

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 March 2005

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| Item No: | 03 |
| Address: | 28 Lynford Way Winchester Hampshire SO22 6BW |
| Parish/Ward | Winchester Town |
| Proposal Description: | Single storey rear extension |
| Applicants Name | Ms Elaine Patterson And Mr Stuart Walters |
| Case No: | 05/00230/FUL |
| W No: | W19398 |
| Case Officer: | Mr Robert Ainslie |
| Date Valid: | 25 January 2005 |
| Delegated or Committee: | Committee Decision |
| Reason for Committee: | The application has been submitted by an Officer of the Council which has been notified to the Director of Development Services |
| Site Factors: | |

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SITE LOCATION PLAN

Case No: 05/00230/FUL

W No: W19398

Address: 28 Lynford Way Winchester Hampshire SO22 6BW

Proposal Description: Single storey rear extension



Site Description

- The site is located to the north west of the centre of Winchester in a residential area to the east of Bereweke Avenue.
- The property is a semi-detached dwelling within an estate of properties of a predominantly similar style. The property has a flat roofed sun room extension to the rear of the house. A driveway runs along the western side of the house leading to a detached garage to the rear on the boundary with the adjacent property.
- The road to the front of the property is at a lower level with the land continuing to rise in a southerly direction. The relatively long rear gardens of the properties continue to rise towards the properties in Bereweke Way to the south.
- The neighbouring property to the west has an attached garage and additions tight on the boundary with the application site.
- The neighbouring property to the east has a single storey addition to the rear, similar to that which is proposed in this application. A 2m fence exists along the boundary between the properties.

Relevant Planning History

- No relevant planning history

Proposal

- As per Proposal Description

Consultations

- None required

Representations:

No letters of representation have been received from neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities

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Principle of development

- The principle of extending the property is acceptable under the criteria set out in proposal EN5 of the Winchester District Local Plan and Proposal DP3 of the EWDLP as it is within the settlement boundary

Impact on character of area

- The proposed extension is single storey and would be barely visible from the public realm. The existing gate along the side driveway would screen the extension from views from the road
- The extension would abut the single storey addition on the neighbouring property and not extend beyond it into the rear garden.

Detailed Design

- The proposed extension would be in keeping with the existing dwelling, being constructed in materials to match the existing building.
- The extension would extend across the width of the building (8.2m) and out to the rear by 3.2 metres, providing a kitchen and dining area.

Residential amenities

- The proposals would have little, if any, impact on neighbouring properties.

Recommendation

APPROVE

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

02 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN5, H1

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, H2