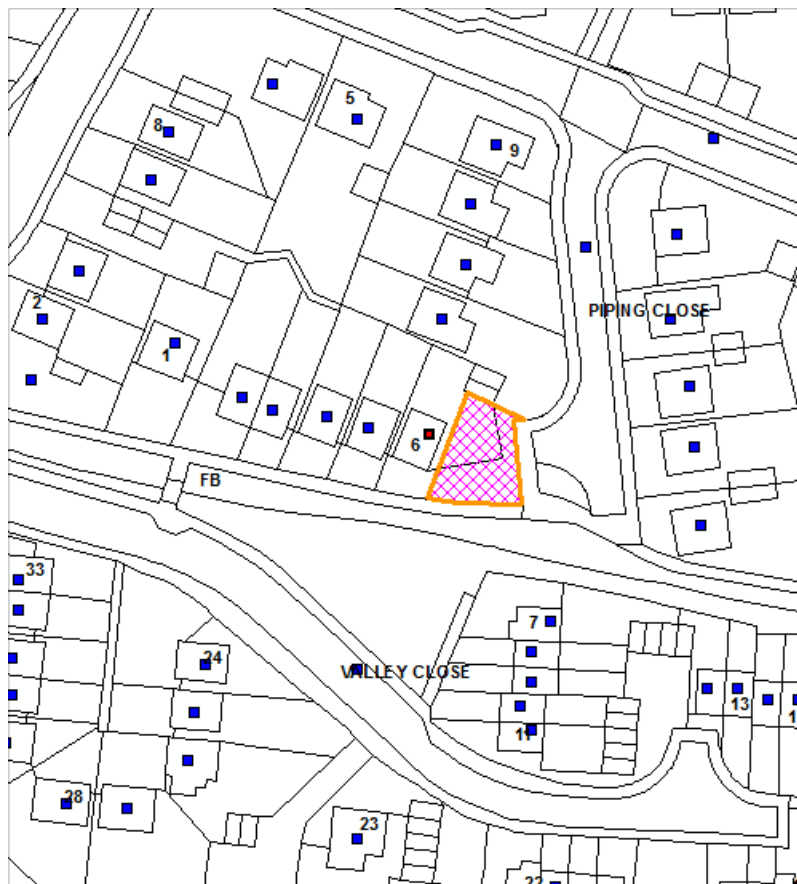


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 18/01809/FUL
Proposal Description: (AMENDED PLANS) Development of a single dwelling on the land adjacent to number 6 Valley Close
Address: 6 Valley Close Colden Common SO21 1UN
Parish, or Ward if within Winchester City: Colden Common
Applicants Name: Mr Adam Reid
Case Officer: Curtis Badley
Date Valid: 1 August 2018
Recommendation: Application Permitted



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General Comments

The application is reported to Committee due to the number of comments received contrary to the officer recommendation.

This officer assessment is made in the consideration of amended plans received on 26th September 2018 and amended proposed floor plans received on 17th September 2018. The principle changes from the original planning submission include:

- Reduction in overall size and scale of building
- Removal of double garage and floor space above
- Re-orientation of gable end
- Removal of front porch
- Removal of rooms in the roof space

Site Description

The site is an area of approximately 200 square metres located adjacent to the East of 6 Valley Close, a detached property fronting Valley Close with a secondary elevation facing Piping Close. The existing brick built dwelling with a clay tiled roof has three bedrooms and features a gable end facing to the front and rear of the property. The dwelling features a rear and side garden enclosed by a brick wall and close boarded fencing and is enclosed from the public realm to the south and east by established hedgerow.

The surrounding development is residential in character and generally comprises of two storey houses of varying design set within an open plan approach.

Parking provision for the existing dwelling house comprises of an off-road detached garage and parking space to the rear of the site accessed from Piping Close and will remain unaffected by the current proposal. Pedestrian access is taken from a pedestrian footpath which runs adjacent along the front of the site. The property is set back from the roadway of Valley Close by this pedestrian footpath, a stream and an area of open space.

Whilst the site remains relatively flat, land levels of the surrounding area rise from the rear of the site from South to North.

Proposal

The proposal is to construct a three bedroom dwelling within land adjacent to 6 Valley Close. The proposed detached dwelling house is traditional in its form with a gross floor area of approximately 120 square metres (measured externally). The two storey dwelling features a pitched roof with a gable and ridge height measuring 8.2 metres high and eaves of 5.25 metres in height.

The external elevations of the proposed property would be divided into an upper and lower section which would mainly consist of timber cladding and red brick respectively. All new external windows and doors will be grey uPVC and the proposed roof will consist of red clay tiles.

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The scheme makes provision for off road parking with the creation of two off road parking spaces to the east side of the proposed dwelling house accessed from Piping Close. Pedestrian access is created to the front of the property accessed from the footpath which runs adjacent along the front boundary.

Relevant Planning History

No relevant planning history

Consultations

WCC Engineers: Highways: No Objection

The proposed new access is created from the turning head in Piping Close and will serve two car parking spaces which fully accords with adopted parking policies. The new access will securing the turning head in perpetuity and benefit manoeuvrability within the road.

The application is therefore acceptable from a highway point of view.

WCC Head of Environmental Protection: No objection

Comments received recommending that a condition be placed, which details the procedure to be undertaken, in the event of potential contamination.

WCC Head of Landscape: No objection

Encourages the retention of the boundary hedgerow in perpetuity.

WCC Head of Landscape (Trees): No objection

There are no significant trees on this site.

WCC Head of Landscape (Ecology): No objection

Subject to agreeing the recommendations in the ecology report.

Southern Water:

The proposed development layout would be acceptable to Southern Water only subject to completion of public foul and surface water sewers diversion to the satisfaction of Southern Water.

Any diversion proposals shall be agreed and approved by Southern Water with details provided within attached informative.

Representations:

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Colden Common Parish Council (original response):

The Parish Council objects to the application on the grounds of over development of the site and exacerbating an existing parking problem

Colden Common Parish Council (revised response):

No further comment

17 letters received from 12 households objecting to the application for the following reasons:

- Overdevelopment of plot
- Out of keeping with character of surrounding properties and area
- Non-compliance with new housing policies
- Loss of Parking Provision
- Overlooking Impact
- Outside of building line

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

- Problems arising from the construction period of any works e.g. construction access
- Private issues between neighbours e.g. land/boundary disputes

Relevant Planning Policy:

Winchester District Local Plan Part 1- Joint Core Strategy (2013)

MTRA 2 – Market Towns and Larger Villages
DS1 – Development Strategy and Principles
CP2 – Housing Provision and Mix
CP11 – Sustainable Low and Zero Carbon Built Development
CP13 – High Quality Design
CP16 - Biodiversity

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

DM1: Location of New Development;
DM2 – Dwelling Sizes
DM15 – Local Distinctiveness
DM16- Site Design Criteria
DM17- Site Development Principles
DM18- Access and Parking

Supplementary Planning Documents

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Winchester District High Quality Places (2015);
Colden Common Village Design Statement (2012)

National Planning Policy Guidance/Statements:

National Planning Policy Framework (Revised 2018)

Planning Considerations

Principle of development

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

Policy CP2 of the Local Plan Part 1 considers housing mix and requires that there should be a majority of 2 and 3 bedroom dwellings, unless local circumstances indicate an alternative approach should be taken. The proposed development features three bedrooms and is therefore compliant with this policy.

The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice.

To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy, a condition has been attached requiring detailed information to be submitted and implemented.

Design/layout

Policy CP13 of LPP1 expects new development to meet the highest standards of design and this is supported by the Council's supplementary planning document High Quality Places and emphasised in the revised NPPF. New development should make a positive contribution to the local environment and create an individual place with a distinctive character while respecting its context and surrounding development. These requirements are re-enforced in the development management policies in LPP2.

In reference to layout, the proposal occupies the side garden area of the existing property. The proposals orientation has been altered so that the gable end is featured on the front (south) and rear (north) of the property. This enables the built form and rhythm of the surrounding area to be maintained with the proposal closely relating to the pattern and

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arrangement of adjacent built form. The massing of the dwelling has been reduced in order to maintain the spatial characteristics of the area and allow visibility along the streetscape of Piping Close.

The proposed dwelling features a appropriately sized enclosed garden to the rear of the site and access from its frontage to the rear gardens either side of the property. The amended design resulted in a reduction in built form which also benefits the overall amenity space afforded to the future occupants to the side of the proposal.

The proposed design features a characteristic gable and low sloping roof which defines the surrounding context. The proposed contrasting timber cladding which is a feature of the majority of the first floor of the dwelling adds quality design and interest to the building and surrounding area. The proposed timber cladding reflects and compliments the dark stained cladding on surrounding buildings and will be allowed to weather naturally, softening its impact.

The use of red brick as the dominant material for the ground floor allows the proposal to be in keeping with the character of the surrounding area the brick will match the dominant character of the surrounding housing development. The proposed material palette is considered to reflect the characteristic features of nearby houses and the introduction of high quality materials ensures that the character of the surrounding area is enhanced as a result of the proposals.

The design of the dwelling is considered to be appropriate for the site and immediate surroundings, in addition to high quality materials which are proposed to be secured by condition. The result is a high quality scheme which addresses both facing streets and acknowledges its open setting and is reflective of its surrounding context and pattern of built development. The design and layout of the scheme is therefore considered to be acceptable.

Impact on character of area

The existing property sits within a row of 5 dwellings constructed at a similar time which closely relate to the built form frontage onto Valley Close. As seen from the south of the site, the proposed dwelling will follow the similar form and height of these dwellings, providing continuity of the existing frontage and spatial pattern of development.

The first floor addition of wooden cladding is not considered to harm the character of the surrounding area as it would add a quality design and interest to the area. The chosen materials are considered to be of high quality appearance to suitably contrast the surrounding area whilst still retaining a suitable relationship and common features of nearby houses. A condition has been imposed requesting further details and samples of external materials in order to ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

To the north of the site, the building line of development along Piping Close is constructed at an angle to the roadway. Properties at the southern end of this road and in closer proximity to the proposed dwelling are located further from the road (Piping Close). The massing of the rear and side of the dwelling will be readily visible along the streetscape of Piping Close due to the set back of the building line at an angle from the road. As a result of its reduced form, setting behind existing garages and positioning at a lower elevation to

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the surrounding land levels a detrimental impact upon the character of the surrounding area is not expected.

The existing lawn and vegetation will be retained as much as possible and additional tree and hedgerow planting is provided in order to enhance the surrounding landscape features on site. As such it is considered that the proposal will not have an adverse visual impact on the character and appearance of the area as a whole.

Impact on neighbouring properties

6 Valley Close is the adjoining neighbouring property to the West of the proposal within the site boundary and under the ownership of the applicant. This neighbouring property is set slightly back from the proposal and is separated by a distance of approximately 1 metre from the proposed boundary with this neighbouring dwelling house.

The proposed dwelling is located East of the neighbouring property, 6 Valley Close. The placement and form of the proposal is comparable to the relationship which currently exists between a number of properties within this row of houses in Valley Close. The proposed dwelling would result in some overshadowing to the garden area of number 6 during the mornings but the extent and duration of this is not considered to cause significant harm to their residential amenities. Furthermore, as a result of this maintained pattern of built form, the development is not considered to result in any harmful overbearing impacts given the separation distances that would remain between the new dwelling and neighbouring properties.

6 Valley Close features a large clear glazed window which would be significantly impacted by means of overshadowing and overbearing as a result of the proposed development. The first floor windows within the east elevation of 6 Valley Close are proposed to be removed and bricked up with materials matching the existing dwelling house in order to ensure that this detrimental impact is not created and this is secured by condition.

A single obscure glazed window is proposed within the side elevation of the proposed dwelling house facing this property and as a result no adverse overlooking impact will occur subject to securing its retention via condition.

The level and usability of amenity space retained as part of the proposals is acceptable in consideration of the size of the property with a moderate front and rear garden kept for the use of the existing property and is in keeping with the spatial pattern of surrounding area.

Number 9 Piping Close is the adjoining neighbouring property to the North West of the proposal. This property (no. 9) is positioned perpendicular to the proposal resulting in the two properties sharing a rear to side relationship. Number 9 Piping Close is located at a higher elevation in comparison to this neighbouring proposal and is set back from the rear elevation of this property. The neighbour is located in excess of 12 metres from the proposal and is screened from the proposal by existing trees which are to be retained and

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two attached single storey garage units which are located perpendicular to the rear elevation. As a result of the distance maintained between these two properties, changes in land levels and the presence of adjacent screening, the proposal is unlikely to create an overall impact by virtue of overlooking that is sufficient to cause a significant adverse impact upon the residential amenity of this neighbouring property to create significant planning harm.

Landscape/Trees

The application site is situated a sufficient distance away from the existing boundary hedgerow to the South and East of the site and this ensures that the existing trees and vegetation on site would be retained. A small section (approximately 1.8metres) of the existing hedgerow is to be removed to allow pedestrian access to the property. It is considered that due to its limited extent the loss of this existing boundary treatment would not be significantly harmful to the wider landscape character as a whole.

Highways/Parking

The proposed new access is created from the turning head in Piping Close and will serve two on-site car parking spaces which fully accords with adopted parking policies. The two parking spaces and associated dropped kerb have been conditioned to be implemented before the proposed development is first brought into use and shall thereafter be retained at all times.

The new access will secure the turning head in perpetuity and benefit manoeuvrability within the road and the development will include sufficient parking provision for the new dwelling. The application is therefore acceptable from a highway point of view.

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling 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.

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3 The development hereby approved shall be constructed in accordance with the following plans:

Proposed Location Plan (Drawing Number: 7401/LO1 Revision A) Received: 26.09.2018
Proposed Site Plans (Drawing Number: 7401/DO1 Revision B) Received: 26.09.2018
Proposed Floor Plans (Drawing Number: 7401/DO2 Revision A) Received: 17.09.2018
Proposed Elevations (Drawing Number: 7401/DO3 Revision B) Received: 26.09.2018

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

4 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.

Reason: To ensure satisfactory provision of foul and surface water drainage. Surface water drainage is required as soon as drained impermeable areas are constructed, e.g. roofs, hardstandings

5 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the dwelling shall 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 built in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

6 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 the dwelling meets 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 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

7 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

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NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

8 The first floor windows within the east elevation of existing property 6 Valley Close shall be removed and bricked up with materials matching the existing dwelling house prior to the occupation of the proposed development.

Reason: To protect the amenity and privacy of the future occupants of the proposed residential property.

9 The recommendations and mitigation measures within the ecology report by Peach Ecology (Ref 0206 Issue 02) received 27.07.2018 must be adhered to.

Reason: To ensure the recommendations and mitigation methods assessed by the report are completed.

10 Details of the boundary hedge and tree planting shall be submitted and approved in writing by the Local Planning Authority prior to occupation. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. 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 protect the amenities of the locality and to maintain a good quality environment.

11 The two parking spaces and associated dropped kerb shall be implemented before the proposed development is first brought into use. The parking spaces hereby approved shall thereafter be retained in this condition at all times.

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

12 The first floor window in the West elevation of the proposed dwellinghouse hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential properties.

Informatives:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) (July 2018), Winchester City Council (WCC) take a positive and proactive approach to

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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 independently.

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

The Local Plan Part 1 (2013): DS1, CP13, MTRA2

The Local Plan Part 2 (2017): DM1, DM15, DM16, DM17, DM18

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.

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.

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>

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.

Please be advised that Building Regulations may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging

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Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>

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.