

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 26 May 2005

Item No: 04
Address: 32 Brooklynn Close Waltham Chase Southampton Hampshire SO32 2RY

Parish/Ward Shedfield

Proposal Description: First floor extension above garage

Applicants Name Mr & Mrs G Glover

Case No: 05/00681/FUL

W No: W19277/01

Case Officer: Lisa Booth

Date Valid: 11 March 2005

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors:

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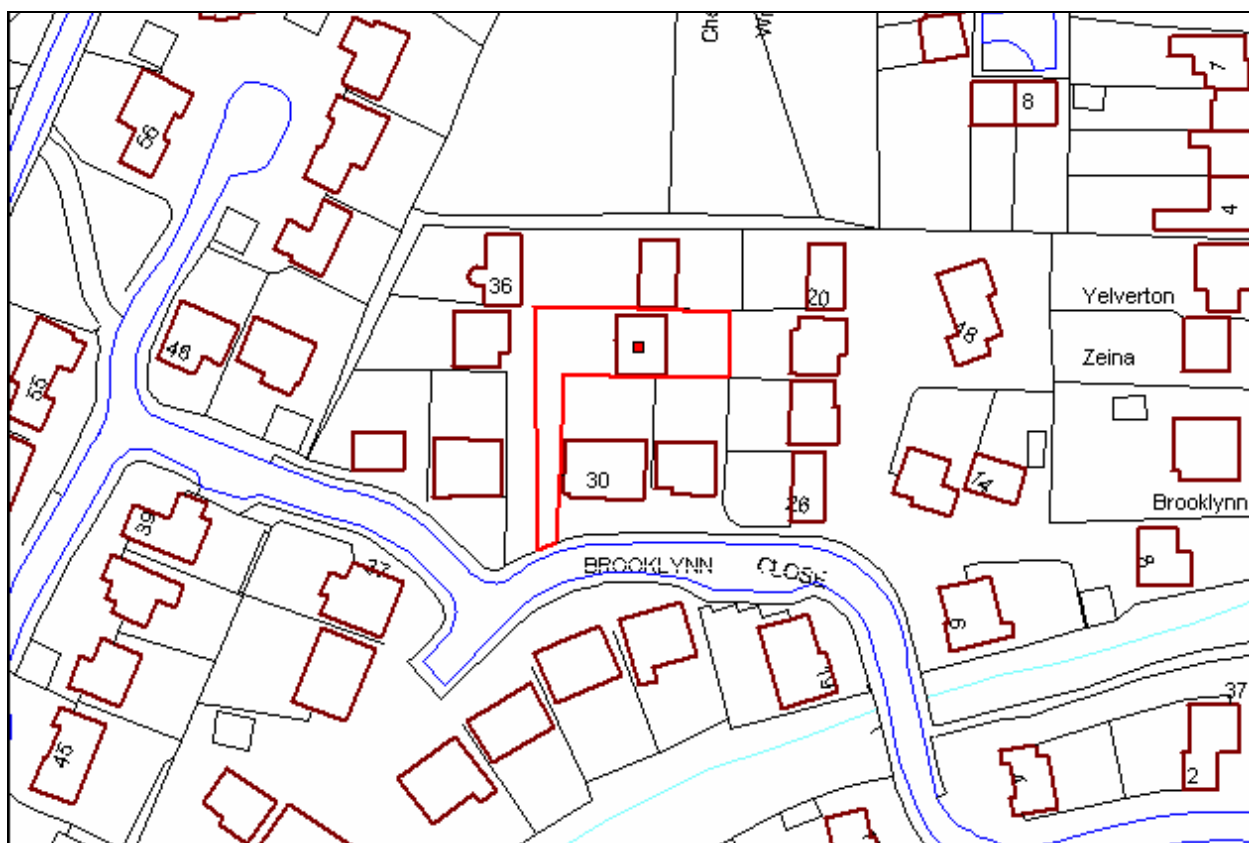
SITE LOCATION PLAN

Case No: 05/00681/FUL

W No: W19277/01

Address: 32 Brooklynn Close Waltham Chase Southampton Hampshire SO32
2RY

Proposal Description: First floor extension above garage



Site Description

- Site is located in an area off a series of cul-de-sac's serving four dwellings that are mirror images of each other.
- Detached dwelling with integral single garage and drive and open plan garden to front.
- Garden to rear with 1.8m close boarded fence along boundaries.
- Built of red brick with red tile hanging at first floor level.

Relevant Planning History

- W19277 – First floor extension – Refused 23/12/04

Proposal

- The application is for a first floor side extension above the existing garage.
- It is a revised scheme, prior to a refusal for a larger first floor side extension over the garage in December 2004.
- The revised scheme proposes a lower roof height making it more subservient to the existing dwelling and the appearance of a 1½ storey height extension to the side.

Consultations

- None

Representations:

Shedfield Parish Council

- No comment

Letters of representations have been received from 6 Neighbours

- Object (no's 18, 20, 22, 24, 34)
- Does not address reasons for refusal on previous application.
- Size of resulting house would be disproportionate to plot.
- Concerned over actual intended roof height as not defined on plans.
- Restricts daylight by closing gap/overshadowing.
- Close proximity with neighbouring property, only 1 metre gap.
- Back gardens would feel closed in.
- Impinges on enjoyment of property/views from bedroom windows and take away light from these windows.
- Increase in traffic.
- Visual impact on Brooklynn Close – loss of uniformity/loss of affordable 3 bedroom dwelling would create accommodation gap in the market/would produce a terracing affect – Presently spacious appearance.
- Symmetry of buildings altered thus defeating the initial aspirations of the 'award winning' builders, etc.
- New windows would cause overlooking/reduction of privacy
- Disruption of access to neighbours during construction works
- Will spoil gracefully designed roof-top outlook.
- Support (No. 37)
- House well maintained and a credit to the community
- Extension deliberately designed to appear as originally built
- If the original builder of the estate were paid to build it, it would have been passed without question.

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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

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

- The principle of extensions to existing dwellings is acceptable providing it is in accordance with the General Design Criteria of local plan policy.

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

- The existing dwelling is situated in a small cul-de-sac of four detached dwellings
- Each property has an integral single garage with pitched roof above, affording some degree of gap between the dwellings.
- The neighbouring property is of a different design to no. 32, but is of a similar layout.
- The proposal is to raise the roof of the existing garage by approximately 1.5m when viewed from the front.
- The neighbouring property has a different shaped roof above its garage and is set back slightly from no.32.
- There is not considered to be a specific street scene and there are a variety of styles and designs, including dormer windows.
- The proposal is not considered to unduly impact on the character of the area and is in keeping with the character and design of the existing dwelling and the area.
- Similar extensions above the garage have been permitted at no's 37 and 45. Thus a precedent has been set by allowing these extensions.
- Residential amenities
- The proposal is set forward of the rear of the neighbouring property with a 1m gap between them.
- Dormer windows are proposed at the front and rear of the extension, however it is considered that there will be no more overlooking than exists at present in regard to the neighbours to the rear of the site and to no. 34.

Comments on representations

- The layout of Brooklynn Close consists of a mix of dwelling types and sizes and it is considered that there is no uniform street scene.
- The extension is in character with other dwellings in Brooklynn Close.

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.

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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 first floor 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

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