

7. **14/00063/FULLS (REFUSE/PERMISSION) 13.01.2014**
SITE: 5 Hadrian Way, Chilworth, Southampton,
CHILWORTH

11 - 37

CASE OFFICER: Paul Goodman

APPLICATION NO.	14/00063/FULLS
SITE	5 Hadrian Way, Chilworth, Southampton, SO16 7JA, CHILWORTH
COMMITTEE DATE	8 April 2014
ITEM NO.	7
PAGE NO.	11-37

1.0 **AMENDMENTS**

- 1.1 The amended plans that were presented to SAPC were omitted from the plans in the PCC agenda. The amended plans are included in this update and propose the alteration of the internal arrangement and the addition of a central porch extension to provide a single entrance point to the proposed dwellings.

2.0 **HISTORY**

- 2.1 14/00672/FULLS - Two storey rear extension and replacement front porch. Pending consideration.

3.0 **CONSULTATIONS**

- 3.1 Planning Policy & Transport (Trees) No objection, subject to amended condition and note.

4.0 **REPRESENTATIONS**

- 4.1 Chilworth Residents Association
- Objection;
- Contrary to SET02 which specifically prevents the subdivision of plots or extensions leading to higher density of dual occupation.
 - The proposed development is three times the volume in size.
 - Any new build on this plot would be totally inconsistent with the overall character of the area.
 - Elected members voted to refuse the application and therefore there was no justification to refer the application to PCC.
 - There is a need for larger homes in the area to accommodate higher end industrial needs for skilled managers and technicians.
 - There is already evidence of TPO's on Hadrian Way being compromised. Request assurance that this application does not contain requests to contravene TPO's that are in place.

4.2 Bentley, 7 Hadrian Way

Objection;

- Overlooking leading to loss of privacy.
- Would have a dominating impact on us and our human right to quiet enjoyment of our property.
- Contrary to policy SET02. Does not respect the scale and proportions of surrounding buildings and would be out of character in the area.
- Infill dwelling could impact on the special character of the neighbourhood.
- The proposed development would alter the fabric of the area and amount to cramming in the low density road.
- Overdevelopment and loss of valuable green space.
- Loss of and future pressure to fell protected trees.

4.3 Downland, 48 Hadrian Way

Objection;

- The subdivision of plots is contrary to policy SET02.
- The designation as an Area of Special Residential Character is much appreciated by residents and visitors to the area.
- The proposed subdivision and inevitable cascade of similar applications is not consistent with SAPC's intention to protect the Area of Special Residential Character.
- I find it hard to understand why, when elected representatives of the community have voted to refuse the application, it is now being referred to PCC.

4.4 11 Hadrian Way

Objection;

- Object to the application for 2 four bedroom semidetached houses and the porch on the grounds that it contravenes policy SET02.

5.0 **PLANNING CONSIDERATIONS**

5.1 **Trees**

Following the consideration of the application at SAPC further details of tree protection measures were submitted (Mark Hinsley Arboricultural Consultants, 9th January 2014) setting out heads of terms for tree protections requirements. The Arboricultural Officer has advised that the document will need to be expanded upon to give full and detailed specifications for tree protection including timings for installation, retention and removal along with scheduled supervisory visits during works. As a result condition 4 of the recommendation of the Head of Planning & Building is amended to reflect the submission of the additional information and to specify the details that remain outstanding and an additional note applied to advise the applicant of the status of the protected trees.

5.2 **Amendment to the recommendation of SAPC**

In order to better reflect the consideration of SAPC and the exact wording of paragraph SC6.2 of Appendix 8 (Residential Areas of Special Character) paragraph 2.2 of the Officers report to PCC and the recommendation of SAPC is amended by the replacement of the word 'appearance' with 'special character' as follows;

5.3 Members of SAPC resolved to refuse planning permission contrary to the Officer recommendation considering that the proposed development would be detrimental to policy SET02 which seeks to protect the special character of substantial houses set in generous plots with an abundance of mature trees that forms the Chilworth Residential Area of Special Character.

6.0 **AMENDED RECOMMENDATION OF SOUTHERN AREA PLANNING COMMITTEE.**

REFUSE for the reason:

1. **The proposed development would be contrary to policy SET 02 criterion a) and c) of the adopted Borough Local Plan in that it represents a sub-division of the plot resulting in new plot sizes significantly smaller than those in the immediate vicinity and a semi-detached type of development which is not compatible with the overall character of the area. The development would be detrimental to policy SET02 which seeks to protect the special character of substantial houses set in generous plots with an abundance of mature trees that forms the Chilworth Residential Area of Special Character.**

7.0 AMENDED RECOMMENDATION OF HEAD OF PLANNING & BUILDING SERVICE.

7.1 Amended condition 4

7.2 4. No development shall take place until an arboricultural method statement, has been submitted to and approved in writing by the Local Planning Authority. All site work to be undertaken strictly in accordance with the requirements, specifications and timing detailed within the method statement. Specifically the method statement must:

- 1. Provide a specification for such tree protective barriers and ground protection, either in accordance with British Standard 5837:2012 or as otherwise agreed in writing with the Local Planning Authority.**
- 2. Confirm timing of erection and dismantling of such tree protective barriers and ground protection, which must in any case be erected prior to commencement of any site clearance or ground works, and be retained and maintained for the full duration of works until onset of final landscape work or as otherwise agreed in writing with the Local Planning Authority.**
- 3. Provide a plan at 1:200 or better, detailing the location of such tree protective barriers and ground protection measures, including annotation that such fencing shall remain in this position for the full duration of works or unless by prior written agreement with the Local Planning Authority.**
- 4. Require a sign to be hung on such tree protective barriers, repeated as necessary, which clearly states 'Tree Root Protection Area, do not enter, do not move this barrier, or such other similar wording as may be agreed in writing with the Local Planning Authority.**
- 5. Provide a plan demonstrating that all trenching, excavation, soakaways, pipe and cable runs required by the development can be installed wholly outside the tree protection zones.**
- 6. Demonstrate that all proposed structures can be built without the construction process impacting upon the retained trees or their required tree protection zones.**
- 7. Demonstrate that all site works, mixing areas, storage compounds, site buildings and associated contractor parking areas remain wholly outside any tree protection zones, and at a suitable separation or on appropriately specified ground protection, to prevent damage to retained trees.**
- 8. Provide details of any specific precautions to be adopted where scaffolding may be required to be erected within the required minimum distances in line with chapter 6 of British Standard 5837:2012.**

9. Provide a schedule of all tree felling and tree surgery works proposed, including confirmation of phasing of such work.

Reason: To prevent the loss during development of trees and natural features (Local Plan Policy Des 08) and to ensure so far as is practical that development progresses in accordance with current best practice.

8.0 Additional note to applicant:

8.1 4. The various mature trees standing on site are protected by Tree Preservation Order TVBC.436. Damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the tree which may lead to prosecution.



site plan [proposed]

Rev	Note	Date
*	Planning Application	07.01.2014
A	Front entrance altered	27.02.2014

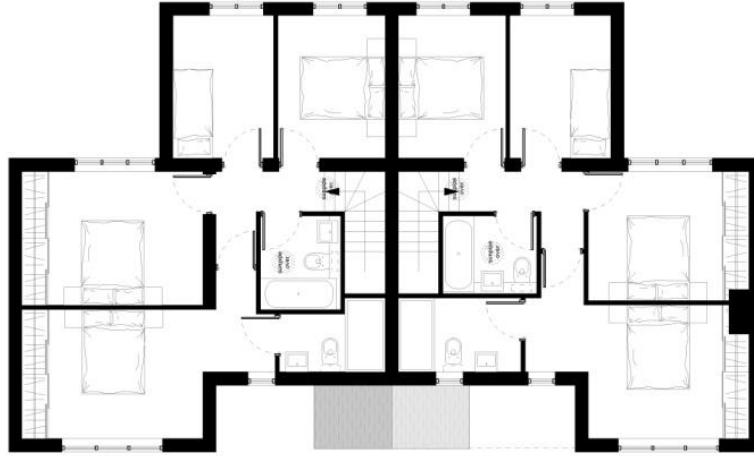
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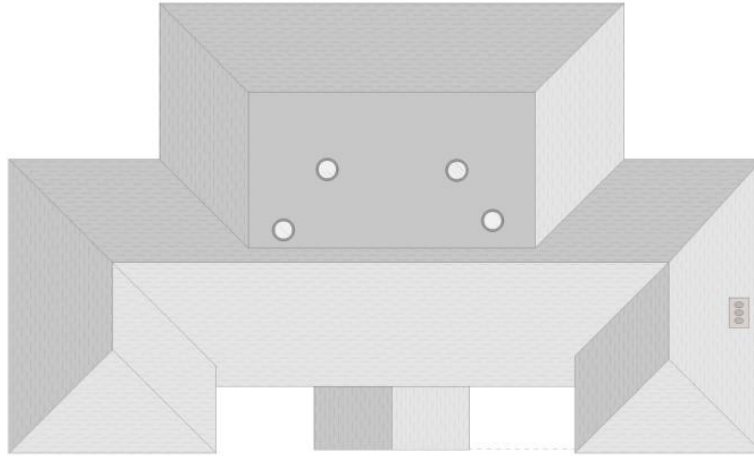
Project:	Hadrian Way	Drawn by:	RW
Drawing:	Proposed Site Plan	Checked by:	RW
Drawing No:	C13/097.06	Revision:	A
Scale:	1:250 @ A3	Date:	Dec 2013



ground floor plan



first floor plan



roof plan

Rev:	Note	Date:	Notes:
•	Planning Application	07.01.2014	Do not scale from the drawing for other than planning purposes, all sizes to be confirmed on site before construction.
A	Front entrance altered	27.02.2014	
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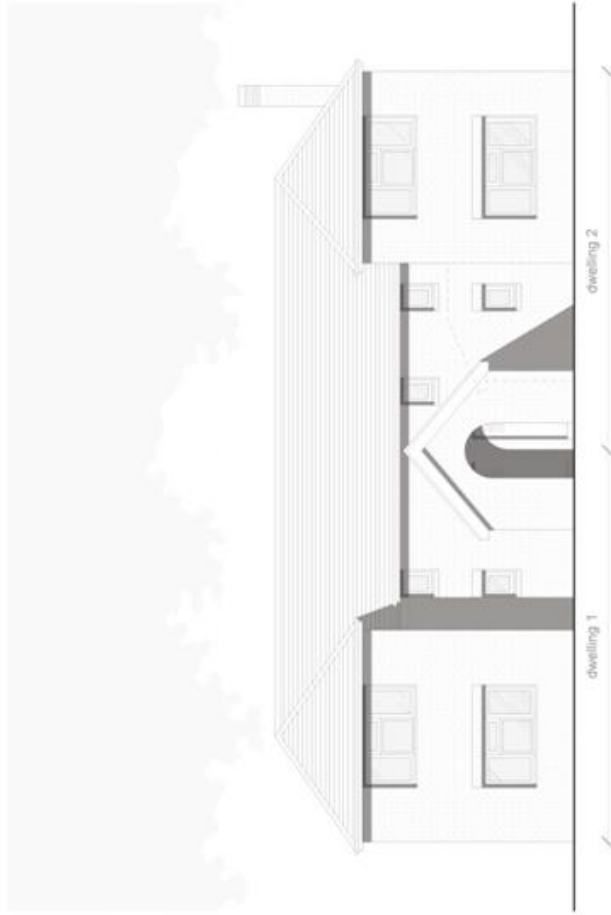


Project:	Hadrian Way	Drawn by:	RW
Drawing:	Proposed Floor Plans	Checked by:	RW
Drawing No:	C13/067.07	Revision:	A
Scale:	1:100 @ A3	Date:	Dec 2013

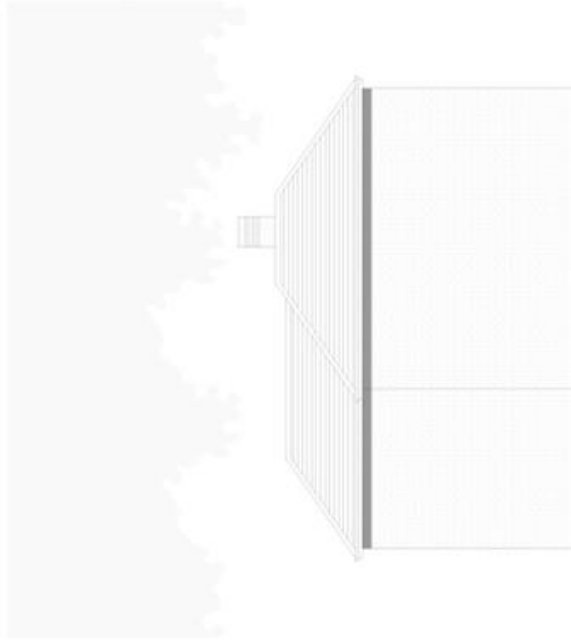
concept
design & planning
t. 023 8033 1010
e. studio@conceptdp.co.uk
www.conceptdp.co.uk

proposed accommodation schedule

- D1 4 bedroom dwelling @ 118 sq/m
- D2 4 bedroom dwelling @ 115 sq/m

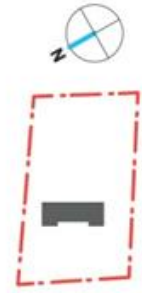


north west elevation



north east elevation

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•	Planning Application	07.01.2014	Do not scale from this drawing for other than planning purposes, all sizes to be confirmed on site before construction.
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Project:	Hadrian Way	Drawn by:	RW
Drawing:	Proposed Elevations 1	Checked by:	RW
Drawing No:	C13/097.08	Revision:	A
Scale:	1:100 @ A3	Date:	Dec 2013


 T 023 8033 1010
 E studio@conceptdp.co.uk
 WWW.conceptdp.co.uk