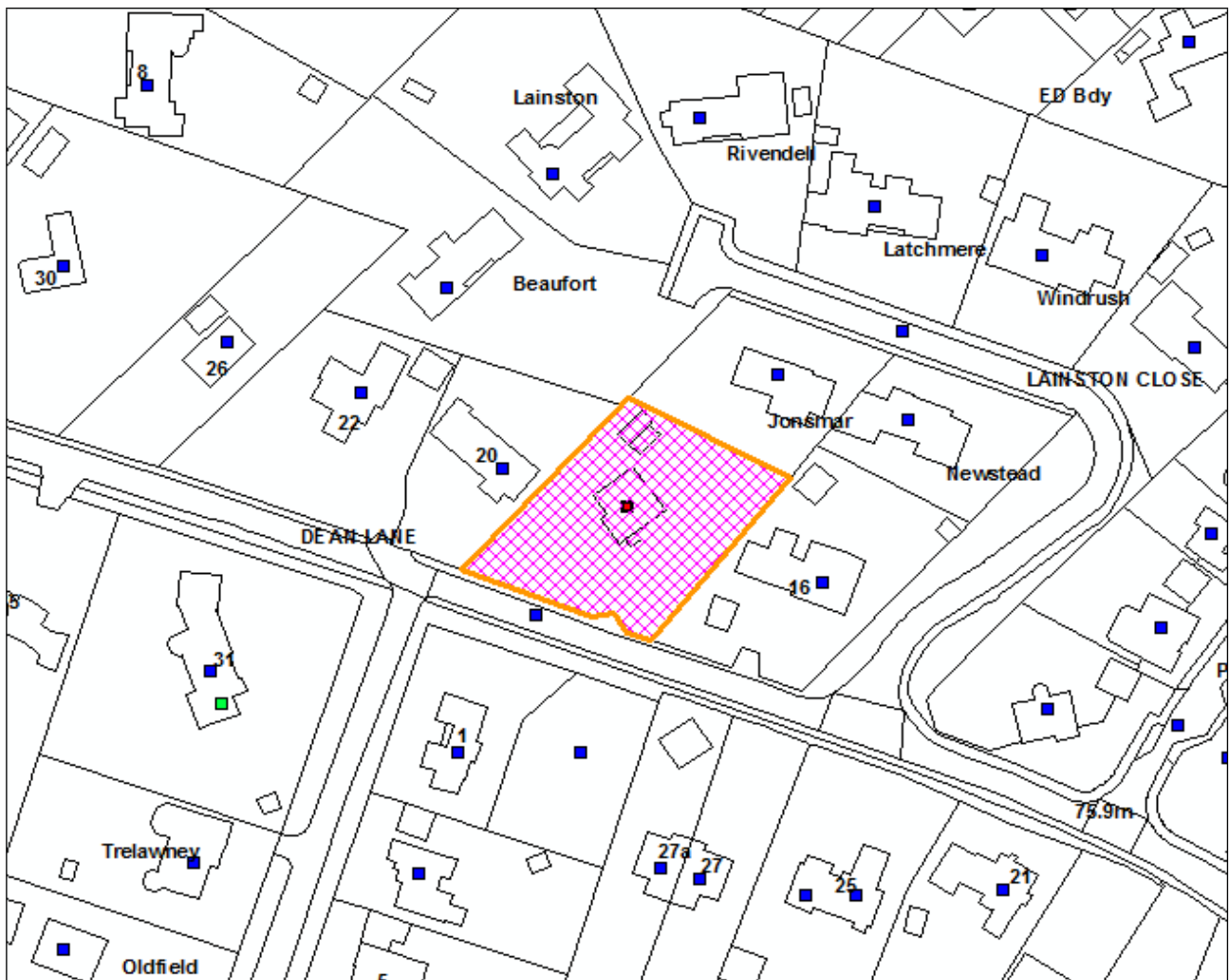


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 18/01620/FUL
Proposal Description: Demolition of existing house and construction of two replacement dwellings. (AMENDED PLANS).
Address: 18 Dean Lane, Winchester, SO22 5LL.
Parish, or Ward if within Winchester City: St Barnabas
Applicant's Name: Mr Stuart Mitchell
Case Officer: Catherine Watson
Date Valid: 4 July 2018
Recommendation: Application Permitted



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General Comments

The application is reported to Committee due to the number of objections received, contrary to the Officer's recommendation.

Amended plans were submitted on 04.10.2018 and 22.10.2018 showing a reduction in ridge heights of both proposed dwellings, the inclusion of bay windows to the rear of the dwellings and an amended landscaping plan.

Site Description

The site is situated on Dean Lane, approximately 1m to the north-west of the city centre and has an area of approximately 0.13 hectares. It is well connected to public amenities, with shops including Aldi and Waitrose situated nearby on Stockbridge Road, which is also a main bus route into Winchester.

The area is predominantly characterised by detached dwellings situated within relatively large plots and the ground slopes downwards to the south-east.

Proposal

The proposal is for the demolition of a detached bungalow and the construction of two, detached two storey dwellings with associated access and landscaping. The proposed dwellings are to be situated side on, following the natural slope of Dean Lane. A new, centrally positioned access is to be constructed, replacing the existing access to the south-east of the site. Several trees are proposed to be retained within the site and along the front boundary, where a mixed hedge will also be planted.

The proposed dwellings are split-level in design, dropping in height as the ground level slopes away. To the rear elevations are situated two turrets with windows angled to the north. Materials to be used are white render and timber-framed windows and doors, along with blue brick and slate is proposed for the roofs.

Relevant Planning History

None.

Consultations

Engineers: Highways:

The application is acceptable from a highway point of view as adequate visibility from the new access can be achieved, in line with the Manual for Streets. Adequate car parking is also being provided.

Landscape: Trees:

No comments received.

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Landscape:

With regards to the front boundary treatment, a replacement privet hedge was considered acceptable in this residential location, particularly as it is replacing an existing one. It was acknowledged that any replacement planting would take time to mature.

Representations:

City of Winchester Trust:
No comment.

39 letters, of which 15 related to the amended plans, received objecting to the application for the following reasons:

- The proposal constitutes overdevelopment;
- The housing density is too great for the semi-rural area;
- Destruction of mature trees and bushes which typify the characteristics of the lane;
- Concerns about highway safety and increased traffic on Dean Lane.

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

- None.

7 letters of support received.

- Well designed scheme;
- More family homes are needed.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy.

CP1 – Housing Provision.
CP2 - Housing Provision and Mix.
CP13 – High Quality Design.
CP14 – The Effective Use of Land.

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

DM1 – Location of New Development.
DM15 – Local Distinctiveness.
DM16 – Site Design Criteria.
DM17 – Site Development Principles.
DM18 – Access and Parking.

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

High Quality Places SPD.

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Parking Standards SPD.
Manual for Streets.

Principle of development

The site is situated within Winchester Town, where development is acceptable, subject to compliance with relevant planning policy.

The proposal is for 1 x 3 bed dwelling and 1 x 4 bed dwelling. Policy CP2 of LPP1 (Housing Provision and Mix) states that the majority of new dwellings should be of 2 and 3 bedroom size however, this can vary depending upon the proposal's appropriateness to the site size, its location and characteristics. The proposal is for the loss of one dwelling and with one 3 bed unit proposed and with a net gain of only one dwelling, the proposal is considered to comply with the policy.

Design/layout

The layout of the proposal consists of two, detached dwellings situated at an approximate 45 degree angle to Dean Lane. To the rear of the dwellings is an area of garden amenity space and to the front is an area of hardstanding for vehicular parking, as well as some garden space with associated planting.

The design consists of split level, dual pitched roofs with flat roofed galleries between. House 1 is the larger of the two dwellings, containing 4 bedrooms with associated en-suites and bathrooms on the first floor and living/dining space on the ground floor. To the front of the dwelling, there is an integral garage with space for one vehicle. To the front (south-west) and side (south-east) elevations, there is an area of flat roof at ground floor level incorporating a covered access into the dwelling. The ridge height of the lower part of the house to the south-east is approximately 1.5m lower than the higher ridge which measures approximately 8.2m in height. At the rear (north-east) of the dwelling are two turrets with windows on both floors angled to the north-west.

House 2 consists of 3 bedrooms with associated en-suites and dressing room on the first floor and living/dining areas, as well as an integral garage to the ground floor. The ridge of the south-east roof is approximately 0.5m lower than the main ridge, which measures approximately 6.8m in height. An area of flat roof at ground floor level extends around 3 of the four elevations. As with House 1, there are two turrets to the rear with windows angled to the north-west.

The material palette for both dwellings consists of white render, blue brick and slate tiles.

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Impact on character of area and neighbouring property

This area of Dean Lane is verdant in character and retains distinctive boundary treatments comprising mature trees, hedging and shrubbery.

The proposed dwellings are set centrally within the plot, with a distance of approximately 12.5m for House 1 and 11m for House 2 from the boundary with Dean Lane at their closest points. In order to facilitate the new access, 2 trees are being removed along the front boundary however, 4 new trees will be planted along with a 1.8m high "instant" privet hedge which replaces the existing privet hedge. An existing birch tree in the western corner of the plot will be retained, along with a copper beech in the south-east corner. The existing hedges along the north-west and south-east boundaries will also be retained and shrubbery will be planted at the front of the plot.

In terms of its impact upon the surrounding area it is considered that whilst some of the existing trees will be lost, the planting of new trees and the 1.8m tall hedge along the front boundary will help to maintain the green frontage and character of the area although it is acknowledged that these may take some time to fully mature and establish. As mentioned earlier, the dwellings are set back from Dean Lane and the ridge heights are broadly comparable with those properties to either side, given the sloping nature of this part of the street. It is considered that this assists in mitigating any harmful visual impact.

With regards to neighbour impact, House 1 is situated forwards of 16 Dean Lane to the south-east. There is one window serving a study on the ground floor and a small bathroom window on the first floor on the south-east elevation. It is therefore considered that the positioning of the dwelling and relative lack of fenestration will not cause significant harm to the amenities of no 16 by means of overlooking, overbearing or overshadowing.

To the north-west lies 20 Dean Lane. House 2 lies roughly parallel to the boundary with this dwelling. On the ground floor of this elevation is situated a kitchen window which is set back by means of the area of flat roof at this level. There are no windows situated on the first floor elevation. The adjacent boundary treatment is verdant and mature and the roofline slopes away from the boundary. It is therefore considered that there would be no significant harm caused to the amenities of no 20 by means of overlooking, overbearing or overshadowing.

To the north-east (rear) of the plot lies Jonsmar. The distance between the turret on House 1 and the roof of this dwelling is approximately 30m. Between House 2 and the main ridge of Jonsmar, the distance has been measured at approximately 34m. The rear garden at Jonsmar slopes down towards Lainston Close. On both dwellings, the turret windows have been angled to the north-west so as to avoid any potential overlooking towards this property although given the distance between the three dwellings, it is considered unlikely that there would be any significant harm by way of overlooking.

A condition requiring details of boundary treatments is to be imposed to ensure that there will be no harm to neighbours.

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Landscape/Trees

Trees are to be retained and new ones planted along the front boundary, as well as a 1.8m “instant” privet hedge. The use of privet is considered acceptable in this residential area and indeed, the hedge replaces an existing privet. The retention and planting of new trees helps to retain the green character of the streetscene. Conditions 4 and 5 will control this.

Ecology.

An ecological assessment was carried out by Eco Support, dated June 2018. This confirmed that there were no potential roost features for bats in the trees and low roost potential within the existing buildings. The existing trees and planting provide suitable habitat for a range of nesting birds. It was recommended that a single bat box should be integrated into each gable end of the proposed dwellings and consideration should be given to the type of external lighting, if any, proposed.

Highways/Parking

The proposal is considered to comply with Policy DM18 of LPP2 and the Parking Standards SPD in the provision of adequate parking facilities. It is considered that the new proposed access achieves adequate visibility onto Dean Lane, in accordance with the Manual for Streets.

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

- Location Plan Dwg No 2266/01 A received 04.10.2018
- Site Plan Dwg No 2266/02 B received 04.10.2018
- Street View Dwg No 2266/03 A received 04.10.2018
- House 1 Plans Dwg No 2266/04 A received 04.10.2018
- House 1 Elevations 1 Dwg No 2266/05 A received 04.10.2018
- House 1 Elevations 2 Dwg No 2266/06 A received 04.10.2018
- House 2 Plans Dwg No 2266/07 A received 04.10.2018
- House 2 Elevations 1 Dwg No 2266/08 A received 04.10.2018
- House 2 Elevations 2 Dwg No 2266/09 A received 04.10.2018
- Block Plan Dwg No 2266/10 A received 04.10.2018
- Frontage Planting Proposals Dwg No 2318-101 received 04.10.2018
- Section A-A Dwg No 2266/12 received 22.10.2018
- Section B-B Dwg No 2266/13 received 22.10.2018

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

Pre-commencement conditions.

3. 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.

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

4. 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 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 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

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5. Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleared sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

6. Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

7. Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 43.0 metres (to a point measured 1 metre within the road from the edge of carriageway) shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles above 600mm from the level of the carriageway at all times.

Reason: In the interests of highway safety.

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 occupation of the development hereby permitted.

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

9. 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 occupation of the development hereby permitted. Development shall be carried out in accordance with the approved details.

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

10. 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.

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Other conditions.

11. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of three years from the date of the occupation of the buildings for their permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To prevent inappropriate work being undertaken, or harm to, retained trees.

12. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Barrell Plan Ref: 18147-BT1. Telephone 01962 848403

Reason: To prevent harm to retained trees.

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

14. The parking areas shall be provided in accordance with the approved plans before each of the dwellings are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling houses as residences.

Reason: To ensure the permanent availability of parking for the property.

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15. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

16. The development shall be carried out in accordance with the measures, conclusions and recommendations set out within the Ecological Assessment compiled by Eco Support and dated June 2018. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To provide adequate mitigation and enhancement for protected species.

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 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, CP2, CP13, CP14

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

High Quality Places SPD

Parking Standards SPD

Manual for Streets

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.

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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.

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>