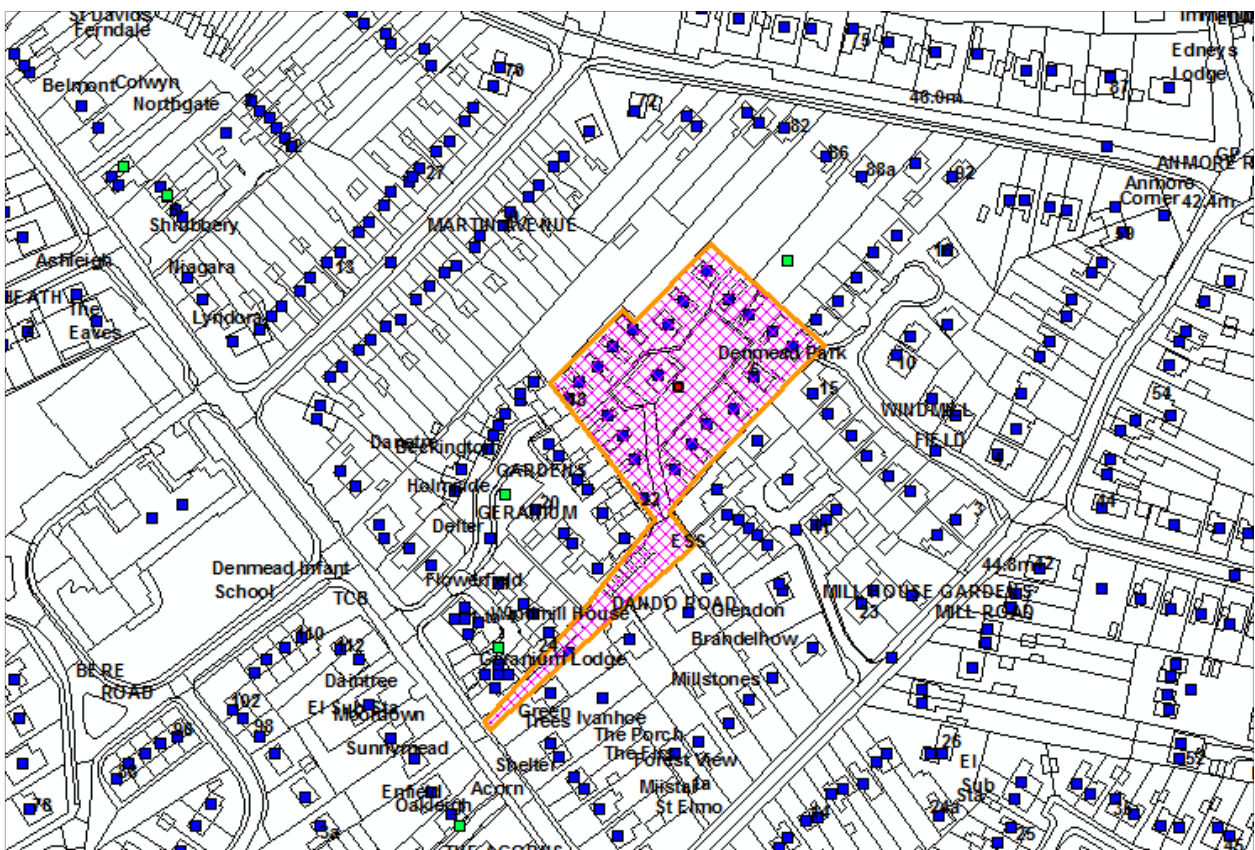


Case No: 18/00164/FUL
Proposal Description: Application Reference Number: DRD.1163/16 Date of Decision: 30/01/1973
Variation of Condition 2 to allow the siting of two additional caravans.

Address: Denmead Caravan Park Dando Road Denmead PO7 6PU
Parish, or Ward if within Winchester City: Denmead
Applicants Name: J S Property Maintenance Limited
Case Officer: Liz Marsden
Date Valid: 23 January 2018

Recommendation: Application Permitted



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Case No: 18/00164/FUL

General Comments

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

Transport Statement submitted 08.08.2018

Amended plan submitted 30.08.2018, showing 2 additional parking spaces.

Site Description

Denmead Caravan Park is a level area of around 0.68 ha, including the access from Hambledon Road and car parking areas. The caravan park is a well established area with the majority of the caravans, with the exception of unit 5 set in individually defined plots around a central open space which is laid to grass and with a few small trees. The overall impact is of an attractive and well maintained development.

Access to the site from Hambledon Road is via Dando Road, a short length of private road which serves the caravan park and three dwellings. Parking for the occupants of the caravans is provided in spaces and garages along the road and there is no vehicular access onto the caravan park itself.

The surrounding area is predominantly residential in character, with dwellings to the south east, south west and north east. There are further dwellings to the north west, which are separated from the site by a narrow, undeveloped strip of land.

Proposal

The application is for the variation of a condition on a previous application (DRD.1163/16), to allow the siting of two further static caravans in the centre of the caravan park. As part of the proposal amended plans have been provided showing the provision of two additional car parking spaces adjacent to Dando Road.

Relevant Planning History

DRD.1163/16- Permit siting of two additional caravans- Permitted 30/01/1973 - condition 2 restricted the total number of units to 22.

78/0718/OLD - construction of 2 caravan hard standings - Refused 08.11.78 on grounds that:

- (i) Dando Road unsuitable to take type and amount of traffic that would be generated and
- (ii) the proposal would result in unacceptable reduction in open amenity space.

Appeal dismissed 09.07.1980 on grounds of inadequate access. The second reason on loss of amenity space was not supported.

Consultations

WCC Engineers: Drainage:

No objection

WCC Engineers: Highways:

Original concerns relating to the visibility at the junction of Hambledon Road and Dando Road have been overcome following the submission of a comprehensive highway report that concludes that adequate visibility can be achieved.

Representations:

Denmead Parish Council

- Objection on the grounds of insufficient parking spaces and inadequate access

Denmead Residents Association

- Request for existing parking to be considered in assessment
- Any new spaces created need to be offered to existing residents

1 letter received objecting to the application for the following reasons:

- Dando Road unsuitable in its present condition of disrepair and inadequate in width to take type and amount of traffic that the proposal would generate.
- Substandard junction between Dando Road and Hambledon Road
- Bus stop located close to the junction which is used by the school bus service. Additional vehicular traffic will be a significant risk to child safety.
- Insufficient parking for further vehicles and overspill likely to cause a nuisance to residents of surrounding streets.
- Been a considerable change in the number and types of vehicle in the years since permission first granted.

No letters of support received following the submission of the application though a number of pro-forma letters were signed by residents of the caravan park and attached to the planning statement.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA1, CP2, CP3, CP11, CP13, CP14

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1, DM15, DM16, DM17, DM18

National Planning Policy Guidance/Statements:

National Planning Policy Framework 2018

Supplementary Planning Guidance

Denmead Neighbourhood Plan

Planning Considerations

Principle of development

The proposal site is located within the settlement boundary of Denmead and therefore there is a presumption in favour of additional housing development, subject to an assessment with other policies of the Local Plan.

Design/layout

The existing caravan park is a well maintained area with the majority of the caravans, with the exception of unit 5, set in individually defined plots around a central open space which is laid to grass and with a few small trees. Unit 5 is already located within this central area and appears to have been relocated from its position between 4 and 6, both of which became double units, following the previous appeal decision. Access to the units is via footpaths around the perimeter of the green.

The proposal would result in the further encroachment into the central open area with the 2 caravans to be located towards the north eastern part of the site, furthest away from the Dando Road access. The loss of this area will detract from the overall open aspect and appearance of the site. However, the space to be lost is less than a third of the total area available and 645 square metres of open space is to be retained. The inspector, in the decision on the previous appeal, stated that the remaining open space was well above minimum recommended standards, although it appears that the relocation of unit 5 has effectively already used the area proposed for two units in the appeal application and the proposal will result in the further reduction of the open area and the question is whether this would have an unacceptable impact.

Advice on the layout of residential caravan sites in England is set out in 'Model Standards 2008' which is not specific on the requirement for communal recreation space, stating that it should only be applied if the local authority is satisfied that it is practicable to provide on site open space. In view of this and the fact that the area to be retained still provides a reasonable amenity area, particularly by modern housing layout standards. Policy CP7 of LPP1 requires new housing to provide 0.8ha per 1,000 population equating to 8 sq.m per person. Assuming an average occupation of 3 people per unit, 24 units would require a total of 576 sq.m informal open space, which is less than the area provided. It is not therefore considered that a reason for refusal could be sustained on this basis.

Impact on character of area and neighbouring property

The caravan park as a whole is well screened to all sides and the provision of two additional units in the position shown will have no added impact on the character and appearance of the surrounding area. The new car parking spaces are located adjacent to the existing parking area and will not be intrusive or result in a

With regard to neighbour amenity. The proposed caravans are located a minimum distance of 6m from each other and existing units, which is the standard set out in Model Standards 2008. There will inevitably be some loss of outlook from the front windows of the caravans in the vicinity of the new caravans, particularly units 9-12, though the distances are such that the impact will not be overbearing or result in loss of light and it is not considered that a refusal could be sustained on this basis.

Highways/Parking

It is recognised that the existing parking spaces on the site do not all comply with the size required by current standards and therefore there is an existing shortfall of available spaces for the residents of the caravan park. The current proposal would require a further two spaces to be provided and these have been shown, in areas currently not used for parking, and conform with parking standards in terms of their size. The proposal will not therefore result in any further shortfall of available parking.

The original appeal was dismissed solely on the grounds of the inadequacy of Dando Road to serve additional units, with the Inspector commenting that Dando Road had reached the amount of development which it can serve with any confidence of safety. Concerns were also raised about the ability of a car to enter the site if there was one waiting to leave. A comprehensive transport report has been submitted specifically to address the reasons as to why the application differs from that proposal the subject of the appeal. The primary reason given is that since 1980 there have been significant changes in highway design guidance and transport planning policy and concludes that it would be difficult to conclude that the proposal would result in a severe residual cumulative impact and that the development should not be prevented or refused on transport grounds. The highways engineer has been consulted and agrees with this assessment.

Recommendation

Approval subject to the following condition(s):

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. Before the new units hereby approved are first occupied, the two additional car parking spaces shown on the approved plan shall be provided and thereafter maintained and kept available.
3. Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.
4. The development shall be carried out in accordance with the following approved plan:

17_876_002 rev. B – proposed site plan

Reasons: For the avoidance of doubt and in the interests of proper planning

Informatives:

01 In accordance with paragraphs 186 and 187 of the NPPF, 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 case, the proposals were discussed with the applicant and subsequent amendments were requested.

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

Local Plan Part 1 - Joint Core Strategy: MTRA1, CP2, CP3, CP11, CP13, CP14

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

03 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.

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 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.

Appendix 1.

Please return this form to the Case Officer: Liz Marsden

From: Denmead Parish Council

Case No: 18/00164/FUL

Closing Date for Comments: 04.03.2018

Location: Denmead Caravan Park, Dando Park, Denmead, PO7 6PU

Proposal: Application Reference Number: DRD.1163/16 Date of Decision: 30/01/1973
Variation of Condition 2 to allow the siting of two additional caravans.

Comments:

The Parish Council of Denmead, by a unanimous decision, raised an **OBJECTION** to this proposal on the grounds of insufficient parking spaces and the inadequate level of access provided by the road, as referred to in the refusal notice associated with previous application 78/00717/OLD.

Request for application to be considered by Committee:

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

Should there be a conflict of views between Members comments and the Case Officer, Members would wish for this matter to go to the Development Control Committee.

Case No: 18/00164/FUL