

PLANNING DEVELOPMENT CONTROL (VIEWING) SUB-COMMITTEE

9 January 2012

Attendance:

Councillors :

Ruffell (Vice Chairman in the Chair (P))

Berry (P)

Clear (P)

Evans (P)

Izard (P)

Johnston (P)

Laming (P)

Pearce (P)

Phillips

Read (P)

Scott (P)

Tait (P)

Others in Attendance:

Councillor Cook (a Ward Member for The Alresfords)

Officers in Attendance:

Miss H Adams – Planning Officer

Mr B Lynds – Planning and Projects Barrister

Mrs A Davison – Head of Historic Environment

Mrs J Pinnock –Development Management Manager

1. **CHAIRMAN'S ANNOUNCEMENT**

The Sub-Committee met in the Walton Suite, Guildhall, Winchester where the Chairman welcomed to the meeting four members of the public and the applicant.

2. **EXTENSIONS AND ALTERATIONS IN CONNECTION WITH MERGING OF NO. 8 AND 9 INTO 1 NO. DWELLING TO INCLUDE NEW FRONT PORCH AND REPLACEMENT GARAGE – 8 CHURCHYARD COTTAGES, HAIG ROAD, ALRESFORD – CASE NUMBER 11/02534/FUL**
[\(Report PDC914 Item 7 refers\)](#)

The above application had been referred to the Sub-Committee for determination by the Planning Development Control Committee at its meeting held on 15 December 2011. The Committee had agreed that it was unable to determine the application without first visiting the site, to assess the changes in levels through the site and how that related to the proposed extensions and alterations and the replacement garage, and how they would affect the neighbouring properties.

Therefore, prior to this meeting, the Sub-Committee had visited the site in the company of officers. A representative of the applicant was also available to answer questions. Ward Members Councillors Cook and Power were also present.

At the site visit the Sub-Committee had observed the following to assist in its consideration of the application:

- The appearance and setting of Churchyard Cottages and the proposed changes to the porches of Nos. 8 and 9.
- The proposed new tandem garage and its relationship, in particular, with Haig Cottage. The change to the roof pitch of the garage was indicated which decreased towards the rear of No.8. The garage would be set back further from Haig Road than the existing, to allow some off-road parking.
- The proposed alterations to the roofs of Nos. 8 and 9 Churchyard Cottages from the existing mixture of roof forms, which included flat roofs and mono-pitch structures. Two storey and single storey extensions were proposed. The existing garden area would be excavated to create a sunken terrace area.
- The Sub-Committee viewed the site from the rear of both Nos. 8 and 9 Churchyard Cottages. The extent and pitch of the extensions were indicated. The existing garage to the rear of No.8 would be demolished.
- The Sub-Committee also viewed the proposals from the rear garden and from within the kitchen of No.6 Churchyard Cottages, where issues relating to the owner's concerns of the accuracy of the plans and loss of light to the kitchen had been raised. It was noted that the pitched roof to the extension to No.9 would be from two bricks down from the window sill of the upstairs window. This was indicated by a rope fixed in position and to the approximate angle of the new roof.
- The Sub-Committee observed the impact of the proposals from within Haig Cottage to the rear of the application site, where issues relating to from loss of light resulting from the new garage along the rear boundary line of Churchyard Cottages had been raised.

A full presentation had been given at the Planning Development Control Committee meeting on 15 December 2011, where the Committee had also heard public participation. Therefore, in accordance with procedure, the presentation at the Sub-Committee was limited to a summary of the key issues and there was no repeat of the public participation period.

Councillors Scott and Tait had not attended the informal site visit immediately prior to the meeting as they both considered that they knew the site sufficiently well, and the issues referred to, to be able to determine the application.

Mrs Pinnock reminded the Sub-Committee of the proposal as outlined in the Report. This was for extensions and alterations in connection with the merger of Nos. 8 and 9 Churchyard Cottages into one dwelling, to include a new front porch and replacement garage to the rear. The Sub-Committee was also reminded of the main objections to the application which they had had regard

to during the site visit. These included the relationship of the proposals to the side windows to Haig Cottage and also to Nos. 6 and 7 Churchyard Cottages. It was also explained that the replacement garage would measure 3.8 metres in height to its ridge (similar in height to the existing garage) which decreased to 3.2 metres to the rear.

During questions, it was clarified that although Winchester City Council's Core Strategy referred to resisting the merger of smaller dwellings, the current policies of the adopted Winchester District Local Plan remained material. The principle of combining two properties into one dwelling was not, in itself, material and in this case, there should be particular focus on policy DP3, which required proposals to respond positively to the character and appearance of the area. The Report also included reasons as to why it had been considered that the application would generally be of benefit to the Conservation Area.

Mrs Pinnock also explained that, with regard to the concerns of the owner of No.6 Churchyard Cottages, any development permitted would have to accord with the approved plans for the development. These indicated a fixed point as to where the pitch of the adjacent roof extension would be: two bricks below the sill of the upstairs window. Mr Lynds advised that to include an additional condition to specify this was not necessary.

Members referred to the concerns of the occupier of Haig Cottage with regard to the change in outlook from the downstairs side windows and impact that this may have on light. Following discussion, Members were satisfied that a painted brick finish would be acceptable to the elevation adjacent to the vehicular access and that this should be painted white to achieve some reflection. Members also requested that the garage roof tiles be of traditional slate. In response, Mrs Pinnock advised that condition 2 could be amended to specifically list all materials to be utilised in all aspects of external surfaces of the application, including the garage.

At the conclusion of debate, the Sub-Committee agreed to grant planning permission for the reasons (and subject to the conditions) as set out in the Report, with condition 2 amended to list the materials to be utilised in the external surfaces of the various components of the application (with its exact wording delegated to the Head of Planning Management in consultation with the Chairman).

RESOLVED:

That planning permission be granted, subject to the Conditions as set out in the Report, with the amendment to condition 2 to list the materials to be utilised in the external surfaces of the various components of the application (with its exact wording delegated to the Head of Planning Management in consultation with the Chairman).

The meeting commenced at 11.00am and concluded at 11.30am.

Chairman