

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 May 2005

Item No: 03
Address: Carpenters Cottage Uplands Road Denmead Waterlooville
Hampshire PO7 6HF

Parish/Ward Denmead

Proposal Description: Two storey side and rear extensions (RESUBMISSION)

Applicants Name Mr & Mrs Jefferson

Case No: 05/00796/FUL

W No: W05134/02

Case Officer: Mr Robert Ainslie

Date Valid: 22 March 2005

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor
Reason for Committee: Parish Council submitted representations contrary to officer recommendation

Site Factors:

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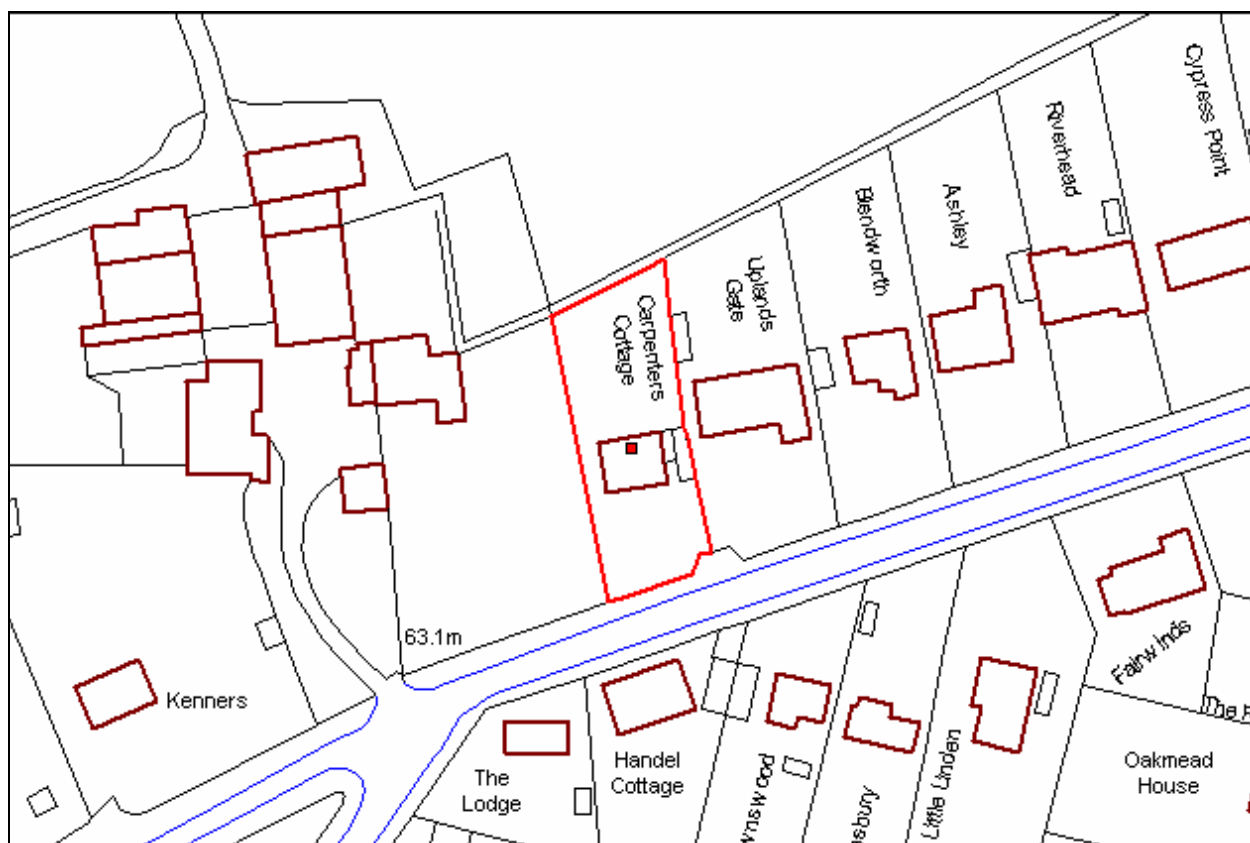
SITE LOCATION PLAN

Case No: 05/00796/FUL

W No: W05134/02

Address: Carpenters Cottage Uplands Road Denmead Waterlooville
Hampshire

Proposal Description: Two storey side and rear extensions (RESUBMISSION)



Site Description

- This bungalow with a high pitched roof, flat roof dormers and rooms in the roof is located on the north western edge of the settlement of Denmead. A variety of predominantly detached properties are located in spacious plots which look out on views across fields to the north. The properties are differing house types with both single, two storey houses and also chalet bungalows. The property in question is the last which falls within the built up settlement. A farm to the west falls just outside the settlement.
- Whilst the properties along the northern side of the road are characterised by some gaps between properties offering space, there are equally examples where these gaps no longer exist. In this particular case, the adjoining bungalow to the east has a small 2.5m wide driveway between the property and the boundary. The application site has an attached garage with a small pitch roof which is located immediately adjacent to the boundary with the neighbouring property. The neighbouring property to the east is set back a little from the application site and has one window (serving a 2nd kitchen) and a door which face the application site. These are to the rear part of the side elevation and currently face a 1.8m high fence and small shed beyond.
- The Area is defined within the Adopted local plan as being a Special Policy Area (EN1). Such areas are generally of a lower density than surrounding development and or possess generous tree cover. In this particular case, the tree cover tends to be to the front of the site. The properties along the street tend to have predominantly soft landscaped front boundaries with a variety of trees and vegetation.

Relevant Planning History

- **W05134** Erection of two storey extension to provide lobby room, games room and extension to lounge with bathroom and shower room over - Carpenters Cottage Uplands Road Denmead Waterlooville Hampshire PO7 6HF - Application Refused - 04/12/1979 Allowed on Appeal
- **W05134/01** Single storey side and rear extension with integral garage; including dormers to the front and both sides of the roof at the rear – Application Refused – 14/02/2005

Proposal

- This application proposes the replacement of an existing pitched roof garage (which is linked by a narrow flat roofed corridor) with an integral garage with the roof extending up to meet the existing ridge of the main house in order to provide additional room in the roof space. In effect, the proposal results in the loss of the existing visual gap and additional roof volume between the garage and the main house when viewed from the front elevation .
- In addition, an extension is proposed to the rear of the property, set back from the boundary of neighbouring property to the east by 2.5m. This extension would have a sun lounge at ground floor with a landing and bedroom in the roof over. The roof of this extension would be .3m lower than the ridge of the roof of the main house.
- A previous application was refused on the site earlier in the year under delegated powers. This previous application differed from the current proposal in that the rear extension continued to the rear of the garage, tight on the boundary with the neighbouring property to the east. In addition, the proposals included a dormer in the side elevation facing the property to the east and predominantly the front garden of this neighbouring property.
- The main differences to the new application include, the loss of the dormer in the side elevation, the stepping back of the rear extension away from the neighbours boundary and the marginal extension of the garage to the front of the property by .6m

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Consultations

- None

Representations:

Denmead Parish Council object to application

- Proposed extension is of excessive depth adversely affecting outlook from, and light available to, the occupier of the adjacent residential property
- The proposal would result in development at a 2 storey height across virtually the whole width of the plot, resulting in a loss of space about the building to the detriment of the visual amenities and spatial characteristics of the street scene and an overshadowing and loss of light and outlook to the occupiers of the neighbouring property.
- The proposed development would result in excessive building bulk adjacent to/abutting an existing residential property detrimental to the visual outlook and amenities of the occupier of such a property.

Comments made by Local Member

- Extension is of excessive depth affecting outlook from and light available to occupier of adjacent property
- Would result in development at 2 storey height across virtually whole width of plot, resulting in loss of space to detriment of visual amenities and spatial characteristics of the street scene and overshadowing and loss of light and outlook to neighbours
- Excessive building bulk abutting neighbouring property to detriment of visual outlook and amenities of neighbour.
- Extension would astride the boundary of neighbouring property with guttering/eaves overhanging.
- Parish Council lodged unanimous objection to proposals
- Compassionate issue concerning health of neighbour and impact on privacy, view and light with unacceptable noise and distress during building works.

2 Letters of objection have been received from Neighbours

- Design does not conform to original building line and proposed extension makes the building too large and overbearing when compared to the adjacent bungalow
- Would overlook garden and conservatory of property to west interfering with privacy and enjoyment of property.
- Overbearing building affecting enjoyment of property to east
- Excessive depth, despite sun lounge/bedroom being moved a short distance away, remains.
- Moving of sun lounge/bedroom actually worsens overlooking to east.
- Agree with objections raised by Parish Council. Marginal extension to front also adds to overall bulk.
- Present garage, astride boundary wall is only 7.5ft from adjoining bungalow and was located so as not to dominate and keep light loss to a minimum. This proposal reverses original intentions with extension of roof up to main house ridge.
- Guttering/roof tiles would overhang neighbouring property. Fascia boards, woodwork and guttering have been in poor repair for some time. Maintenance problem will be ongoing with proposed addition.
- Extra weight of proposed build would require a strengthened wall and deep sunk foundations which would hazard main drainage system. Underpinning carried out to neighbouring property would be prejudiced.
- Loss of light issue remains as garage roof extends up to 5.6m. Increased loss of light due to extension at front. Moving sun lounge away from boundary wall will allow only a little more light in, but will not improve matters at all.
- View from bedroom 4 would invade privacy. Moving extension away from boundary increases angle of overlook covering whole of patio and virtually all of back garden. Greater overlooking than present dormer window. At least 10m closer to property.

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- This window also would look directly down from a height into a small passage/bathroom exit, a bedroom, kitchen and part of a study.
- Spatial character of the road would be affected.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN1, EN5, H1

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, H2

National Planning Policy Guidance/Statements:

- PPS 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
- Residential amenities
- Comments on representations

Principle of development

- The principle of residential development is accepted in principle, the site being located within the settlement boundary of Denmead and subject to meeting the criteria laid out in Policy EN5 of the Local Plan, which is considered in more detail with respect to impact on the character of the area
- The application site lies within an area designated as a special policy area within Policy EN1 of the Adopted Local Plan. This policy applies to specific areas within settlements which are generally of a much lower density and/or which possess generous tree cover. This policy is not included within the Revised Deposit of the Local Plan and does not therefore hold significant weight.

Impact on character of area

- The area is characterised by detached dwellings in spacious plots, however there are examples of development across the width of plots. In this particular case, the existing dwelling already has an attached garage which extends up to, and on, the boundary with the neighbouring property. The proposal would effectively close the existing gap between the pitched roof of the garage and the gable of the main house, however in terms of a diminution of the spacious open character of the area this would not be considered to be significant, bearing in mind the existing development right up to the boundary with the neighbouring property. On this basis therefore it is considered that the proposals would not have an unacceptable impact on the existing street scene nor the general character of the surrounding area, given the variety which currently exists.

Residential Amenities

- This application has been carefully considered from the point of view of the neighbouring properties.
- The proposed addition would be located partly along the boundary with the neighbouring property and would inevitably have some impact on the neighbouring property. In visual terms the continuation of the garage roof to the ridge of the existing house would not impact greatly on the neighbouring property. There are views from the lounge window of the neighbouring property towards the garage however the addition would not result in significant loss of light to the lounge window on the front elevation, given the minor increase in building mass at this point and neither would it appear overbearing.

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- The proposed window in the gable of the rear elevation would result in a degree of overlooking to the neighbouring property. This would be predominantly towards the rear garden and fields beyond, away from the main amenity area of the garden. There is already an element of overlooking to the neighbouring property from an existing dormer, however this is partly obscured by the roof pitch of the neighbours property and the existing detached garage. In effect the proposed gable extension and window to the rear would result in less direct overlooking with views being mainly towards the rear of the neighbouring garden away from the patio. The extension would almost be in line with the door in the side elevation of the neighbouring property and therefore there would be little or no overlooking into this door.
- The windows on the other side elevation would look across to the dwelling to the west, however bearing in mind the distance between the properties, the existing standard of privacy by way of the existing dormer windows and gable window at first floor level, it is not considered that a refusal on overlooking could be sustained.
- The addition would result in a degree of loss of light to the property to the east, predominantly to the side window and door. This would not be significantly so, given the existing location of the attached garage in the neighbouring property. Whilst it is acknowledged that the rear addition would extend beyond the rear of the property by under 4 metres and would result in a steeper roof, the loss of light would be in the later stages of the day and not to a significant extent given that the rear addition is set back from the boundary by 2.5m. On balance therefore, it is considered that the proposals would not result in significant loss of light to the neighbouring property.
- Whilst the addition to the rear is relatively large, with a pitched roof extending to just below the ridge of the main house, it is not considered, on balance, to have an overbearing impact on the neighbouring property, being set back from the boundary by 2.5 metres.

Comments on representations

- The issues raised by the Parish Council and the neighbouring property have mainly been considered with regard to the impact on the character of the area and residential amenities, however by way of clarity:-
- It is not accepted that the proposal would result in a significant loss of sunlight to the neighbouring property given the orientation of the properties.
- The additions would essentially only enclose the gap between the existing pitched roof garage and the gable of the house and would not result in development of 2 storey height, arguably being 1 ½ storey, together with a pitched roof towards the east boundary.
- The issue of excessive building bulk has already been considered in detail.
- The matters concerning the foundations of the proposals and the existing and proposed drainage/guttering details, would not be material planning considerations and would be of relevance only insofar as building regulations are concerned. The neighbours concern about maintenance of the existing garage and proposed addition would be a civil matter and are outside of the remit of the consideration of the planning application.

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.

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

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

03 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows shall, at any time, be constructed in the elevation facing Uplands Gate of the proposals hereby permitted.

03 Reason: To protect the amenity and privacy of the adjoining residential property.

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: EN1, EN5, H1

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