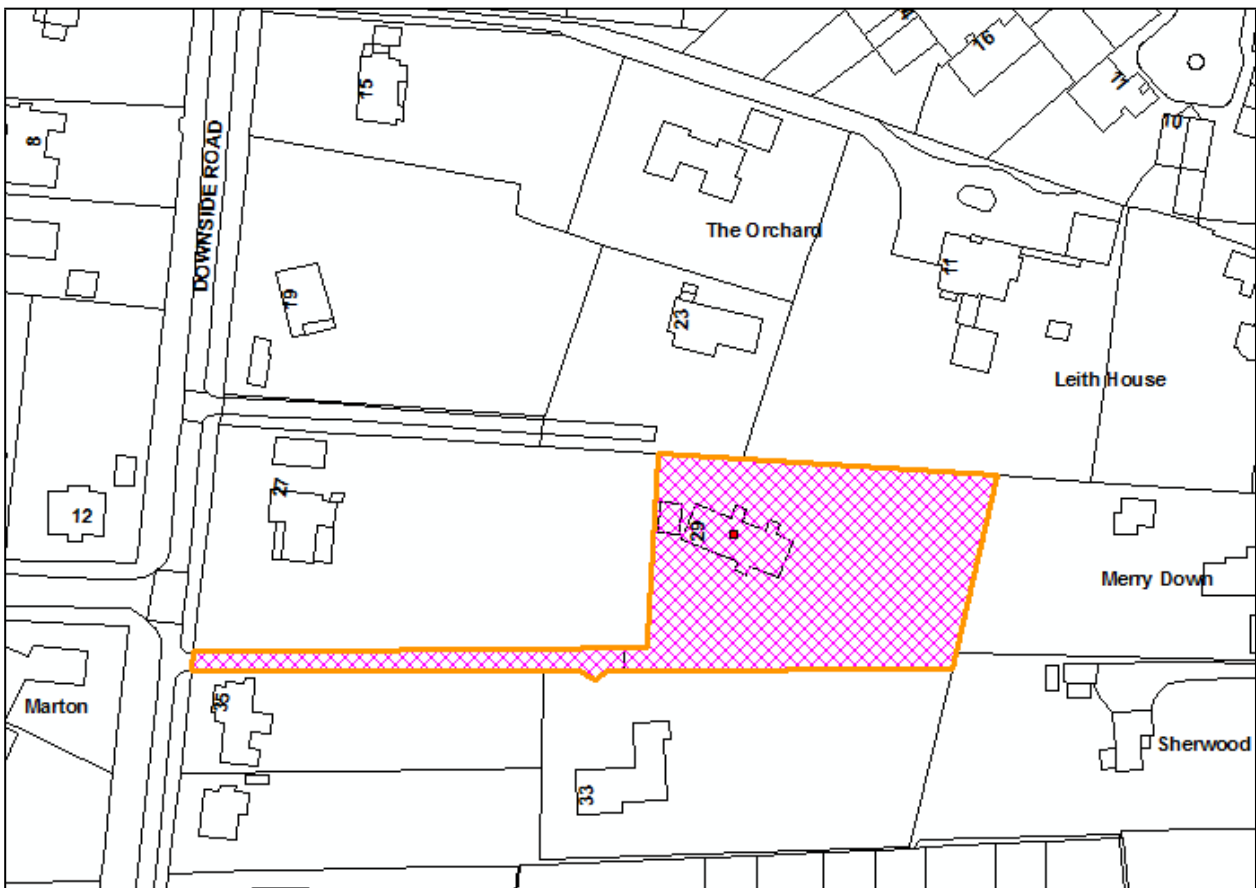


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 18/02454/FUL
Proposal Description: Redevelopment of the site following the demolition of existing dwelling house at 29 Downside Road and the erection of 3no. dwellings with associated landscaping, and parking. (RESUBMISSION).
Address: Hazelwood, 29 Downside Road, Winchester, SO22 5LT.
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr Richard Wickins
Case Officer: Catherine Watson
Date Valid: 19 October 2018
Recommendation: Application Permitted



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General Comments

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

The application is a resubmission of previous applications 18/00629/FUL and 18/00630/FUL, both of which were refused at a prior committee meeting.

Site Description

The site is currently occupied by a detached bungalow set within a spacious plot which is accessed by a shared driveway off Downside Road, between numbers 27 and 31 Downside Road. It is situated within the Teg Down area and the settlement boundary of Winchester. The site is well screened from Downside Road so that there are no public views of the bungalow and only glimpses of the site down the driveway. The site is bounded by mature trees, although a closed boarded fence has been erected along the southern boundary and existing shrubbery has been removed from within the site. The site is surrounded by other residential development. The character of the area is predominately detached dwellings in sizeable plots mostly being of two storey construction. There is no uniformity in the architecture of dwellings and there is an eclectic mix of styles and ages of dwellings.

Proposal

It is proposed to demolish the existing detached bungalow and construct three dwellings comprising of one four bed detached dwelling (Plot 1), one three bed detached dwelling (Plot 2) and a two bedroom coach house. Plot 1 has a detached double garage, Plot 2 has a single integral garage and Plot 3 has a carport with space for two vehicles. Each plot has ample turning areas and space for additional off road parking. The design of the dwellings is traditional in style with the use of a combination of buff brick and red brick and white render, timber casement windows and slate roofs.

The existing access, which currently serves the bungalow and no. 33 Downside Road, will be retained and used for the proposed dwellings.

Each plot will have its own private rear garden separated by hedgerow planting and side access.

The density of the proposed development would be 12 dph.

Relevant Planning History

18/00629/FUL - Redevelopment of the site following the demolition of existing dwelling house at 29 Downside Road and the erection of 2no. dwellings with associated landscaping, and parking. Reasons for refusal: contrary to CP2 in terms of housing mix and contrary to CP14 with regards to the effective use of land.

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18/00630/FUL - Redevelopment of the site following the demolition of existing dwelling house at 29 Downside Road and the erection of 3no. dwellings with associated landscaping, and parking. Reasons for refusal: contrary to CP2 in terms of housing mix and contrary to DM16 in that it fails to respond positively to the character of the area.

Consultations

Engineers: Drainage:

No objection.

Engineers: Highways:

No objection.

Head of Landscape:

No objection in general landscape terms but the paved parking areas are large in comparison with the overall size of the site. The materials for the paving are appropriate. The planting proposed is appropriate but should be shown in a conditioned landscape plan to show species, size and densities and further details of the planting proposed for the southern boundary, which is not shown on the proposed plans.

Southern Water:

No objection.

Head of Landscape: Trees.

No objections provided the arboricultural method statement and tree protection plan are adhered to. Pre-commencement conditions are required to ensure this is being implemented on site. A services plan must also be presented to the LPA in the design phase to ensure that damage to TPO'd trees is kept to a minimum.

Representations:

City of Winchester Trust:

Objects. The proposal does not address the issues raised for 18/00630/FUL.

26 letters received objecting to the application for the following reasons:

- Overloads the area's infrastructure;
- The increase in the number of dwellings is another reduction in the open and green spaces of the Dean Lane area;
- Problems with construction traffic;
- Overdevelopment;
- Safety issues for children;
- The increased traffic will result in noise pollution;
- Incompatible with policy DM15 – Local Distinctiveness;
- The extra spaces in the dwellings could be converted to bedrooms in the future;
- Impact on protected trees;

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- Impact on wildlife;
- No access for emergency vehicles.

0 letters of support received.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy.
CP2, CP11, CP13, CP14, CP20

Winchester Local Plan Part 2 – Development Management and Site Allocations.
DM15, DM16, DM17, DM18

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance:
High Quality Places SPD.

Planning Considerations

Principle of development

The proposal is within the main settlement boundary of Winchester and is therefore acceptable in principle.

CP2 allows for new residential development provided it meets a range of community housing needs. It should provide a range of dwellings types, tenure and sizes with the majority being two and three bedroom homes. One of the reasons for refusal of 18/00629/FUL (2no five bed dwellings) was that it did not accord with this policy in terms of the mix. 18/00630/FUL (1no five bed and 2no three bed dwellings) was considered by the planning officer to accord with this policy but was also refused as being contrary to CP2. The current proposal is for 1 four bed and 1 three bed and a 2 bed home, and is considered to be appropriate for the character of the area.

CP13 sets out that new development is expected to be of high quality design. The design of the dwellings is traditional and well designed utilising high quality traditional materials.

CP14 seeks to ensure that land is used as effectively as possible. This means that developments of higher densities will be supported if the site has good access and facilities and public transport. The development potential of all sites should be maximised and balanced against the need to promote high quality design. The second reason for refusal of 18/00629/FUL was that it was considered to be contrary to this policy as it did not demonstrate an effective use of the land. It is considered that this site is situated within an established urban residential area which has good access to local facilities and transport. The development of three dwellings in the current proposal is considered to be an effective use of the land.

DM15 allows for new development provided it respects the qualities, features and characteristics that contribute to the distinctiveness of the area. Therefore the existing

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landscape character should be preserved and enhanced. The existing boundary landscaping on site is to remain and further details with regards to additional landscaping within the site will need to be submitted post approval.

DM16 permits development which accords with the development plan provided it responds positively to the character of the area in terms of scale, layout and appearance. It should also use high quality materials that are durable and appropriate in the context of the development site. The second reason for refusal of 18/00630/FUL was that it was considered by members that the proposal failed to respond positively to the character of the area in terms of its design, scale and layout. The current proposal utilises high quality materials and design and is considered to be laid out in a manner which makes good use of the plot.

DM17 permits development that is satisfactory in terms of its impact on and off the site. It should not have an unacceptable adverse impact on adjoining land by reason of overlooking, overbearing or overshadowing. DM18 seeks to ensure that adequate provision is made for parking and access. The parking should comply with the relevant standards and should also make provision for cycle parking. The proposal provides sufficient car parking that is in line with the adopted standards.

Design/layout

It is proposed to demolish the existing detached bungalow and construct three dwellings comprising of one four bed detached dwelling (Plot 1), one three bed detached dwelling (Plot 2) and a two bedroom coach house. Plot 1 has a detached double garage, Plot 2 has a single integral garage and Plot 3 has a carport with space for two vehicles. Each plot has ample turning areas and space for additional off road parking. The design of the dwellings is traditional in style with the use of a combination of buff brick and red brick, timber casement windows and slate roofs.

They are traditionally designed and will be constructed in high quality traditional materials using a combination of buff and red brick and white render, slate roofs, and timber windows.

There is no uniformity to the design and style of the houses in the local area and therefore the proposed design is not considered to be out of keeping with the character of the area. Added to this, the site is well screened so that the proposed development will not be dominant or particularly visible in the street scene and are unlikely to have an impact on the character of the wider area.

The proposed dwellings will each have their own private rear gardens which are commensurate with the size of the dwelling and will be subdivided by new hedgerow planting.

It is considered that the proposed development is an effective use of the land and should therefore be supported.

Impact on character of area.

The proposed development would be sited down an existing driveway and set behind mature landscaping. There is a drop in levels from Downside Road to the site resulting in the built form not being prominent or particularly visible in the street scene. The existing

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landscaping to the boundaries will be retained with additional planting to the southern boundary and additional tree planting to the east boundary to bolster the existing screening to the neighbouring properties.

It is considered that the existing verdant nature of the site will be retained and enhanced and the proposed development is not considered to have a detrimental impact on the character of the area.

Although the design of the two larger dwellings is neo-Georgian which is different to the surrounding properties and the two bed coach house has a semi-rural appearance, there is no real uniformity to the character and design of the dwellings and they are not visible within the context of the surrounding area.

Impact on neighbouring property

The site is surrounded by neighbouring properties and rear gardens of these properties will abut the proposed site. The existing driveway currently serves the existing bungalow and no. 33 Downside Road so this will be the most affected in terms of access and vehicular movements. In terms of the built form the plot nearest to the boundary is set back from the built form of no. 33 so it is considered that there will be no direct overlooking into this property. The only first floor window proposed in the elevation facing no. 33 will serve bathroom facilities so will be obscurely glazed and will therefore not lead to any overlooking. The impact on no. 33 is therefore considered to be minimal in terms of overbearing and overlooking.

The properties to the rear, Sherwood and Merry Down are considered not to be adversely impacted by the proposed development in terms of overbearing and overlooking, as these are at a distance from the proposed dwellings – 44 metres and 60 metres respectively.

Equally the adjacent properties 27, 23 and 11 Downside Road are a sufficient distance away from the proposed dwellings to ensure that they will not cause overlooking or overbearing.

Added to this there is existing mature landscaping on all boundaries with additional planting proposed to the southern boundary which will ensure that there is sufficient screening to the adjacent properties.

Overall it is considered that the proposed development would not have an adverse impact on the amenities of the neighbouring properties.

Landscape/Trees

A mature Douglas fir on the northern boundary with 23 Downside Road (and within the curtilage of no 23) has recently been issued with a tree preservation order. The tree's roots are likely to be situated within the footprint of the detached garage belonging to plot 1 and therefore require protection. The occupant of no 23 raised a discrepancy on the tree protection plan with regards to the location of this tree, which has been determined to be approx. 1m closer to the boundary than on the original plan. Revised plans and arboricultural impact assessments have since been submitted showing the correct location. Even with the alteration of position, the area of the tree's roots which may be impacted by the proposed development fall within the permitted percentage

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(approx. 10.5% of the total calculated RPA) whereby minimal harm will be caused. The Council's arboricultural officer considers this to be acceptable.

The Council's landscape officer had no objection in general landscape terms but considered that the paved parking areas were large in comparison with the overall size of the site. Whilst this comment is noted, the parking areas need to provide sufficient space for turning. The site is considered to be large enough to accommodate this without significantly affecting the overall landscape character of the plot, provided that a more detailed landscaping scheme is submitted to and approved by the LPA. The materials for the paving were considered to be appropriate.

Highways/Parking

No reference with regards to highway safety, parking or traffic was given in the reason for refusal for either of the previous applications. The highways officer has reiterated his comments from these applications in response to concerns for local residents and these are summarised below.

The existing access and driveway will be retained and utilised for the new development. This currently provides access for the existing bungalow and no. 33 Downside Road. There is mature landscaping to the side of the access which will be retained. The application has been supported by a transport statement together with a construction management plan which demonstrates how the affects of construction vehicles will be mitigated.

Concerns have been raised by local residents that the additional traffic would impact highway safety, particularly that of local children using the track to access no 27. Downside Road is a private road and therefore does not form part of the public highway. Whilst the driveway is narrow it is straight with very good forward visibility. It is not considered to be a safety risk due to the limited number of additional traffic movements. The submitted information demonstrates that the development will only generate 1 additional traffic movement in the am peak period and 2 in the pm peak period, with a total of 13 additional traffic movements on average spread over a 24-hour period. This is considered acceptable.

The proposal makes adequate provision for the parking and turning of vehicles in accordance with the adopted standards. There is adequate visibility from the access road junction with Downside Road which is in accordance with the manual for streets.

Parking will be provided by detached garages providing sufficient car parking spaces for each plot as well as space for turning vehicles so that they can leave the site in a forward gear.

A condition has been recommended to ensure that the submitted Construction Method Statement is adhered to during construction.

Ecology

The application has been submitted with an Ecological Assessment which lists a number of recommendations to be adhered to, to ensure that the ecology is protected and enhanced on site. A condition is recommended to ensure that the ecology on site is protected and enhanced.

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Conclusion

In conclusion it is considered that the proposed development is acceptable and compliant with the relevant policies and will not harm the character of the area nor will it have an adverse impact on neighbouring properties and is therefore recommended for approval subject to the conditions as listed below.

Recommendation

Approval subject to the following condition(s):

Time limit.

01 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).

Approved Plans.

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

Drawing No: L1 Location Plan received 19.10.2018

Drawing No: D100 A Site Plan received 19.10.2018

Drawing No: D101 A Dwelling 1 Proposed Floor plans received 19.10.2018

Drawing No: D110 A Dwelling 1 Proposed Elevations received 19.10.2018

Drawing No: D111 Dwelling 1 Proposed Elevations received 19.10.2018

Drawing No: D112 Proposed Car Port received 19.10.2018

Drawing No: D201 A Dwelling 2 Proposed Floor Plans received 19.10.2018

Drawing No: D210 A Dwelling 2 Proposed Elevations received 19.10.2018

Drawing No: D211 Dwelling 2 Proposed Elevations received 19.10.2018

Drawing No: D301 Dwelling 3 Proposed Floor Plans received 19.10.2018

Drawing No: D310 Dwelling 3 Proposed Elevations received 19.10.2018

Drawing No: D400 Site Section A-A received 19.10.2018

Drawing No: TSP-KC/DOWNSIDE/003 Tree Protection Plan received 03.12.2018

Drawing No: 518-103 Rev A Landscape Strategy Plan received 03.12.2018

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

Pre-commencement conditions.

Highways.

03 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 to 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

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construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

04 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.

Drainage.

05 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.

Energy and water (pre-commencement).

06 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 all homes, meet the equivalent to 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.

Levels.

07 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.

Trees.

08 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement – Technical Arboriculture ref. AIA/AMS-KC/SH/DOWNSIDE/003 Revision A dated November 2018 , and submitted to

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the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To ensure the protection and retention of trees on site

09 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 Ref: AIA/AMS-KC/SH/DOWNSIDE/003 dated November 2018 Telephone - Principal Tree Officer. 01962 848403

Reason: To ensure the protection and retention of trees on site

10 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848403.

Reason: To ensure the protection and retention of trees on site

11 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.

Reason: To ensure the protection and retention of trees on site

12 A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be affected by the site manager, the Arboricultural consultant and the LPA tree officer.

Reason: To ensure the protection and retention of trees on the site

Landscape.

13 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. 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.

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Reason: To improve the appearance of the site in the interests of visual amenity.

Materials.

14 No development above DPC 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.

Trees.

15 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Report ref: AIA/AMS-KC/SH/DOWNSIDE/003 Revision A dated November 2018.

Reason: To ensure the protection and retention of trees on site

16 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement Ref: AIA/AMS-KC/SH/DOWNSIDE/003 Revision A dated November 2018 shall be agreed in writing to the Local Planning Authority.

Reason: To ensure the protection and retention of trees on site

Construction Management Plan.

17 The submitted Construction Management Plan dated February 2018 shall be adhered to and implemented throughout the construction period.

Reason: To ensure that the existing road network is protected.

Energy and water (pre-occupation)

18 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 equivalent to 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 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.

Ecology.

19 The recommendations as set out in Section 5.0 of the submitted Ecological Assessment by Peach Ecology dated 16th October 2018 shall be adhered to in perpetuity.

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Reason: In the interests of promoting and protecting ecology on site

Informatives:

01 In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit.

02 This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, 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.

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

Winchester Local Plan Part 1 - Joint Core Strategy: CP2, CP11, CP13, CP14
Local Plan Part 2 - Joint Core Strategy: Development Management and Site
Allocations: DM15, DM16, DM17, DM18
SPD High Quality Places

03 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.

04 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.

05 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 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>.

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06 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.