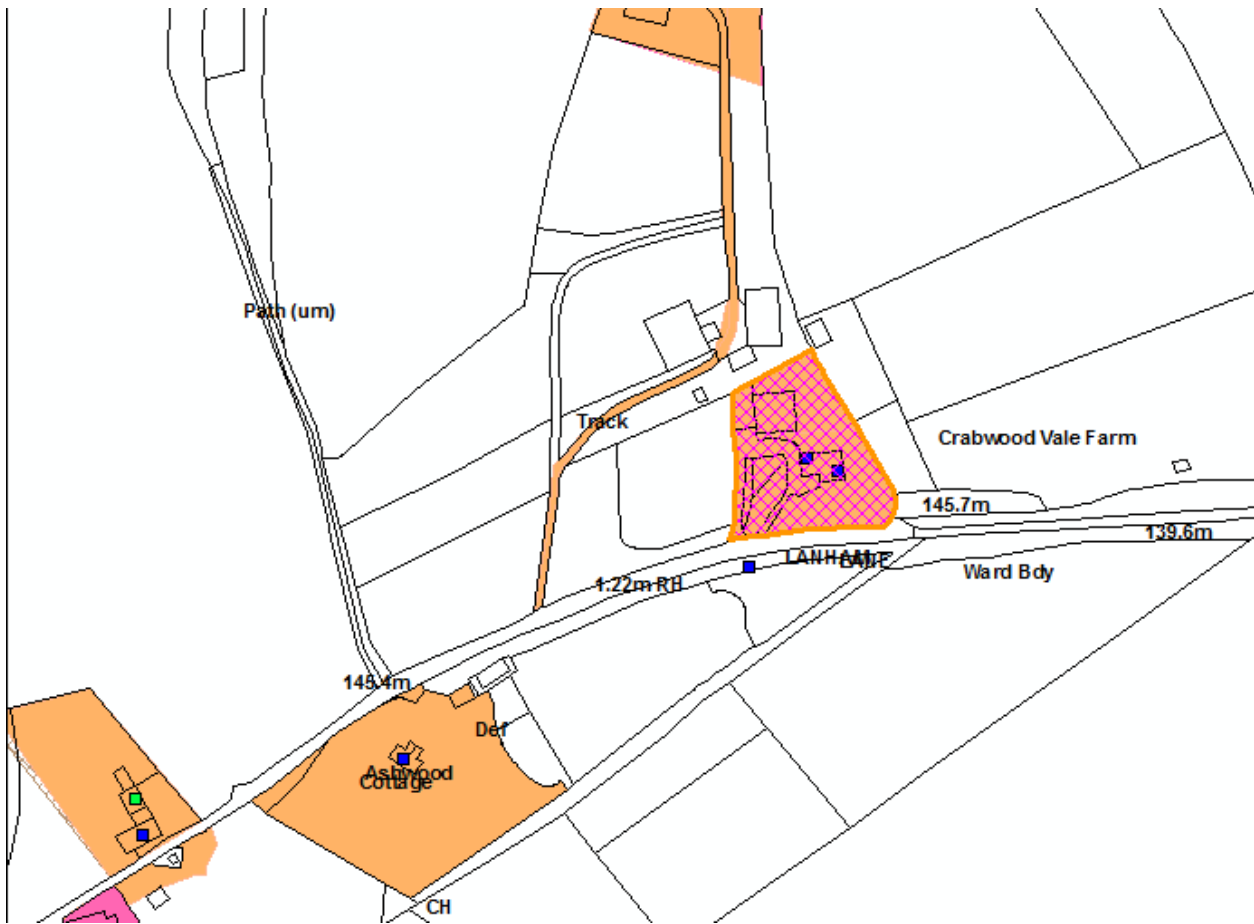


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 18/01896/REM
Proposal Description: Application for approval of reserved matters (condition 2) and condition 4 of outline application 17/00728/OUT. (AMENDED DESCRIPTION).
Address: Crabwood Lodge Sarum Road Winchester SO22 5QS
Parish, or Ward if within Winchester City: Sparsholt
Applicants Name: Flavel & Gibson
Case Officer: Pat Aird
Date Valid: 17 September 2018
Recommendation: Application Permitted



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General Comments

Application is reported to Committee because of the number of objections received 6.

Site Description

The application site lies at the end of the metalled section of Lanham Lane which is part of the long distance footpath The Clarendon Way. Vehicle access is via a 5 barred gate onto a private drive. The land slopes down to the north. There are hedgerows on either side of the drive and a number of mature trees to the north (including ash, sycamore and beech) and on south and east boundaries (oak, ash and pine) with hedges of hawthorn and dogwood to the east and bordering the drive with a hedge on the south boundary comprising sycamore, hawthorn, beech hazel and holly. There is currently a 3 bed bungalow on the site.

Proposal

Details have been submitted to discharge condition 2 ('the reserved matters') and condition 4 SAP compliance details) of outline planning permission 17/00728/OUT for a replacement dwelling.

The reserved matters comprise:

- The design (external appearance and scale) of all buildings, (detailed elevations and floor plans) including the colour and texture of external materials to be used together with samples of all external facing and roofing materials,
- The layout of foul sewers and surface water drains
- The provision to be made for the parking, turning, loading and unloading of vehicles
- The alignment, height and materials of all walls and fences and other means of enclosure
- The provision to be made for the storage and disposal of refuse
- The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings
- A landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials used for paved and hard surfaces and the finished levels in relation to existing levels
- Details of any external lighting

The outline application proposed a two storey 5 bed house in the style of a barn with a timber clad exterior and clay tiled roof and a two pronged/angled footprint of 372.5 sq m and a ridge 3.23m higher than the existing bungalow. The house now proposed is in the same position but sits more squarely on the plot. It is to be set into the slope like the outline proposal, but will be slightly smaller with a H shaped foot print of 339 sq m and a ridge height 2.93 m higher the existing. It will be built on an oak frame clad in brick and flint with tile hanging and sustainably sourced timber boarding. It will have 5 bedrooms. In addition to smooth paving around the perimeter suitable for wheelchair access it will have a lift to meet Lifetime Homes requirements.

There will be a low brick retaining wall on the south side where the house is cut into the natural slope of the land.

The existing gravelled access drive would have a terram membrane installed for

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permeability.

A lighting scheme has been submitted which removes/amends the existing external lighting and proposes less obtrusive lighting on the new dwelling than on the existing.

Relevant Planning History

14/01256/OUT Demolition of existing Building and redevelopment comprising 1 no. detached dwelling(Outline- considering access, layout and scale) PERMITTED 04.08.2014.

17/00728/OUT Two storey replacement dwelling PERMITTED 19.05.2017

Consultations

Engineers: Drainage:

No objection.

Engineers: Highways:

No objection

Head of Landscape:

No objection; limited views; materials appropriate revised lighting satisfactory.

Ecology

Lighting as amended is acceptable.

Representations

Sparsholt Parish Council: no objection

6 letters of objection

- Inappropriate materials;
- Impact of construction traffic on trees along Lanham Lane required to deliver oak frame
- Impact of lighting

5 letters of support

- Minimal visual impact
- Proposed design more in keeping than existing
- Materials sympathetic
- Bin lorries and other delivery vehicles already deliver without difficulty
- No change proposed from current lighting which is PIR based
- Energy efficiency to be welcomed

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Relevant Planning Policy

Winchester District local Plan Part 1

CP11, CP16, CP20

Winchester District Local Plan Part 2

DM15, DM16, DM17, DM19, DM23

Supplementary Planning Guidance

Sparsholt Village Design Statement

Planning Considerations

Permission for a new dwelling of approximately the same size and approximately the same position on the site has been granted in outline therefore the development is acceptable in principle. The only matters for consideration are therefore whether the details submitted in relation to condition 2 (the reserved matters) and condition 4 (SAPS details) are acceptable.

Condition 2

Design and finished levels

The site lies within a slight depression and is enclosed with mature trees therefore public views are very limited even from the adjacent foot path the Clarendon Way. The proposed dwelling is in approximately the same position as the existing. The design and materials are traditional and appropriate in this location. As such the proposed details relating to design and the finished levels comply with Policy DM16 of the Winchester District Local Plan Part 2 and are therefore acceptable.

Parking, Turning, Loading and Unloading of Vehicles

The existing access will be used when the dwelling has been constructed which already serves a 3 bedroom dwelling and there is ample room on site to meet the parking requirements of a 5 bed dwelling. As such the proposal complies with Policy DM18 of the Winchester District Local Plan Part 2.

Concern has been expressed by objectors on the possible impact of construction traffic on the trees overhanging Lanham Lane therefore the type of construction traffic accessing the site will be controlled by condition 3 to comply with Policy CP20 of the Winchester District Local Plan Part 1 and Policies DM15 and DM23 of the Winchester District Local Plan Part 2.

Lighting

The site is in a remote location where intrusive lighting has a potential impact on the landscape and on wildlife.

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Although the existing bungalow and the trees around it have been assessed as having low potential for roosting bats (and none were seen emerging during surveys undertaken in the late summer) it has moderate suitability for foraging bats and there was a high incidence recorded during the survey (although they may have been in surrounding fields as they were heard but not seen).

The site has potential to support foraging badger, nesting birds and hedgehog which could also be affected by external lighting.

The lighting scheme originally submitted has been significantly amended to comply with guidance from the Bat Conservation Trust and includes the removal of the existing intrusive floodlighting on the barn which will be secured by condition 4. All proposed lighting to be installed on the new development will have hooded luminaires directed away from vegetation, specifically the mature hedgerow and trees on the southern and western boundaries of the site. All of the bulbs will be LED and at the warmer end of the spectrum (e.g. avoiding blue or white light). LED lights emit much lower levels of UV and therefore have a lower impact on wildlife. The new lighting will be motion-activated and task related, associated with specific entrance/exit points of the property.

As such the proposed lighting details meet the requirements of Policy CP16 of the Winchester District Local Plan Part 1 and Policies DM17, 19 and 23 of the Winchester District Local Plan Part 2 and are therefore acceptable.

Landscaping and Means of Enclosure

The landscaping scheme has been amended to include the most appropriate native species for this landscape type. The existing hedging to the front of the property will be augmented with suitable planting and existing trees and hedging retained with a woodland understorey to provide additional screening to Lanham Lane.

The area immediately adjacent to the house will be laid with natural stone paving with the existing lawn retained around it apart from an area to the side of the house which will be a parking and turning area and laid to gravel.

The existing 1.8 close boarded fence and 5 barred gate will be retained along the same alignments.

Ecological enhancement is proposed in the form of nesting boxes for bats and birds.

As such the landscaping details and means of enclosure meet the requirements of Policy CP16 and CP20 of the Winchester District Local Plan Part 1 and Policies DM15, 16, 17 and 23 of the Winchester District Local Plan Part 2 and are therefore acceptable.

The Layout of Foul Sewers and Surface Water Drains

Surface water drainage is to be by soakaways although the majority of surface water will be recycled through a rainwater harvesting system.. The foul sewage will be to a 'biodisc' treatment system installed in the SE corner of the plot with spreaders into the adjacent field owned by the applicant. Using the infiltration information provided the foul system

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and drainage field size is considered suitable for the property therefore the details submitted comply with Policy DM17 of the Winchester District Local Plan Part 2.

The Provision to be Made for the Storage and Disposal of Refuse

Refuse will be stored in the existing outbuilding/stables and collected as previously. As such the provision to be made for the storage and disposal of refuse meet the requirements of Policy DM17 of the Winchester District Local Plan Part 2 and are therefore acceptable

Condition 4

SAP compliance details have been submitted to demonstrate that and energy and water consumption will be compliant with level 4 of the code for Sustainable Homes in compliance with Policy CP11 of the Winchester District Local Plan Part 2 and are therefore acceptable.

Recommendation

Application Permitted subject to the following conditions:

1 The development to which these reserved matters and accompanying details relate shall be begun not later than two years from the date of this permission, in accordance with the time scale as established with the Outline Planning Permission 17/00728/OUT Condition 01.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

2 The implementation of the development shall be carried out in accordance with the following amended plans and documents:
D1758.1G, D1758.2J, D1758.3H, D1758.4D D1758.5A and the submitted materials information sheet and samples.

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

3 No construction vehicles shall access the site other than in accordance with the 'Proposed Construction Method Statement for the Protection of Trees along Lanham Lane'.

Reason: To ensure that no trees are harmed during the construction phase of the development to comply with Policy CP20 of the Winchester District Local Plan Part 1 and Policies DM15 and DM23 of the Winchester District Local Plan Part 2.

4. No development shall take place above slab level until the existing lighting on the barn has been removed or amended in accordance with the Lighting Scheme D1758.5A. No external lighting shall thereafter be installed on the site other than in accordance with the approved lighting scheme D1758.5A.

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Reason In the interests of biodiversity and to prevent light pollution in this remote location to comply with Policies CP16 and CP20 of the Winchester District Local Plan Part 1 and Policies DM19 and DM23 of the Winchester District Local Plan Part 2.

Informatives

1. In accordance with paragraph 38 of the NPPF 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 additional information and amended plans have been requested to address initial objections to the proposal.

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

Winchester District Local Plan Part 1

CP11, CP16, CP20

Winchester District Local Plan Part 2

DM15, DM16, DM17, DM19, DM23

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. This permission does not address other conditions of the Outline Planning Permission, notably:

Condition 3 - implementation of the landscape scheme

Condition 5 -implementation of the measures to achieve Code 4 for sustainable homes (Energy and water)

Condition 6 -compliance with Arboricultural Information ref AIA/AMS-KC/Crabwood/001

Condition 7 - Tree protection.

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 on this please refer the Construction Code of Practice
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

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6. 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.

7. 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.