

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 10 March 2005

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| Item No: | 01 |
| Address: | 28 Clayhill Close Waltham Chase Southampton Hampshire SO32 2TU |
| Parish/Ward | Shedfield |
| Proposal Description: | Two storey side extension |
| Applicants Name | Mr And Mrs Honnoraty |
| Case No: | 04/03263/FUL |
| W No: | W19142/01 |
| Case Officer: | Lisa Booth |
| Date Valid: | 20 December 2004 |
| Delegated or Committee: | Committee Decision |
| Reason for Committee: | Parish Council submitted representations contrary to officer recommendation |

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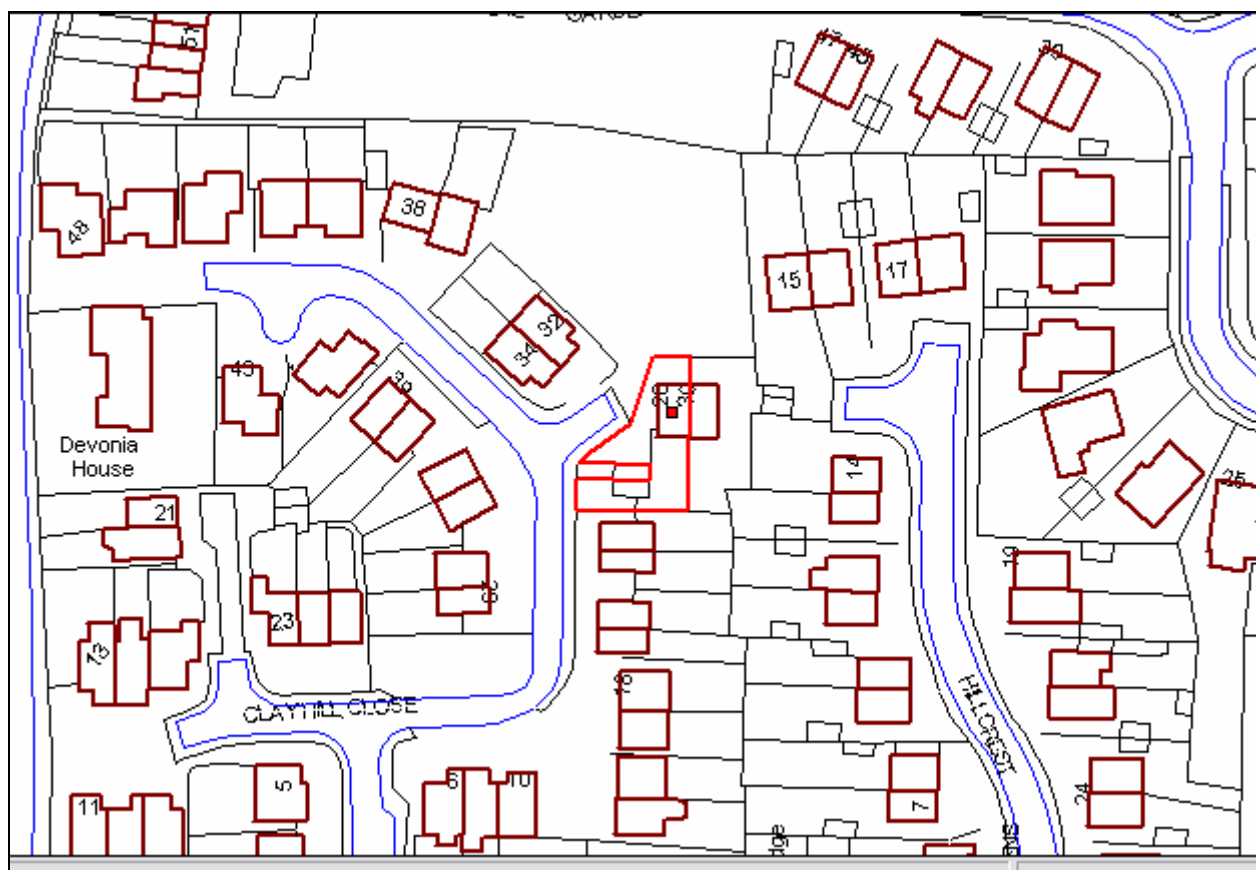
SITE LOCATION PLAN

Case No: 04/03263/FUL

W No: W19142/01

Address: 28 Clayhill Close Waltham Chase Southampton Hampshire SO32
2TU

Proposal Description: Two storey side extension



Site Description

- Semi-detached dwelling at end of 90's cul-de-sac development
- Adjacent to public open space
- Shared pathway with neighbour
- Detached single garage located to rear of garden, accessed off Clayhill Close

Relevant Planning History

- W19142 - Two storey side extension – Refused 24/09/04
- W05003/04 – Clayhill Farm, Off Curdridge Lane, Waltham Chase – (Amended Scheme) 33 no: three bedroom house, 4 no: two bedroom house, associated garages, parking, roads and access – Permitted 26/03/93

Proposal

- Stepped two storey side extension to be built up to the edge of the shared private pedestrian path.

Consultations

- None

Representations:

Shedfield Parish Council

- Object
- Overdevelopment of site
- Detrimental to the amenities of users of the adjacent recreation/amenities area in terms of scale, massing and siting.
- Site visit strongly recommended.

Letters of representations have been received from 1 Neighbours

- Applicants appear to have enclosed the open side garden area of their property in contravention of the original planning consent relating to the development and to have erected a boundary wall/fence fronting the public highway which exceeds 1m in height.
- Extension encroaches upon the only access to our client's property and foundations and scaffolding will encroach further onto the footpath. If planning permission is granted, is it intended to provide a temporary access to our client's property? Will method statements and risk assessments be carried out? Will the original footpath be reinstated?
- Constitutes overdevelopment of the site.
- If permission is granted, please impose a condition prohibiting weekend work on the site.
- Will have a detrimental affect upon the amenity of our client's property and trust above facts will be taken into account in refusing the application.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3

Supplementary Planning Guidance:

- None

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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

- The principle of extensions to existing residential properties is acceptable providing it is in accordance with development plan policy.

Impact on the character of the area/spatial characteristics/street scene

- The proposed extension is stepped in design due to the layout of the site and to accommodate the private footpath to the side of the property.
- The extension projects 3m at its widest point and 2.1m at the narrowest point. The widest point will be seen from views down towards the property.
- The design is in character with the existing dwelling and is not considered to have a detrimental impact on the street scene.
- The extension is in scale with the existing dwelling and the bulk is reduced through the design.
- There is an access to the adjacent public open space adjacent to the site of the extension, which, can be seen from the open space.
- It is considered that the proposal, although bringing the built form closer to the entrance to the open space, will not effect the users of this recreational facility as the majority of the open space is well beyond the rear of no. 28.
- A similar two storey extension was allowed in 1999 at no.17 Clayhill Close, which is also a corner plot.

Detailed design

- The design is in keeping with that of the existing dwelling.

Residential amenities

- The proposal does not impact on the residential amenities of any neighbouring properties.
- The extension is not considered to have a detrimental impact on the amenities of users of the adjacent open space.

Comments on representations

- The boundary fence that was erected 6 years ago does not form part of the application and no weight has been given to this comment.
- The access to no. 30 is a private path that the neighbour has access rights over. The applicants have stated that 'It has always been my intention to keep such disruption to a minimum keeping Mrs Tigwell informed at every stage, ensuring that safe and secure access to her property is always available.the original path will not move and if disrupted will be reinstated on completion of any work.'
- The proposal will not restrict access to adjoining open space and will not have a detrimental visual impact.

Recommendation

APPROVE – subject to the following condition(s):

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.

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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.

03 Details of provisions to be made for the methods of construction of scaffolding along the shared pedestrian access path during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period. Pedestrian access to no. 30 Clayhill Close shall be given at all times.

03 Reason: In the interests of pedestrian safety.

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

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