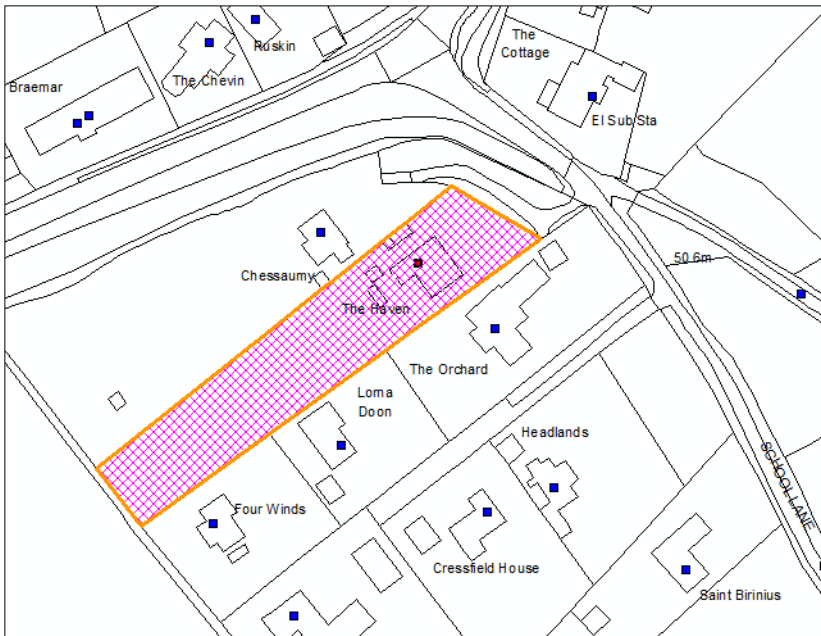


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 22/01587/FUL
Proposal Description: Demolition of Existing and Replacement Dwelling and Garage with associated Minor Site Works. (AMENDED PLANS RECEIVED 24.10.2022).
Address: The Haven, School Lane, Headbourne Worthy, Hampshire, SO23 7JX
Parish, or Ward if within Winchester City: Headbourne Worthy
Applicants Name: Mr Philip Carr
Case Officer: Catherine Watson
Date Valid: 18 July 2022
Recommendation: Application permit
Pre Application Advice No

Link to Planning Documents

[Link to page – enter in reference number 22/01587/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for permission as it is considered that there would be no significant harm to the character and appearance of the area or upon neighbour amenity.

General Comments

Headbourne Worthy Parish Council's request for the application to be determined by Planning Committee, based upon material planning considerations is shown in Appendix 1

Amendments to Plans Negotiated

The following amended plans were submitted on 24.10.2022:

The amended plans were re-advertised via letters sent out to all parties who commented on the original plans.

The amendments reduce the overall height of the replacement dwelling by excavating into the slope. Additional sectional drawings were also submitted to allow for a comparison of the proposed height in relation to the neighbouring properties.

Site Description

The site is long and narrow, measuring approximately 130m from School Lane to the rear of the plot. The site slopes down significantly from south-west (rear) to north-east (front) and contains a detached bungalow positioned towards the front of the plot and then down again to School Lane – a total difference in height of approximately 12m from rear to front. The site is accessed via an unmade track which is shared with The Alpines to the north-west. It is situated outside the settlement boundary of Headbourne Worthy and is also in the Winchester – Kings Worthy/Headbourne Worthy settlement gap as defined by policy CP18 of LPP1.

Proposal

The proposal is for the demolition of the existing dwelling and for the erection of a new, detached, two-storey dwelling with rooms in the roof. It will be positioned largely in the same position as the existing but will increase significantly in size and scale.

The design of the proposed dwelling is neo-Georgian comprised of red brick under a slate roof and a central entrance with stone portico and other traditional detailing to the windows and quoins. To the front, adjacent to the boundary with The Orchard, is a proposed three-bay garage with games room above, which is connected to the main dwelling by a single storey link. To the front of the plot will be an area of driveway with space for car parking and an area of terraced patio to the rear.

In terms of boundary treatments, there is a relatively new close-boarded timber fence along the south-western boundary with The Orchard. There does not appear to be a fence, only a small hedge, between the rearmost half of the plot and the neighbouring

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Lorna Doone. There is a fence along part of the boundary with The Alpines, which is then replaced by a newly planted hedge towards the front of the plot.

Relevant Planning History

None relevant.

Consultations

Service Lead for Community – Landscape.

Comment. The site is located in a settlement gap but the proposal is for a replacement dwelling. Policy CP18 states that “Within these areas only development that does not physically or visually diminish the gap will be allowed.” The mass and height of the replacement is of concern as there would be an impact on the landscape character. The proposed ridge height is 2m higher than the existing and the same height as The Alpines but as it is set forwards of this property, it appears higher. Bin location is close to the window of the adjacent property and the proposed boundary planting shown within the narrow gap may not achieve sufficient light levels for successful establishment of the planting. In terms of landscape impact, a replacement dwelling is not considered harmful however when viewed alongside the neighbouring properties its mass, proximity to other dwellings and overall height should be considered. If planning permission is granted, further details of the soft landscape proposals should be conditioned indicating how this will enhance biodiversity, screening and add to existing green infrastructure corridors.

Service Lead for Environmental Services – Drainage.

Comment. The site is in FZ1 and has a very low risk of surface water flooding therefore there are no issues on flood risk grounds. Surface water is said to be disposed via a soakaway which seems to be feasible at that location however, on-site trial pit testing for infiltration using the method described in BRE Digest 365 (2016) is required to confirm the case. The calculated rate should be used to design an infiltration SuDS which can accommodate runoff from the whole development up to and including 1 in 100-year events with an appropriate allowance for climate change and urban creep. In terms of foul drainage, the area is served by foul mains of Southern Water. Building Regulations should be followed. Should permission be granted, a standard pre-commencement drainage condition is required.

Representations:

Headbourne Worthy Parish Council:

See Appendix 1 for comments.

4 Objecting Representations received from different addresses citing the following material planning reasons:

- The mass of the development is out of character with its immediate surroundings;
- It will be possible to look into our bedrooms from the proposed front windows;
- The bin store is too close to The Orchard’s windows;
- A large town house in a rural area is not appropriate.

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Relevant Government Planning Policy and Guidance

National Planning Policy Framework

Section 2 Achieving Sustainable development

Section 4 Decision Making

Section 8 Promoting healthy and safe communities

Section 12 Achieving well designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance

Climate Change

Consultation and pre-decision matters

Design: process and tools

Environmental Impact Assessment

Flood risk and coastal change

Planning Obligations

Use of planning conditions

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1). DS1 – Development Strategy and Principles

Policy DS1 – Development Strategy and Principles

Policy CP11 – Sustainable Low and Zero Carbon Built Development

Policy CP13 – High Quality Design

Policy CP16 – Biodiversity

Policy CP17 – Flooding, Flood Risk and the Water Environment

Policy CP18 – Settlement Gaps

Policy CP20 – Heritage and Landscape Character.

Winchester District Local Plan Part 2 – Development Management and Site Allocations

DM1 – Location of New Development

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Design Principles

DM18- Access and Parking

DM23 – Rural Character

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Other relevant documents

Climate Emergency Declaration Carbon Neutrality Action Plan 2020 – 2030

Statement of Community Involvement 2018 and 2020

Landscape Character Assessment December 2021

Biodiversity Action Plan 2021

Position Statement on Nitrate Neutral Development – March 2022

Planning Considerations

Principle of development

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Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF, 2021) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposed development is for the replacement of an existing single storey dwelling with a detached, two-storey dwelling. The site is already residential in nature and so a replacement dwelling would accord with policies DS1 of LPP1 and DM1 of LPP2 in this respect.

As the site is within designated countryside, policy DM3 of LPP2 restricts the extension of existing dwellings with a gross external floorspace of 120sqm or less, by up to 25%. The existing dwelling has a GEA of 160sqm and therefore is not restricted by this policy.

The site also falls within a settlement gap, as designated in policy CP18 of LPP1. Development within these areas is only allowed if it does not visually diminish the gap.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Impact on character and appearance of area

School Lane is a single-track, semi-rural road characterised by medium – large dwellings situated in relatively spacious plots. In recent years, the neighbouring two properties (The Alpines – formerly known as Chessaamy, and The Orchard) have undergone redevelopment. In 2019, consent was granted for a replacement dwelling at The Alpines (19/02002/FUL). Planning consent was recently refused for a new dwelling to the rear of that plot. In 2013, consent was granted for the partial demolition and reconstruction of the existing dwelling at The Orchard (13/01972/FUL).

The ground slopes upwards from the communal driveway which is shared by The Alpines and the existing dwelling is situated in the front third of the plot, which is long and narrow.

The proposal is for the demolition of the existing dwelling and the construction of a two-storey, 4-bed replacement with an attic in the roof.

The design is neo-classical in style and has a pitched roof with flat ridge and box dormers to the front and rear. It will have four bedrooms and will be constructed of red brick with slate roof. To the rear and side will be a single storey element with level access. To the front of the dwelling and adjacent to the boundary with The Orchard, a 3-bay garage with space for bicycle storage and a games room in the roof, is proposed. The driveway and turning area is to be laid to gravel. To the rear is an area of terrace leading onto a large garden.

The plans have been amended from those originally submitted in order to reduce the overall height of the dwelling and bring it in line with that of The Orchard and below that of The Alpines. This has largely been achieved by excavating into the ground so that the building sits lower.

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There are a variety of designs, materials and sizes of dwellings situated along School Lane and therefore, it is not considered that the proposed development would be out of keeping in terms of its appearance. It is significantly larger than the bungalow it replaces however, a substantial part of the rear of the plot is to remain undeveloped as garden space and the heights of the dwelling have been amended to fit better within the context of its neighbours.

A site plan has been submitted showing replacement and new hedging to be introduced, as well as other aspects of hard and soft landscaping. A condition requiring more details of this including the hedgerow plants/trees to be used, will be attached to the consent (condition 4). An ecological impact assessment has also been submitted and the recommendations for enhancement measures within it will be required by condition 10.

The site falls within the Winchester - Kings Worthy/Headbourne Worthy settlement gap. Policy CP18 of LPP1 requires development to retain the generally open and undeveloped nature of the defined settlement gap. The proposal is on already developed land in an area where there is other residential development. Whilst the amount of development will be proportionately larger in scale, it represents a replacement dwelling on existing residential land and therefore it is not considered to be harmfully detrimental to or significantly diminish the character of the settlement gap.

The proposal is therefore considered to be in accordance with policies CP13, CP18 and CP20 of the LPP1 and policies DM15-DM18 and DM23 of the LPP2

Development affecting the South Downs National Park

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2021. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

The application site is located 0.8km from the South Downs National Park and it is considered that the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Historic Environment

No impact - the works do not affect a statutory listed building or structure including setting; conservation areas, archaeology or non-designated heritage assets including setting.

Neighbouring amenity

The single storey element of the proposed dwelling is situated approximately 10m from the boundary with The Orchards, whilst the two storey element is approximately 16m away. There are no windows on the facing elevation of The Orchard and its garage other than a single ground floor window towards the rear and another approximately half way down. On the proposed dwelling, facing the boundary with The Orchard, there is a single, facing bedroom window at ground floor and two small windows for the bathroom and dressing room. The proposed garage is situated adjacent to the front access and the boundary with

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The Orchard. It is not considered that there would be any significant impact on the amenities of The Orchard along this boundary.

The larger windows tend to be present on the rear elevation, looking into the garden. At ground floor level are a set of sliding doors, along with a window in the dining room and French doors in the drawing room which open onto a verandah. The main first floor windows also look out to the rear, although one is for a bathroom so will be obscure-glazed. The Alpines is situated approximately 9m to the west of the replacement dwelling. The terrace and verandah is the element closest to that property. It is not considered that this arrangement would be significantly harmful with regards to impact on neighbour amenity.

Lorna Doone is situated approximately 145m from the rearmost part of the replacement dwelling. It is not considered that there would be a significant impact on the amenities of this property caused by the proposed development.

Therefore the proposal complies with policy DM17 of LPP2.

Sustainable Transport

The proposal provides a garage with space for 3 vehicles, with space for a further 3 on the drive. There will also be space for cycle parking within the garage. Therefore the proposal complies with policy DM18 of LPP2.

The site is located within the Air Quality SPD 1km buffer area but an assessment or statement is not required as the proposal does not meet the threshold.

Ecology and Biodiversity

The proposal will have no impact on European Protected Sites as it is not development within, bordering or in close proximity to any of these (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) and is not additional overnight accommodation affecting Nitrates or Phosphates.

A site plan has been submitted showing replacement and new hedging to be introduced, as well as other aspects of hard and soft landscaping. A condition requiring more details of this including the hedgerow plants/trees to be used, will be attached to the consent (condition 4).

An ecological impact assessment has also been submitted and the recommendations for enhancement measures within it will be required by condition 10.

Therefore the proposal complies with policy CP16 of LPP1.

Appropriate Assessment.

Not required as it is a replacement dwelling.

Sustainable Drainage

The proposal will have no impact on this because suitable foul and surface water details will be agreed via condition 7.

Therefore the proposal complies with policy DM17 of LPP2.

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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.

Planning Balance and Conclusion

The proposal is acceptable as it are for a replacement dwelling within a residential context, albeit within the countryside. There are a variety of property styles in the surrounding area and it is not considered that the design of the replacement dwelling would be out of keeping with this character. Whilst the replacement dwelling is larger, it is still set within a spacious plot and is set back from the road and therefore is not considered to visually diminish the settlement gap.

Recommendation

Application permitted, subject to the following conditions:

Conditions

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.

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

2. 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:

Site Location Plan Drawing Number 912/01A received 24.10.2022

Site Plan Existing Drawing Number 912/03 received 18.07.2022

Site Plan 2: Proposed Roof Level Drawing Number 912/04A received 24.10.2022

Site Plan 3: Setting Out Ground Floor Level Drawing Number 912/05A received 24.10.2022

Site Sections Drawing Number 912/06A received 24.10.2022

Ground Floor Plan Drawing Number 912/07A received 24.10.2022

First Floor Plan Drawing Number 912/08A received 24.10.2022

Attic Floor Plan Drawing Number 912/09A received 24.10.2022

Roof Plan Drawing Number 912/10A received 24.10.2022

Elevations 1 & 2 Drawing Number 912/11A received 24.10.2022

Elevations 3 & 4 Drawing Number 912/12A received 24.10.2022

Section Drawing Number 912/13A received 24.10.2022

3. Notwithstanding the submitted information and plans, 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.

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

4. No development shall commence on site until a scheme of hard and soft landscaping, including details of boundary treatment, has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the details agreed and no later than the first planting season following the occupation of the building or in accordance with the programme agreed with the Local Planning Authority. 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 ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

5. 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 the dwelling is first occupied. Development shall be carried out in accordance with the approved details.

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

6. 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.

7. 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 2018 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

8. 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 commences.

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

9. 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.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2018 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

10. The recommendations within the Ecological Impact Assessment (Ecosa, August 2022) shall be adhered to throughout all phases of the development.

Reason: To safeguard protected species and maintain biodiversity.

11. A Biodiversity Mitigation and 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 mitigation and enhancement provisions (1 bat tube, 2 bat boxes, 1 bird box, native tree planting, meadow mixture grassland planting and native planting to infill the defunct western hedgerow). These shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To maintain and protect biodiversity and comply with CP16 of the LPP1.

12. 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 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.

13. Prior to work commencing on the site a Construction Management Plan shall be submitted to and approved in writing by the local planning authority.

The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, footpaths and highways.

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- Details construction traffic management measures including the provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development.
- Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control

Works shall be undertaken in accordance with the approved details.

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses.

Informatives:

1. 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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, CP11, CP13, CP16, CP17, CP18, CP20

Local Plan Part 2 – Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM23

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.

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.

5. 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.

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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>

Appendix 1

Parish Council's request that a Planning Application be considered by the Planning Committee

Request from Parish Council: Headbourne Worthy PC
Case Number: 22/01587/FUL
Site Address: The Haven School Lane Headbourne Worthy SO23 7JX
Proposal Description: Demolition of Existing and Replacement Dwelling and Garage with associated Minor Site Works
Requests that the item be considered by the Planning Committee for the following material planning reasons: Headbourne Worthy Parish Council objects to the application on the grounds that the application is for a very large 3 storey dwelling and is replacing a much smaller bungalow. The Council feels that the replacement property will be out of character with the neighbourhood. The property is positioned in the settlement gap and therefore the Council feels that the housing should be in keeping with the other housing and should not dwarf the dwelling that it is replacing which is the case with this proposal. Care should be taken that the proposed property does not overlook the other resident's property because this proposal is much higher than theirs which again is the case here. The Parish Council would prefer it if the proposal was refused.