

**Case No:** 18/01807/HOU  
**Proposal Description:** Proposed light well and bike store.  
**Address:** 30 Clifton Road Winchester SO22 5BU  
**Parish, or Ward if within Winchester City:** St Paul  
**Applicants Name:** Mr & Mrs D Palmer  
**Case Officer:** Marge Ballinger  
**Date Valid:** 27 July 2018  
**Site Factors:** Winchester Conservation Area:  
**Recommendation:** Application Permitted



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## General Comments

The application is reported to Committee due to the number of objections received.

## Site Description

30 Clifton Road is a mid-terrace, Victorian property within the Winchester Conservation Area, adjacent to Oram's Arbour. The majority of the terraced properties have brick walls to the front, enclosing small gardens.

The entire site is approximately 153 s.m., with a front garden space of approximately 31 s.m. The front garden has a Lime tree placed close to the front boundary wall and a paved pathway leading to steps to the front entrance. The site is situated midway on a steep hill; as such the properties in the terrace block have significant level changes of 1 metre across the boundaries of the properties.

## Proposal

The proposal is to excavate adjacent to the front bay window and insert a light well to serve the existing lower ground floor. There will also be excavation works to the middle of the property to insert a subterranean bike store. Groundworks and landscaping will be reinstated after development.

## Relevant Planning History

17/02002/TPC - Re pollard 1 Lime – no objection, 21.08.2017

17/02004/HOU - Demolition of existing rear extension and addition of new Lower Ground and Upper Ground Floor rear extension. Internal alterations, including lowering of Lower Ground Floor level. Adjustment of window size to the First Floor on the rear elevation. Addition of new bicycle store and bay window to Lower Ground Floor to the front of the property – refused 9 January 2018. Appeal dismissed 25.04.2018.

Summary of appeal decision: *I find that the alterations to the front elevation would have an unacceptably harmful effect on the character and appearance of the host dwelling and the terrace as a whole, and as a consequence the character and appearance of the Winchester Conservation Area would not be preserved. This would be in conflict with Policies CP13 & CP20 of the Winchester District Local Plan Part 1: Joint Core Strategy 2013; Policies DM15, DM16 & DM27 of the Winchester District Local Plan Part 2 2017; the Council's High Quality Places Supplementary Planning Document 2015, and Section 12: 'Conserving and Enhancing the Historic Environment' of the National Planning Policy Framework 2012 ('the Framework').*

18/00279/HOU - Demolition of existing rear extension and addition of new Lower Ground Floor rear extension. Internal alterations, including lowering of Lower Ground Floor level. Adjustment of window size to the First Floor on the rear elevation – permitted 9 March 2018.

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## Consultations

Head of Historic Environment: no objection. 'The introduction of a surface light well to the foot of the bay windows would not be considered overly intrusive to the front garden... The impact of the light well upon the character and appearance of this part of the conservation area would therefore be considered low.'

The bike store 'would not dominate the plot and its timber exterior would weather in over time. Furthermore, its position in the garden would not disrupt, nor compete with the architectural uniformity of the front of the house, or the terrace as a whole.'

Head of Landscape - Trees: no objection

Head of Environmental Protection (Contaminated Land): no objection.

## Representations:

City of Winchester Trust: no comment neither supporting or objecting the application but considers this proposal to be 'an acceptable response to the comments of the Planning Inspector' who rejected the previous scheme during the appeal process, and the light well seems to be a 'discreet solution.' Suggested a planning condition added to address other objections raised on allowing the light well's use as an emergency exit to avoid the precedent for full access to the lower ground levels.

10 letters from 8 addresses received objecting to the application for the following reasons:

- Proposal does not preserve or enhance the character of the Conservation Area.
- The proposal is an alteration of what was previously refused via Planning Committee and Planning Inspectorate.
- The light well used as an emergency exit could be a step toward a permanent front opening to lower ground level.
- The light well, along with the garden shed would take up what is left of the front garden.
- Potential damage to existing tree roots and tree.

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

- Lorries and skips have occupied residential parking for months with other ongoing construction works.

4 letters of support received.

- Proposal would provide a secure place for bike storage to reduce potential for theft (anti-social behaviour observed locally in the area).
- Proposal would encourage bike use for health benefits and reduce local pollution and carbon footprint.
- Natural light to ground floor rooms would also reduce carbon footprint.
- Other local properties have converted driveways/parking in their front gardens and this proposal retains a tree.
- Subtle sunken design of the bike shed is similar to the adjacent garden's shed; this is preferred over the other (3) above-ground garden sheds visible in the terrace.

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## **Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy  
DS1, CP13, CP20

Winchester Local Plan Part 2 – Development Management and Site Allocations  
DM1, DM15, DM16, DM17, DM27

National Planning Policy Guidance/Statements:  
National Planning Policy Framework, Section 16 (2018)

Supplementary Planning Guidance  
High Quality Places SPD

Other Planning guidance  
West Fulford and Oram's Arbour Neighbourhood design statement

## **Planning Considerations**

### Principle of development

The development is situated in the settlement boundary of Winchester, where the principle of development is acceptable, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

### Design and Impact on Character of the Area

The application site is within the curtilage of no.30 Clifton road in the Winchester Conservation Area. The no.30 property is an unlisted terraced building that borders Oram's Arbour in the Winchester Conservation Area. The row of properties has a visual symmetry and rhythm that makes a positive contribution to the area and the Conservation Area. There have been other developments visible from the front of nearby properties including nos. 25, 26, 27, 29 Clifton Road, 35 North View (bike sheds, light well, parking).

The proposal is to excavate adjacent to the front bay window and insert a light well down to the existing lower ground floor. The light well's glazed panel is set onto a masonry upstand measuring 1.32m x 0.92m, and will project above ground level 0.15m. There will also be excavation works to the middle of the property to insert a subterranean bike store measuring approximately 2.45m x 1.32m and set into the ground by 0.5m to minimise its height. Works to the bike store area will include additional ground removal of approximately 1.25m x 2.45m to assist with ease of access and use. This new proposal maintains more than 50% of the front garden for landscaping and planting.

Brick is proposed to the light well and bike store plinth. The light well is proposed as a glazed panel with an aluminium frame. The bike store is proposed to be of a timber structure and doors, with a felt roof. The boundary brick wall and timber fence are to remain as per the existing. Materials proposed support site design principles DS1, DM16 and DM17.

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The front of the dwelling has a canted bay window of traditional proportions that is a characteristic feature of the Victorian terrace and will be retained as part of this proposal. On the earlier appeal scheme the Inspector highlighted that ‘the symmetry of the gabled roof and ground floor bay windows establishes a strong rhythm to the street scene...’ The Inspector noted that ‘*any modernisation to improve the living conditions for occupiers should avoid alteration to any of the more significant features that contribute to the architectural merit of the terrace.*’

The appeal scheme for an elongated bay window with a larger area excavated to access a bike store has been modified after considering the Inspector’s comments and feedback from the Historic Environment officer. The retention of the appearance and visibility of the ground floor bay window is a significant feature, so light well drawings were amended to retain the bay window as visible from the street scene, with a glazed panel upstanding by 15 cm to minimise splashing, and continue the landscaping up to the glazed area to retain the bay’s visual significance. The amended plans reflect what the Inspector defined as ‘visual significance’ of the bay window as ‘a few courses of brickwork just above the ground level’ – except the amended plans include a discreet light well in this case.

The light well’s purpose is to provide light to the lower ground level, but potentially provide an emergency exit as well. There are no plans to create a second front entrance and a condition will be added to control any future development in the interests of the visual amenities of the area.

The proposed bike shed has been repositioned toward the centre of the garden, but out of range of the root protection area of the lime tree. This will allow better views of the dwelling’s bay window at ground level by siting the bike store horizontal with the boundary fence. The lime tree is to be retained to the front of the site and a condition will be added to ensure its health during the excavation.

Maintaining the appearance of the existing bay window preserves a significant feature of the conservation area, and therefore the proposals now accord with Policies DM27 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP19 and CP20 Winchester District Joint Core Strategy; and NPPF (Section 16).

#### Impact on Neighbouring Property

The development to the front will be below ground level and will not impact the amenities of the neighbours.

#### Landscape/Trees

There is a lime tree with a TPO on the property; however the Council’s Tree Officer has no objection to the development provided a protective fence was placed around the trees to preserve the roots during construction should permission be granted.

#### Environmental Protection

The Contaminated Land officer had reviewed this site and proposals for the 17/02004/HOU application and no objections were raised to recommend any further investigation nor conditions.

## **Recommendation**

Application Permitted, 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. a. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/30Clifton/001 written by Kevin Cloud of Technical Arboriculture dated July 2018 and submitted to Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

b. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement AIA/AMS-KC/30Clifton/001 shall be agreed in writing to the Local Planning Authority.

c. Arboricultural Supervision - 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.

d. 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 the protection of trees which are to be retained.

3. The development hereby approved shall be constructed in accordance with the following plans: -
  - Location Plan, drawing 1710\_001\_A, dated April 2017, amended 13.07.2018
  - Proposed Floor Plans, drawing 1710\_401\_B, dated April 2017, amended 26.09.2018
  - Front and Rear Elevations (in front of the house), drawing 1710\_402\_A, dated April 2017, amended 05.07.2018
  - Proposed Front Elevation and Section, drawing 1710\_403\_A, dated April 2017, amended 05.07.2018

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- Proposed West (Side) Elevation, drawing 1710\_404\_A, dated April 2017, amended 05.07.2018
- Proposed East (Side) Elevation, drawing 1710\_405\_B, dated April 2017, amended 26.09.2018
- Proposed Section, drawing 1710\_406\_B, dated April 2017, amended 26.09.2018
- Existing & Proposed Elevation, drawing 1710\_407\_A, dated April 2017, amended 05.07.2018
- Proposed Bike Store Details, drawing 1710\_408\_A, dated April 2017, amended 26.07.2018

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

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 6 (materials) of the associated application forms.

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

#### **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 agent.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
  - Winchester Local Plan Part 1 – Joint Core Strategy: DS1, CP13, CP20
  - Winchester Local Plan Part 2 – Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM27
  - National Planning Policy Guidance/Statements: National Planning Policy Framework, Section 16 (2018)
  - Supplementary Planning Guidance: High Quality Places SPD
  - Other Planning guidance: West Fulflood and Oram's Arbour Neighbourhood design statement
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

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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.  
For further advice, please refer to the Construction Code of Practise  
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>