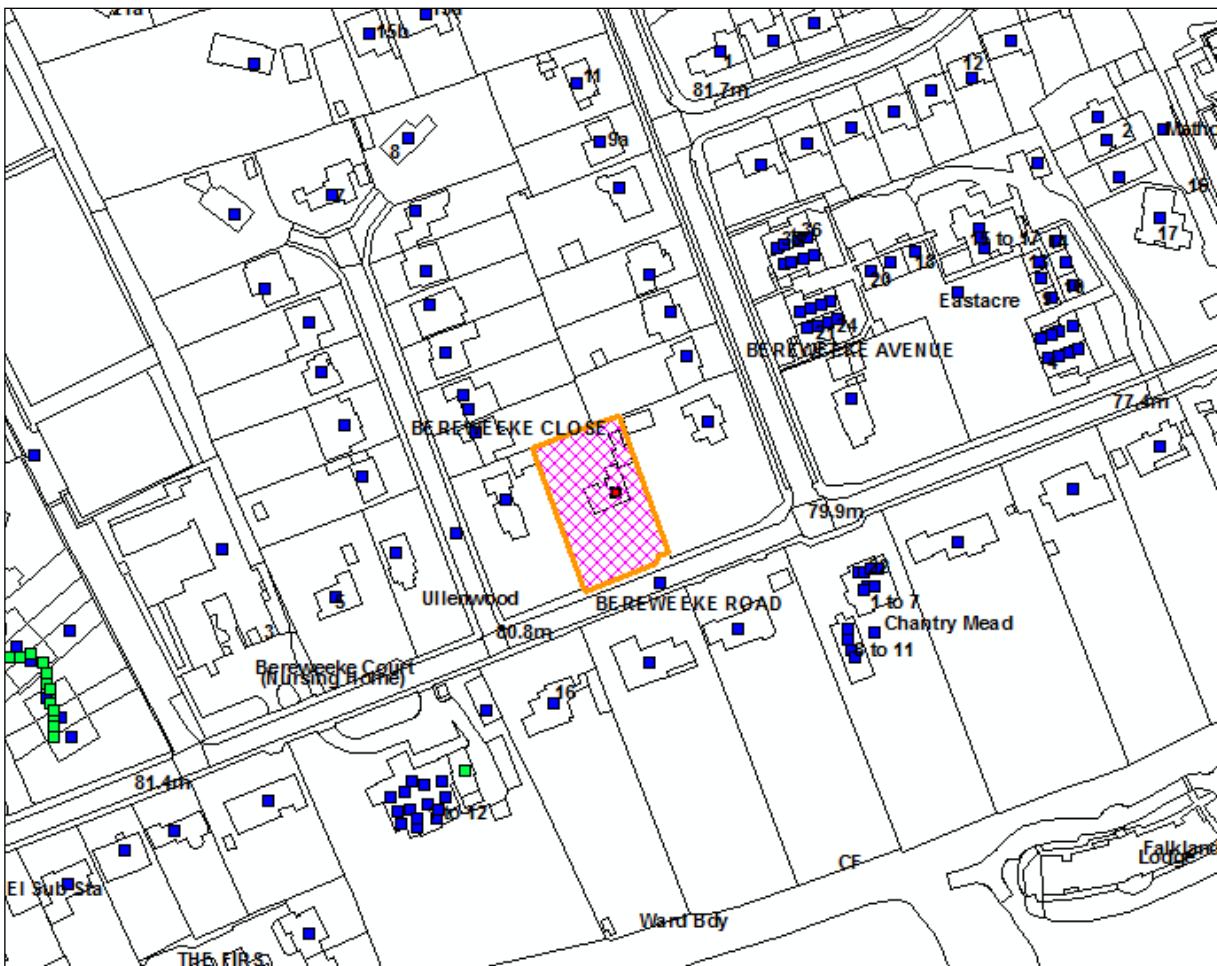


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 18/02927/FUL  
**Proposal Description:** Demolition of existing garage, store and utility room. Single storey extension to the front of the existing house. Alterations to the roof and fenestration of the existing house. New dwelling on the land to the rear.  
**Address:** Homewell, 7 Berewecke Road, Winchester, SO22 6AN.  
**Parish, or Ward if within Winchester City:** St Barnabas  
**Applicants Name:** Mr & Mrs Dickens  
**Case Officer:** Catherine Watson  
**Date Valid:** 24 December 2018  
**Recommendation:** Application Refused



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## General Comments

**Application is reported to Committee due to the number of letters of support received, contrary to the officer's recommendation to refuse.**

## Site Description

The site is within the existing residential curtilage of 7 Bereweeke Road, Winchester, which measures approx. 1255sqm in area. It is situated within a residential suburb of Winchester which is largely characterised by detached dwellings situated within spacious plots with substantial gardens to the front and verdant boundary treatments.

The existing dwelling is set back from the road, towards the centre of the plot. To the front (south-east), side (south-west) and rear (north-west) is garden, including beds and areas laid to lawn. Along the eastern boundary of the site is an access, drive and parking area bordered by evergreen hedging. Along the front boundary with Bereweeke Road is a mature, mixed species hedge.

## Proposal

The proposal is for a new, 3 bedroom dwelling to the rear of the plot. The form of the proposed dwelling is predominantly single storey, flat roofed and of a contemporary design, with an offset second storey box element. To the south-west of the dwelling is an area of patio and garden and to the south is a single garage and carport, with turning space and a bin store.

It is also proposed to make modifications to the existing dwelling, including a single storey extension to the south-east (front) elevation, the infilling of all windows, other than the downstairs shower room, on the north-west (rear) elevation and the addition of a first floor roof terrace to the south-east elevation. It is proposed to provide 3 parking spaces to the front of the existing house, to be accessed from the existing driveway from Bereweeke Road.

## Relevant Planning History

None relevant.

## Consultations

### Engineers: Drainage:

The site is in Flood Risk Zone 1 and at very low risk of surface water flooding. There is a foul sewer for foul drainage. Soakaways and permeable hardstandings should be investigated for surface water drainage and infiltration testing results will be required, should the application be permitted.

### Engineers: Highways:

The existing access is to be retained for both the existing and proposed dwellings and the access onto Bereweeke Road is acceptable to serve the two units. Adequate car parking has been provided for both dwellings.

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Southern Water:

No objections but a formal application to connect to the public foul sewer should be made by the applicant/developer. A plan of the water main records shows the approximate position of a public water distribution main and hydrant within the site. No construction, excavation, mounding or tree planting should be carried out within 6 metres of the public water apparatus without consent from Southern Water.

**Representations:**

City of Winchester Trust:

The position of the existing house in the centre of the site means that the area for the proposed new house is restricted and very close to the boundary. The modern style of the new house is pleasing but it is recognised that the siting of the new house is a concern to the neighbours and it is hoped that the impact on them will be carefully considered by the Planning Department.

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

- Incompatible with the pattern of development in the area;
- Proposed new dwelling out of proportion to the size of plot;
- Existing screening for neighbouring properties will be removed;
- The proposed dwelling has a “stark” design;
- It is only 1m away from the boundary with 14 Berewecke Close;
- The proposed contemporary extension to the front of the existing dwelling is out of character with the original property;
- The amount of infill development is changing the character in the Berewecke area.

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

- An infill dwelling to the rear of the existing property is a more desirable option than selling the whole plot, where it could be more intensively developed;
- There is a restrictive covenant on site which limits development to two dwellings so it would not be possible to more intensively develop the site.

14 letters of support received.

- The design is sympathetic to the location and retains the green frontage;
- Future tree planting proposed will encourage wildlife and ecology;
- It is well designed and there is a minimum impact from the highway.

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles

WT1 – Development Strategy for Winchester Town

CP1 – Housing Provision

CP2 – Housing Provision and Mix

CP13 – High Quality Design

CP14 – Effective Use of Land

CP16 – Biodiversity

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

WIN1 – Winchester Town  
DM1 – Location of New Development  
DM2 – Dwelling Sizes  
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  
Parking Standards SPD

## **Planning Considerations**

### Principle of development

Policies DS1, WT1 and CP1 of LPP1, as well as WIN1 and DM1 of LPP2, support new residential development in the built up area of Winchester Town, subject to other material planning considerations. In particular the specific constraints of the site and its impact upon the character of the surrounding area and neighbouring properties who are in close proximity. The proposed dwelling will meet Code for Sustainable Homes Level 4 for Energy and Water and PV panels, along with rainwater collection goods are also proposed to be installed.

### Design/layout

The new dwelling is situated in the rear third of the existing residential curtilage, behind the existing house. The rear garden is a raised platform and slopes up towards the boundary with no. 14 Berewecke Close. It is proposed to sink the new dwelling down to reduce visual prominence and the effects to neighbouring properties.

The dwelling is contemporary in design and consists of a single storey, flat roofed ground floor with an inset second storey. Proposed materials include white render and timber cladding with dark grey windows, which will also be utilised for the proposed front extension to the existing dwelling.

The dwelling will be accessed by means of the existing driveway, which runs past the main house and curves round behind it; parking will be provided by a garage and carport adjacent to the dwelling. A contemporary design approach is acceptable in principle, including the works to the existing house, provided that high quality materials and detailing is used, as stipulated in the High Quality Places SPD.

Notwithstanding this however, it is not considered that the proposed sub-division of the plot, with the new dwelling situated to the rear of the existing, is appropriate or acceptable in this location.

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The size, layout and amount of dwellings on the site is considered to be out of keeping in this location, contrary to policies CP2 and CP14 of LPP1, DM15, DM16 and DM17 of LPP2 and the High Quality Places SPD. As noted above, the general pattern of development in the area is that of large, detached properties with a road frontage and set within spacious gardens. This proposal does not accord with that prevailing character.

The proposal is considered to result in a very cramped form of development within the site, as can be evidenced by the close proximity (1m) of the new dwelling to the boundary with 14 Berewecke Close. No clear contextual justification has been submitted by the applicant showing how the siting of the proposed dwelling has been considered in terms of the constraints within the site (ground levels, proximity to existing dwelling, access, amenity space and proximity to neighbours). The proposed dwelling is very close to the existing dwelling when viewed from Berewecke Road, with a distance of only 7m between the rear of the existing and the front of the proposed dwellings. The proposed dwelling is also noticeable from Berewecke Avenue, where the second storey element is prominent when viewed from no 1.

Impact on character of area and neighbouring property

The spatial characteristics of the surrounding area are noted above. The prevailing character of the immediate area is derived from the quadrant of development between Berewecke Close, Road and Avenue with some variety in the spatial characteristics further east and west. There is a strong verdant character along Berewecke Road with detached dwellings visible.

The applicant makes reference to a recent appeal decision at land adjacent to 15 Berewecke Close (17/02356/FUL), which was allowed for the construction of a new dwelling on the land immediately to the west of 7 Berewecke Road.

Whilst the appeal decision is a material consideration, it is not considered that the proposals are directly comparable. The permitted new dwelling at the appeal site retains a road frontage and is sited to the side of the existing dwelling. The Inspector also concluded that it would be well screened behind existing mature landscaping and established trees and in this context would not be unsympathetic to the streetscene, or appear cramped when taking into account the overall character of the area.

This cannot be said of the current proposal. The proposed house will be shown sat very close behind the existing, as shown in the applicant's photomontage taken from Berewecke Road and also, Berewecke Avenue, where the second storey element is overly prominent in relationship to the garden amenity area and associated outbuildings of no 1. The close spatial relationship between the existing and proposed houses is not considered to be characteristic of the area, and the proximity to surrounding residential amenity space, particularly that of 14 Berewecke Close, is considered to be unneighbourly and a further indication that the site is constrained.

Concerns have been raised by the occupants of the surrounding properties – 14 Berewecke Close, 15 Berewecke Close and nos. 1 and 3 Berewecke Avenue – with regards to overlooking and loss of amenity caused by the removal of hedging and hard boundary treatments.

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Views from the proposed windows into these neighbouring properties would be possible however, as the views would not directly look towards primary amenity space, being largely directed towards the rear of gardens etc, it is not considered that there would be a significant loss of privacy.

Part of the established boundary hedging along the northern boundary with 14 Berewecke Close is to be removed to facilitate the development. The hedging is mature and provides significant screening, which has recently been supplemented by a second, laurel hedge. It is considered that the loss of a landscaping due to its removal would cause a level of harm to the garden amenity of no 14.

Likewise, there are concerns from the resident of 1 Berewecke Avenue regarding the potential future pressure for the removal of the conifer hedge along the boundary with the proposed access drive to the new dwelling. Whilst it is acknowledged that the hedge is within the boundary of the application site, the existing close boarded fencing is in poor condition, which has caused some concern. This could be dealt with by way of condition should the application be approved.

The very close proximity of the new house to the boundaries of the neighbouring properties and loss of vegetation, the amount and height of the new dwelling that will be visible at close range from the neighbouring gardens, and the activity on the small size of site in relation to the size of the dwelling are considered to result in a dwelling cramped into this site which will result in harm to the character of the area with a cramped and unneighbourly relationship with the surrounding properties.

#### Landscape/Trees

The existing trees in the north-west corner of the site, along with an area of lawn, are proposed to be retained, as is the front garden and street boundary treatment. Concerns with regards to the hedging to the northern and eastern boundaries have been addressed above.

#### Highways/Parking

Adequate parking on site has been provided and the existing access has been assessed as appropriate and safe to be used by the occupants of both dwellings.

#### Ecology.

Whilst no specific ecological constraints have been identified on site, insufficient information has been submitted with regards to ecological enhancement measures to be incorporated into the proposal. The new dwelling has a green roof, although it is not clear what form this will take. Further, the proposal will result in the loss of some of the established hedging and other than the planting of two new trees which will take some time to mature, no mitigation measures have been suggested. It is therefore considered that the proposal is contrary to CP16 in that it fails to maintain, protect and enhance biodiversity in the local area, or deliver a net gain in biodiversity.

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Drainage

The site is within Flood Zone 1 and is at low risk of surface water drainage. Whilst the foul sewage would be connected to the mains system, insufficient information has been submitted with regards to disposal of surface water.

**Recommendation**

Application Refused for the following reason:

The proposal is considered to represent a cramped form of development within the plot and is not in keeping with the spatial characteristics of the surrounding area, thereby having a harmful and unneighbourly impact on the character of the area and surrounding properties contrary to policies CP2 and CP14 of LPP1, DM15, DM16 and DM17 of LPP2 and the High Quality Places SPD (policies UC2, GP1, GP4, GP8, AB3, AB6, HQS1-2, HQS9, HQB2).