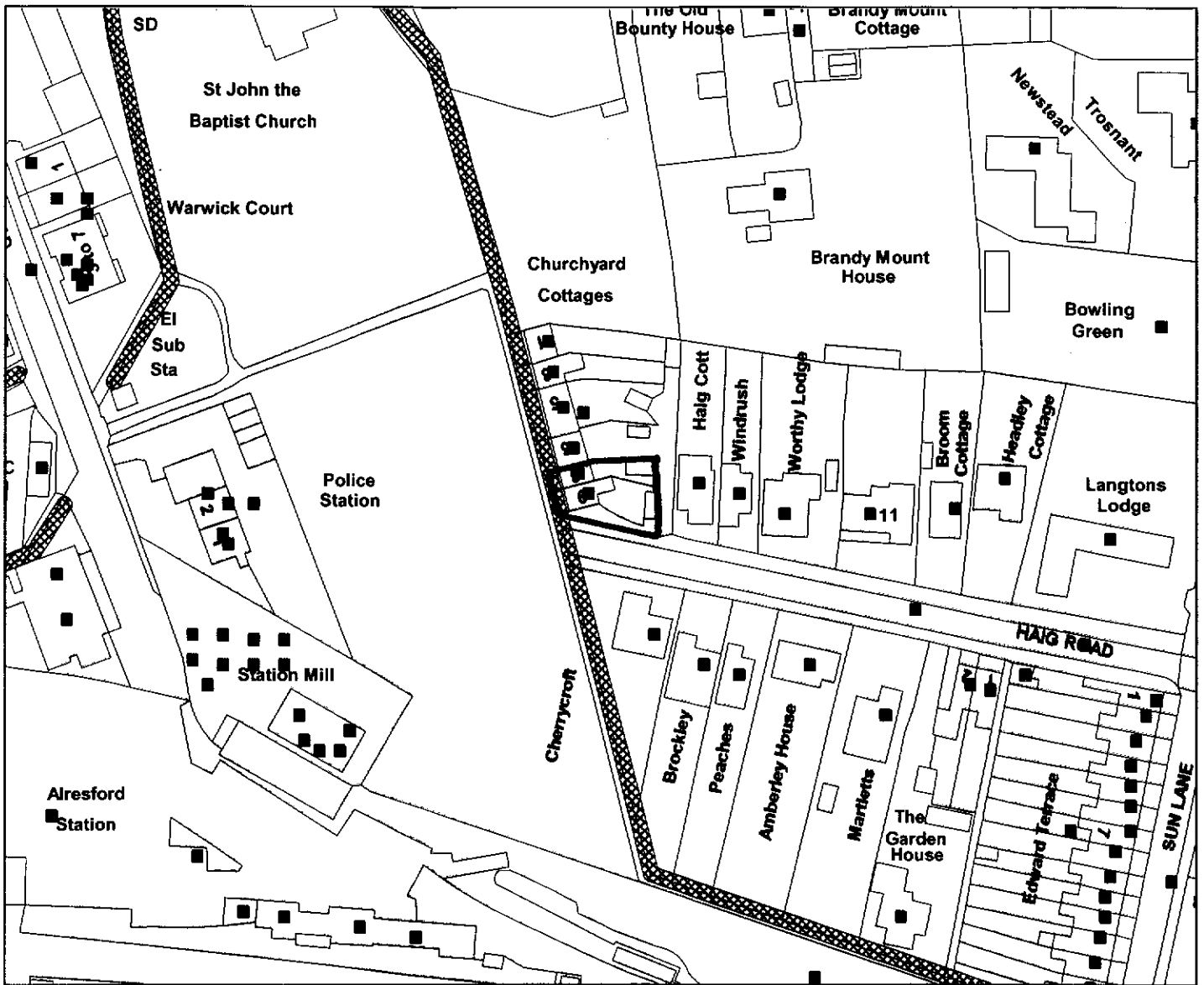


# 8 Churchyard Cottages, Haig Road, Alresford

11/02534/FUL



**Legend**

**Scale:**



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|                     |                         |
|---------------------|-------------------------|
| <b>Organisation</b> | Winchester City Council |
| <b>Department</b>   | Development Services    |
| <b>Comments</b>     |                         |
| <b>Date</b>         | 30 November 2011        |
| <b>SLA Number</b>   | 00018301                |

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**Item No:** 7  
**Case No:** 11/02534/FUL / W05204/04  
**Proposal Description:** (HOUSEHOLDER) Extensions and alterations in connection with the merging of Nos 8 and 9 into 1 no. dwelling to include new front porch and replacement garage.  
**Address:** 8 Churchyard Cottages Haig Road Alresford Hampshire SO24 9LU  
**Parish, or Ward if within Winchester City:** New Alresford  
**Applicants Name:** Mr Peter Clarke  
**Case Officer:** Heather Adams  
**Date Valid:** 25 October 2011  
**Site Factors:** New Alresford Conservation Area  
Contaminated Land Consultation  
Southern Water Sewer Foul Drainage  
Within 50m of Listed Building  
Site of Importance Nature Conservation  
**Recommendation:** Application Permitted

**General Comments**

This application is reported to Committee at the request of Councillor Simon Cook whose request is appended in full to this report.

**Site Description**

Churchyard Cottages are a row of (originally) nine cottages, located off Haig Road in the Alresford Conservation Area, adjacent to the eastern boundary of St John's Churchyard.

The dwellings are two storeys, and of a modest scale. Several of the original cottages have now been combined to form single dwellings (5 dwellings in the row, including the current proposal).

A number of them have also been extended to the rear, some in a contemporary fashion.

A private track off Haig Road, runs behind the rear boundaries of the row of cottages, providing access to the gardens, garages and parking areas.

The fronts of the cottages largely retain their traditional appearance, and make a positive contribution to the character of the conservation area. Their elevations are constructed from either, brick, flint, or a combination of brick and flint.

There are existing porch additions to the front of 8 and 9.

The rear gardens of 8 and 9 are relatively small and a large proportion of them is occupied by the existing garages.

Both of the cottages have been previously extended to the rear in a rather ad hoc manner, which creates a somewhat discordant appearance.

The garage of number 9 is accessed off Haig Road, and there is a small parking space to

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the front off it. There is a limited supply of parking in the surrounding area.

**Proposal**

The proposal comprises a modest 2 storey extension to number 9, which will extend the ridge, of the existing mono-pitched extension, and also add another pitch to the back, creating a second gable facing onto Haig Road.

The existing lean-to extension to number 9 will be removed, and replaced by a relatively narrow single pitched conservatory type structure, which will extend the full width of the rear of the dwellings.

The 2 existing garages will be removed and replaced by a new tandem garage, running alongside the access track, the rear section of which will be stepped down in height. It will be access from Haig Road and there will be a parking space to the front.

The existing porches are to be replaced with a combined porch.

The 2 dwellings and their gardens will also be combined, although this does not require planning permission.

The combination of the 2 dwellings, numbers 8 and 9, together with proposed extensions, will form a 3 bedroom property.

**Relevant Planning History**

None relevant to this case

**Consultations**

Conservation: No objection:

- The proposals will have a modest but positive impact on the appearance of the rear of the cottages, resulting in a more traditional appearance.
- The garages will have no detrimental impact on the character of the area.
- The re-instatement of traditional timber painted windows will be an enhancement.
- The combined front porches will retain the appearance of 2 doors, even if one of them is not used.

**Representations:**

New Alresford parish Council – Objection for the following reasons:

- Blocks light from neighbouring properties
- Contrary to New Alresford Town Design Statement
- Bulk of property too great for size of plot

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

- The proposed development represents an overdevelopment of the site – which is out of proportion
- Overshadowing of the neighbouring property, number 6, due to the excessive height of the single storey extension, exacerbating the existing loss of light due to the 2 storey extension.
- Overbearing impact of the north elevation of the extension.
- The garages will cramp the narrow track, which they abut.

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- The garage is unnecessarily high
- Loss of light and outlook to the side elevation of Haig Cottage
- The rear half of the garage should have a flat roof

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

- No north elevation was submitted

**Relevant Planning Policy:**

Winchester District Local Plan Review

DP3, HE5

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 5 Planning for the Historic Environment

Supplementary / Other Planning Guidance

New Alresford Design Statement – April 2008

New Alresford Conservation Area Technical Assessment, 2001

**Planning Considerations**

Principle of development

The principle of extending a residential property, located within an existing settlement boundary, is acceptable, provided that the development accords with policy DP.3, which amongst other things requires proposals to respond positively to the character and appearance of the area in terms of design, scale and layout, keep parking provision to a minimum and not have an unacceptable adverse impact on adjoining land, uses or property and includes sufficient amenity and recreational space appropriate to its size, design and function.

The New Alresford Design Statement is a Supplementary Planning Document which providing guidance relating to the interpretation of the design criteria set out in the Winchester District Local Plan 2006, which is tailored to the local area. The New Alresford Design Statement sets the local scene. Section 4 relates to the Conservation Area, and sets out building guidelines and design recommendations. Within the Conservation Area, the New Alresford Design Statement characterises 8 areas. The site is not within one of the identified character areas. Churchyard Cottages are noted as Landmarks and Key features, as examples of Edwardian terraced housing. Guidance is contained from policies C.1 to C.12. Guidance C.1 and C.8 deal with extensions.

The principle of combining the 2 dwellings, numbers 8 and 9, does not require planning permission. This issue, therefore, does not form part of the current assessment.

Impact on character of area of the conservation area

“In considering the effect of the proposals, the character and appearance of the conservation area as a whole needs to be taken into account, as it is now, rather than as it might have been historically, or as it might have wished to be.

In these terms, the proposals are considered to have a modest, but undoubtedly beneficial, effect on the appearance of the rear parts of these two cottages, which clearly make a positive contribution to the character and appearance of the conservation area (*New Alresford Conservation Area Technical Assessment, 2001*). The present mono-pitch

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extensions are incongruous and inappropriate in their location in the conservation area, and the proposals, whilst a little larger than the present arrangements, would have the benefit of giving a more traditional appearance to the rear of the houses, which would be more consistent with their original character.

The proposed rebuilding of the existing garages, in a combined form at the rear of the gardens is not considered to have a detrimental impact on the character and appearance of the conservation area as a whole, although it is desirable for the new building not to form one linear mass without visual demarcation between the two garages. Whether this is achieved by a change of roof pitch, or even a change of materials (provided these are traditional to the conservation area) it is unlikely to have a significant impact in conservation area terms.

The reinstatement of traditional painted timber windows to the front elevation of the cottages, in lieu of the unsympathetic UPVC windows currently in place, is very welcome and will enhance the character and appearance of the cottages, and thus the conservation area. The combined front porches would retain the appearance of two doors, albeit that one will not be used, and there is no objection in conservation area terms to this change.” (Historic Environment Consultation)

#### Residential Amenity

To the rear elevation adjacent to the boundary with no. 6 Churchyard Cottages, a single storey extension is proposed. There is a difference in levels between the two sites, with no. 6 at a slightly higher level than the application site. The extension at its highest point only projects 0.5 metres above the existing fence, and slopes downwards away from the building. It is not considered that this extension will result in any significant impact on the residential amenities to the occupier of no. 6, in terms of overshadowing or loss of outlook, above and beyond that which is already present as a result of the 2 existing storey extension, which already extends out from the rear elevation of no. 6 by approx 1.9m.

The removal of the two detached garages, and their replacement with one tandem single width garage will not result in unacceptable harm to the occupiers of Haig Cottage, which is situated to the east of the application site. Haig Cottage is separated from the rear boundary of the application site by the single width access track (approx 2.5 – 2.8m in width) that serves the dwellings in Churchyard Cottages. Within the side elevation of Haig Cottage is a high level window, which is approx 1.8m from ground level. The replacement of the two detached garages, one of which already occupies a similar siting to that now proposed will not result in a further loss of light than already exists from the current arrangement.

The two storey extension to the rear on the south east corner, will result in an improved appearance across the rear and south elevation. There will be no new overlooking or harm as a result of this extension to the occupiers of Haig Cottage to the east or dwellings on the south side of Haig Road.

#### Landscape/Trees

There is one existing tree on the site which is not considered to make a significant contribution to the character of the area. It is an overgrown Cupressocyparis Leylandii, which will be removed and the gardens landscaped, to improve the usability of the private garden amenity area space.

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Highways/Parking

It is not considered that the proposed garages will have any impact on the ability of vehicle to access the private drive, as they follow the same line as the existing garage running along its boundary.

There will be no loss of parking as a result of the proposed development.

**Recommendation**

Application Permitted - subject to the following condition(s):

**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
- 2 The materials to be used in the construction of the external surfaces of the 2 storey extension hereby permitted shall match those used in the existing building.
- 2 Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 3 No development shall take place until details of the height, and materials to be used in the construction of the proposed rear boundary wall 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.
- 3 Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 4 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.
- 4 Reason: In the interests of the amenities of the locality.
- 5 No development shall take place until details of the proposed solar panels 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.
- 5 Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 6 All new windows must be timber, and the proposed rooflight must be conservation type, unless otherwise agreed in writing by the local planning authority.
- 6 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

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7 Details of the excavation works involved in the creation of the sunken terrace must be submitted and agreed in writing with local planning authority. All construction works must be carried out in accordance with the agreed details.

7 Reason: For the avoidance of doubt and to define the planning permission.

**Informatives:**

1 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.

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

Winchester District Local Plan Review 2006: DP3

3 All works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4 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.

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**City Councillor's request that a Planning Application be considered by Planning  
Development Control Committee**

|   |
|---|
| <b>Request from Councillor Simon Cook</b>   |
| <b>Case Number: 11/02534/FUL</b>  |
| <b>Site Address: 8 Churchyard Cottages, Haig Road<br/>Alresford</b>   |
| <b>Proposal Description(HOUSEHOLDER) Extensions and alterations in connection with the merging of Nos 8 and 9 into 1 no. dwelling to include new front porch and replacement garage.</b>  |
| <b>Requests that the item be considered by the Planning Development Control Committee for the following material planning reasons:</b><br><br><b>The reasons are noted in my letter submitted to the Head of Planning management and the Case officer in some detail. However, they can be summarised as follows.</b><br><br><b>Out of scale, inappropriate design and size for area, overbearing effect of construction on neighbour properties, loss of light to one neighbour property and loss of light to one neighbour garden</b> |

- Members should make their request as quickly as possible otherwise the case may be determined under delegated powers soon after the expiry of the publicity period. The committee date for the application will depend upon when the request is received in relation to the committee cycle.
- It would be helpful if Members can indicate their preferred outcome to avoid it going to Committee unnecessarily

**Once completed, please email this form to the relevant Planning Case Officer or to the Head of Planning Management.**



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Mr Simon Finch  
Head of Planning Control Management  
City Offices  
Colebrook Street  
Hampshire  
SO23 9LJ

30<sup>th</sup> November 2011

Dear Mr Finch,

**Subject: Planning Application Case No 11/02534/FUL-Ref; W05204/04  
Application – 8/9 Church Path, New Alresford**

I write concerning the Application for extensions and alterations in connection with the merging of No 8 and 9 Churchyard Cottages into one dwelling, to include a new front porch and replacement garage. This is a controversial application inasmuch as it is located in a sensitive area and the consequences of two components have a significant affect on the enjoyment of two neighbours.

The material planning considerations seem to me as follows;

The proposed garage seems out of scale with what is a conservation area. It is certainly out of scale with the current small garages in this narrow alleyway.

The size and shape of the proposed garage blocks the light to the central living room of the adjacent house, although three rooms are affected. The height of the garage (12'6" at the front and 10'6" at the back) causes problems in terms of blocking the light particularly at certain time of the day.

The proposed construction material is grey slate and brick, which would be the immediate outlook from the main living room of the house, which currently benefits from light reflection of the white wall of the existing garage.

The proposed extension to this old building is in addition to one already in place, which seems out of scale to these historic churchyard cottages and the very small gardens.

The proposed extension is proposed as single story, but at over 9 feet high, it has the effect of being in visual terms almost two stories. This height at 9ft has a significant effect on the neighbour cottage at No 7, in terms of loss of light. There was a loss of light effect resulting from the previous extension.

The proposal includes the location of a solid 9ft brick wall adjacent to the boundary between the two properties. The height of this wall has an overbearing effect on the house and the garden of No 7 Churchyard Cottages and would certainly reduce the enjoyment for the owner of her property.

Having studied the affected residences and discussed the owner concerns, it seems to me that there may be room for negotiation about the height of the wall extension to No 7 Churchyard Cottages and the height and shape of the garage.(for instance a flat roof garage?). If such a negotiation were possible, then it could avoid the application being

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referred to the DC Planning Committee for determination. If such a negotiation is not possible, then I formally request that the application be referred to the DC Planning Committee in view of the conservation, loss of light and the neighbour effect issues.

Yours sincerely

Simon Cook  
Councillor- the Alresfords

Copy; Ms Heather Adams