if a development does not achieve the expected parking provision it will only be permitted if it has been demonstrated that this is a consequence of other considerations, such as the site's accessibility to public transport and local amenities and access to other parking facilities (among other reasons not applicable to this application). Policy 2 also states that it would not be acceptable if there are impacts to highway safety. Policy DM18 (Access & Parking) of the LPP2 provides further guidance on parking standards for cars and other vehicles, including cycles; and provides access provisions in accordance with highway safety.

A Transport Note & Parking Survey was undertaken by the agent Critchley Architecture & Design during the week of 13th-19th October 2021 (as an update to the previous September 2020 version for the previous application). The survey reviewed the available on-street parking within the road (50m of the proposal site) and calculated the availability within certain times of the day throughout a Wednesday-Tuesday timeframe. The survey concluded that there is available on-street parking at all times of the day, and the survey demonstrated that the proposal would not have a severe impact on parking capacity or the operation of the surrounding road network.

Hampshire County Council's Highway Engineer was consulted during the previous 2020 application, and again on the recent application. HCC has reviewed the details within the Transport Note & Parking Survey provided, and held an additional site visit. HCC has concluded that the lack of one parking space from the proposal site would not have a detrimental impact on the operation and safety of the road network and raised no further objection.

Further analysis of the loss of parking was reviewed against the Parking SPD Policy 2 and LPP2 DM18. The existing use of the garage by the applicants is for storage only, and the drive is used for parking of only one vehicle. Given the pedestrian through-access within the development, Denmead village can be reached by foot within approximately 13 minutes or by bicycle in approximately 3 minutes. There is also a bus stop approximately 4 minutes' walk to Southwick Road. Due to the site's relationship to public amenities and the availability of off-road parking, the lack of one additional parking space is not considered to have an adverse impact sufficient to warrant refusal of the application. A condition will be added to ensure the carport within the extension be used for vehicle parking purposes only (Condition 5) to control any potential further removal of parking for the applicant's only vehicle.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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:

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 A Construction Method Statement (CMS) shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This should outline how construction will avoid, minimise or mitigate effects on the stream and pond to the east of the development site. This shall include normal working hours only (to minimise noise and lighting disturbance), storage of any equipment, machinery, materials or chemicals away from where spills could enter the stream, measures to control dust and litter.

Development must then continue in accordance with the approved details.

Reason: To maintain and protect biodiversity in accordance with Policy CP16.

03 Details of the biodiversity enhancement features shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include the type and location of integral bat boxes and bird boxes. These biodiversity enhancements shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To ensure a net gain in biodiversity in accordance with the NPPF 2021.

04 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall

Case No: 21/02250/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

05 The carport within the extension hereby permitted shall only be used for the purpose of accommodating private motor vehicles only and shall not, at any time, be developed for further living accommodation or used for domestic storage purposes.

Reason: To ensure the provision and retention of the parking space in the interests of local amenity and highway safety.

06 The development hereby approved shall be constructed in accordance with the following plans received 11 Oct 2021:-

- Location & Site Plans, drawing 20031-101 dated 13 July 2020
- Proposed Plans, drawing 20031-403(C) dated 6 July 2020
- Proposed Elevations, drawing 20031-503(B) dated 6 July 2020

Reason: In the interests of proper planning and for the avoidance of doubt.

07 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 5 (materials) of the associated application forms.

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

Informatives:

1. 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

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

2. In accordance with paragraph 38 of the NPPF (2021), 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.

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

Local Plan Part 1 Joint Core Strategy: DS1, CP13, CP16

Local Plan Part 2: DM1, DM15, DM16, DM17, DM18, DM24

4. 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.

5. 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/2019-21/businessandplanning.html>

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. 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.

7. 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 Practise

Case No: 21/02250/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

8. Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information
<https://www.winchester.gov.uk/building-control>

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

APPENDIX A – DENMEAD PARISH COUNCIL RESPONSE (WITH PHOTOS)

From: Deputy Operations Manager <deputyoperationsmanager@denmead-pc.gov.uk>
Sent: 11 October 2021 10:12
To: Marge Ballinger
Subject: RE: Planning Consultation 21/02250/HOU
Attachments: parking1.jpg; parking2.jpg; parking3.jpg; 4.jpg; parking5.jpg

Good morning, Marge,

Please see below from the Council and also pictures attached of parking issues, taken by the Chair of the Council over the past week. Note that DPC have also asked for this to go to Committee, should the application be moved to be approved:

Denmead Parish Council would like to raise a strong objection to this application on the basis that it is contrary to WCC published parking standards which require a 3 bedroom property to have two within curtilage parking spaces. (Listed in Policy DM17 Part 2 of the Local Plan). The parking situation in Hatchmore is already contentious with Denmead Parish Council receiving complaints about parking on pavements causing parents with buggies and those using mobility scooters having to go into the road to pass cars and vans parked on the pavements.

There is also parking on roundabouts at weekends as there is not enough room to park on the estate itself. Please see attached photographs demonstrating this, taken at various times of day.

Should the officer wish to approve the application, we request it to go to committee.

Kind Regards
Shelley Holliday
Deputy Operations Manager
Denmead Parish Council

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5