

PLANNING COMMITTEE



Application Address	24 Willow Way Christchurch Dorset BH23 1JJ
Proposal	Demolition of the existing building and construction of a replacement detached house and outbuilding
Application Number	8/19/1086/FUL
Applicant	Mr & Mrs Wills
Agent	Mr Matt Holmes
Date Application Valid	12 August 2019
Decision Due Date	7 October 2019
Extension of Time Date (if applicable)	
Ward	Christchurch Town
Report status	Public
Meeting date	30/01/2020
Recommendation	Grant, in accordance with the recommendation within the report
Reason for Referral to Planning Committee	This application is brought to Committee at the request of; <ul style="list-style-type: none">• Councillor P Hall, in the wider public interest.
Case Officer	Kim Bowditch

Description of Development

1. Planning consent is sought for the demolition of the existing building and the construction of a replacement detached house and outbuilding.
2. The submitted plans show a building of contemporary design, extending over three floors and sited between the existing, neighbouring dwellings; No. 25 Willow Way and No. 22 Watermead. An outbuilding to the north is also proposed within the curtilage of the proposed dwelling. This would be a single storey, flat roofed

building, which would be sited towards the highway frontage of the site, accommodating a garage, study and gym.

3. The property would be served by highway access from Willow Way and access to the parking spaces located to the front of the dwelling would be facilitated by the use of a turntable.

Planning Policies

4. The following policies are of particular relevance in this case:

KS1	Presumption in Favour of Sustainable Development
KS2	Settlement Hierarchy
KS3	Green Belt
KS4	Housing Provision in Christchurch and East Dorset
H12	Residential Infill
HE2	Design of New Development
ME6	Flood Mitigation and Management

Supplementary Planning Documents:

5. Christchurch Borough-wide Character Assessment (2003)

The National Planning Policy Framework (2019)

6. Paragraph 11 sets out the presumption in favour of sustainable development.

Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF. The relevant sections are;

Section 2 Achieving sustainable development

Section 5 Delivering a sufficient supply of homes

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

Relevant Planning Applications and Appeals

Application No.	Description	Decision
8/18/1734/FUL	Demolition of the existing building and construction of a replacement detached house, garage and games room	Withdrawn
8/88/0303/F	Erection of two storey dwellinghouse with integral garage (existing mobile home and garage to be removed)	Refused 08/06/1988
8/87/0528/F	Erection of two storey holiday dwelling with integral garage	Refused 24/11/1987

	(existing mobile home and garage to be removed)	
8/87/0428/P	Erection of 1 holiday dwellinghouse and 1 holiday bungalow with integral garages (existing mobile home and garage to be removed)	Granted 08/10/1987
8/86/0723/P	Erection of three detached dwellings with integral garages (2 houses and 1 bungalow)	Refused 16/12/1986
8/86/0556/F	Construction of a slipway	Granted 12/12/1986

Representations

7. A site notice was displayed in the vicinity of the site on the 28th August 2019 and neighbouring property owners notified of the proposals by way of a letter dated the 23rd August.

Three letters of objection have been received, opposing the application on grounds of;

- Overdevelopment
- Inappropriate built form
- Proximity of built form to site boundaries
- Cramped relationship of built form
- Height of the proposed dwelling
- Loss of privacy
- Impact on neighbouring amenities

Two letters of support have been received expressing the view that the design form of the proposed building represents an improvement to that previously proposed.

Consultations

- The Environment Agency – identify that, although the site is located within an area at high risk of flooding the proposals represent a ‘one for one replacement’ of residential properties and therefore raise no objection subject to the imposition of conditions securing flood mitigation measures
- Natural England – raise no objection to the application.

Constraints

- Flood Zone 2
- Flood Zone 3
- Green Belt (adjacent)
- Heathland 5km Consultation Area

- Special Protection Area (adjacent)
- Airport Safeguarding
- Wessex Water Sewer Flooding
- Coastal Area (Open Spaces)
- Contaminated Land - Medium Risk - 21.59m

Planning Assessment

Site and Surroundings

8. The application site lies within an established residential area, located to the west of the town centre and characterised by a mix of dwellings in terms of the age and design of properties.
9. The site in question has frontage to both the highway (Willow Way) and to the riverside and is currently in a derelict state following what appears to be the partial demolition of the single storey, chalet style dwelling which had occupied the site for a considerable number of years.
10. To the west of the site lies Watermead, a development of dwellings formed around an almost circular access road and comprising dwellings of relatively uniform design, to the east lie two and three storey units of individual design and to the north an open area of school playing fields. The site is visible from the open space to the south, on the opposite river bank.

Principle of Development

11. The site lies within Flood Zones 2 and 3, as defined by the Christchurch Flood Risk Assessment, wherein new residential development would normally be resisted, in accordance with the guidance contained in the National Planning Policy Framework (NPPF) that development should be directed towards land at lesser risk of flooding (Zone 1).
12. The site has been in residential use for a considerable period of time, placing it within the definition of 'previously developed' or 'brownfield' land which can appropriately be developed.
13. The established use, coupled with the fact that the application proposes a one-for-one replacement of dwellings (no increase in the number of units on site), places the development outside the considerations of the NPPF in terms of development within Flood Zones 2 & 3. The principle of developing the site in the manner proposed is, therefore, acceptable.

Impact on Character and Appearance

14. The application proposes the development of the site with a three storey dwelling of contemporary design, essentially comprising three rectangular elements of built form, decreasing in length at each floor level above. The submitted plans show the changes in dimensions to be reflected by changing materials, the ground floor

being stone clad, the first floor painted render and the second floor timber and aluminium clad. Substantial areas of glazing to front and rear elevations would be balanced by minimal fenestration to the flank elevations.

15. The proposed outbuilding, which would comprise a garage and ancillary facilities is shown to be a single storey, flat roofed structure of brick construction, with a conventional garage door to the highway frontage and glazing to the east and south (inward facing) elevations.
16. As mentioned elsewhere in this report, the locality is one of mixed development which has undergone significant change in recent years. Former holiday units, which were retained as such by way of conditions attached to planning permissions have gradually been replaced with buildings of more permanent construction and contemporary design forms have been introduced into the street and river scenes and there is a variety of designs and materials apparent in the vicinity.
17. In terms of the wider street scene, to the east and west of the site, the developments at Watermead and Riverside Park are more consistent in their design and materials and the hotel premises to the east of the application site exceeds the height of anything in the locality. Overall, the development at the eastern extent of Willow Way offers a domestic and lesser scale than that at the western end, a visual distinction that is evident from the opposite river bank.
18. In terms of site layout, the proposals would follow the pattern of development established in this part of Willow Way, a primary dwelling to the river frontage and ancillary building to the north adjoining the highway. The footprint of the proposed dwelling would reflect that of the neighbouring property to the east, whilst the single storey outbuilding, although of greater length than the neighbouring two storey building, would be appropriate in terms of the street scene.
19. The proposed development significantly exceeds the height of the property which previously occupied the site, reaching a similar height to that of the building to the east, which has been extended in recent years. The property to the west is within the Watermead development and, in common with the other waterfront properties within this development, is single storey and set against the two storey units within Watermead, which turn their backs to, but have a street presence within, Willow Way.
20. The street scenes submitted as part of the planning application demonstrate that, although the proposed built form would exceed the height of the adjacent property to the east (22 Willow Way), the 2-storey dwelling immediately to the north (No.17) would create a visual balance in terms of views across the river. Similarly, the siting of the single storey outbuilding coupled with the slight fall in land levels towards the river, would serve to offer a form of mitigation in terms of views into the site from Willow Way.
21. Whilst the proposed dwelling would present long flank elevations, as previously noted, these are consistent with adjoining properties, reflecting the comparatively narrow but lengthy plots. The building would not exceed the profiles of the building

to the east and the graduated approach to the three elements of built form would offer further mitigation in terms of the visual impact on views from the river frontage. From within Watermead the building would be partially screened by established development with the ground floor of the structure being the most visible element in terms of wider views.

22. Policy HE2 of the Development Plan requires that development is appropriate to its setting and compatible with established dwellings in terms of design. Willow Way's character is of mixed and individual design forms, particularly in terms of those dwelling constructed on the water's edge. The proposed development would offer a contemporary design form, utilising a distinctive palette of materials, the overall visual impact of which would be appropriate to both the site and locality.

Impact on Residential Amenities

23. The locality is one of close urban grain, wherein there are significant levels of mutual overlooking, a situation largely derived from the previous use of properties as holiday accommodation where general standards were relaxed as the units were unlikely to be occupied year round.
24. The views expressed by local residents with regards to the potential for overlooking of private spaces have resulted in amendments to the design of the proposed dwelling, to provide privacy screens to balcony areas. Screens of this form are a common feature of buildings in Willow Way and it is considered that such provision would provide a suitable design solution to the issue raised with regards loss of privacy. Windows to the flank elevations at 1st & 2nd floor serve non-habitable spaces (landings, en-suites) and are shown to be obscure glazed. This would further mitigate any perceived loss of amenity in terms of overlooking.
25. The depth of the proposed building would not exceed that of the adjacent properties and this together with the graduated depth of individual elements of the proposed building would reduce the impact of the development on neighbour's living conditions.
26. It is evident that the proposed dwelling would be a readily visible element of the outlook from those properties within Watermead which adjoin the west boundary of the site. It is noted that No. 16 & 17 Willow Way have 1st floor windows in their east elevations overlooking the site. As set out above, the existing properties do not have typical suburban relationships. These neighbours would look over the driveway and proposed outbuilding. The proximity of the proposed building to the site boundaries offers a similar relationship to other development in the locality and the set-in at first and second floor, incorporated in the design, provides a degree of mitigation in terms of visual dominance.
27. Whilst it is undoubtedly the case that the development would be readily visible to some residents within the development at Watermead, the test is whether there would be a harmful impact which significantly and demonstrably outweighs the benefits of the scheme. There is considered to be minor- to moderate impacts on the adjoining properties but the proposed design and layout is not considered to

result in significant harm. It is acknowledged that the proposals represent a substantial change to the existing situation within the site but, taking into consideration the character of the locality, the pre-existing levels of mutual overlooking and the pattern of development in the locality, the impact is not so significant as to merit refusal of the application.

Highway Safety

28. The proposals will provide a garage space within the outbuilding as well as a driveway and surface spaces for two vehicles. As a one-for-one replacement, it would not be expected that the development would result in a significant increase in traffic movements to the site. The parking provision is considered to be acceptable and complies with the adopted Bournemouth, Poole & Dorset Residential Car Parking Study (2011) guidelines. The impacts on highways safety are considered to be acceptable.

Planning Balance

29. The provision of a single dwelling on this currently derelict site meets the requirements of the NPPF in terms of the use of previously developed land within the urban area.

30. Whilst the site lies within an area at high risk of flooding, the proposals represent the replacement of a single dwelling of substandard construction with a property which, in terms of its design, would provide a residence which would offer appropriate flood resilience measures. The scheme has been designed to have acceptable impacts on the living conditions of neighbouring properties and the character of the area and the benefits of the replacement of this property with a modern dwelling are considered to demonstrably outweigh any impacts of the proposals.

RECOMMENDATION

GRANT permission with the following conditions, which are subject to alteration/addition by the head of planning services provided any alteration/addition does not go to the core of the decision;

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
XC.19.088.101 Proposed Floor Plans 2
XC.19.088.200 Outbuilding - Plans And Elevations
XC.19.088.001 Block And Location Plan
XC.19.088.100 A Proposed Floor Plans 1
XC-19-008-002 B Site Layout

XC-19-008-201 B Proposed Elevations

XC-19-088-200 B Proposed Elevations

XC-19-088-302 B Site Sections.pdf

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby permitted shall be constructed entirely of the materials details of which are specified by the application forms and elevation plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: This is required to ensure the satisfactory visual relationship of the new development to the existing.

4. The finished floor levels in the dwelling shall be set no lower than 2.5m AOD.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

5. Both in the first instance and upon all subsequent occasions the approved outbuilding shall be used solely for purposes incidental to the enjoyment of the dwellinghouse to which it is shown to be related by the terms of the application and the deposited plans. Further, and notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking or re-enacting that Order) the outbuilding shall be retained for this purpose and shall not be converted to any other domestic accommodation without express planning permission first being obtained.

Reason: The building is inappropriate for use other than as an incidental outbuilding by reason of its relationship to the parent premises, the neighbourhood in which it is situated and the need to retain parking provision in accordance with the Council policy.

Informatives:

Background Papers